



Legal Counsel.

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August 12, 2020

RE: Property: 1000 Dezern Court
Case: 20-ZONEPA-0073

Dear Neighbor:

Our client, Dr. Adrienne Robertson of Bannon Woods Veterinary Hospital, Inc., filed a zoning pre-application to rezone the property located at 1000 Dezern Court. The proposal is to rezone 1.99 acres of the subject property from R-4 (Residential) to C-1 (Commercial) for Dr. Robertson to expand her veterinary hospital.

Under the current Order of the office of the Governor of Kentucky, we are unable to hold an in-person meeting. However, under the current Planning Commission By-laws, we have obtained approval to conduct a virtual neighborhood meeting. Accordingly, we are inviting nearby property owners and neighborhood group representatives to a Webex online neighborhood meeting to discuss the proposal as indicated below.

Date: August 26, 2020

Time: 6:30 p.m.

For easy access to the meeting, please email my assistant, Sheri Werling, at Sheri.Werling@Dinsmore.com or call 502-540-2535, and an electronic invitation will be forwarded to you. Otherwise, you may join the Webex meeting as indicated below:

<https://dinsmore.webex.com/dinsmore/j.php?MTID=m3174e3da616b6cc065372f1d5f4e21b5>

Meeting number (access code): 129 641 2860
Meeting password: KwZ6VGzPz47

If you would like to attend via phone, you may do so by calling 1-800-726-5670 or 1-415-655-0002 and entering the access code (129 641 2860).

The subject property consisting of approximately 37 acres and known as Bannon Woods Farm at 1000 Dezer Court, currently includes 1.99 acres used by Dr. Adrienne Robertson exclusively for an equine veterinary hospital. The proposal is to expand the current 7,814 square footage footprint of the hospital by approximately 2,250 square feet and include care for non-equine animals such as cats and dogs. The addition of non-equine animals technically changes the use from agricultural to commercial and requires the change in zoning from R-4 to C-1. However, the property will still be used exclusively as a veterinary hospital.

A copy of the proposed development plan and a map showing the location of the property are both attached for your review. The proposal does not include changes to the current access to the Veterinary Hospital but does add an additional 50' utility/sanitary sewer and drainage easement.

To further discuss this matter before or after the meeting, please feel free to contact the individuals listed below. If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the Planning and Design Services Case Manager as listed below.

Planning and Design Services

Joel Dock
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: (502) 574-6230
Email: Joel.dock@louisvilleky.gov

Attorney for Applicant

Clifford H. Ashburner
Dinsmore & Shohl, LLP
101 S Fifth Street, Suite 2500
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Plan prepared by:

Greg Zimmerer
Milestone Design Group
108 Daventry Lane, #300
Louisville, KY 40223
Phone: 502-327-7073
Email: gzimmerer@milestonedesign.org

To obtain documents related to this proposal, please visit: <http://louisvilleky.gov/government/planning-design> and click on Search Case Information, select the planning tab, and enter Case No. 20-ZONEPA-0073. For further information and direction, attached is a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design for your review.

If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Very truly yours,

A handwritten signature in black ink, appearing to read "Cliff H. Ashburner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Clifford H. Ashburner

8. With



After the Neighborhood Meeting

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.