

Monika Thapa  
GM Property Investments, LLC  
Email: [grthapa@hotmail.com](mailto:grthapa@hotmail.com)  
Mobile: (502) 851-7358

March 15, 2021

**RE: Neighborhood meeting for proposed change in zoning from R-4 to R-5A to allow for construction of a four-unit residential building located at the vacant parcel of land to the rear of 5208 Hasbrook Drive and fronting Holgate Road.**

Dear Neighbor;

We are writing to notify you about an upcoming “neighborhood meeting” regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

The applicant, GM Property Investments, LLC is seeking to rezone the property referenced above from R-4 to R-5A to allow for construction of a 4-Units residential building at the subject site. The proposed building will be compatible in form and scale with the surrounding residential buildings. We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number 20-ZONEPA-0008 and case manager Joel Dock.

The virtual meeting will be held on **Wednesday March 31, 2021** beginning at **6:00 P.M.** Enclosed for your review are the following:

1. Site Plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Notice of potential changes
5. Contact information sheet
6. Instruction sheet on how to join the virtual meeting.
7. Information sheet on how to obtain case information online from PDS's online portal.
8. “After the Neighborhood Meeting” sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

Sincerely,

Monika Thapa  
GM Property Investments, LLC

**PROJECT DATA**

EXISTING ZONING & FORM DISTRICT	= R-4 / SUBURBAN MARKETPLACE CORRIDOR
TOTAL SITE AREA	= 0.3207 GIS AC (13970 SF)
EXISTING USE	= VACANT
PROPOSED ZONING	= R5A
PROPOSED (4) UNITS AT (1027 SF X4)	= TOTAL 4,108 SQFT
BUILDING HEIGHT	= 2 STORY (<35 Feet)
FAR (MAX 0.5)	= 0.294
DENSITY (4) UNITS/0.3207 ACRES	= 12.47 UNITS/ACRE (12.91 D.U./ACRE MAXIMUM R5A)
PARKING REQUIRED	
APARTMENTS	
MINIMUM (1.5 x 4 DWELLING UNITS)	= 6 SPACES 1
MAX (3 x 4 DWELLING UNITS)	= 12 SPACES
TOTAL PARKING PROVIDED	= 10 SPACES (INCL 2 HANDICAP SPACES)
TOTAL BICYCLE PARKING REQUIRED	= EXEMPT PER CHAPTER 9.2.5.A.

**TREE CANOPY**

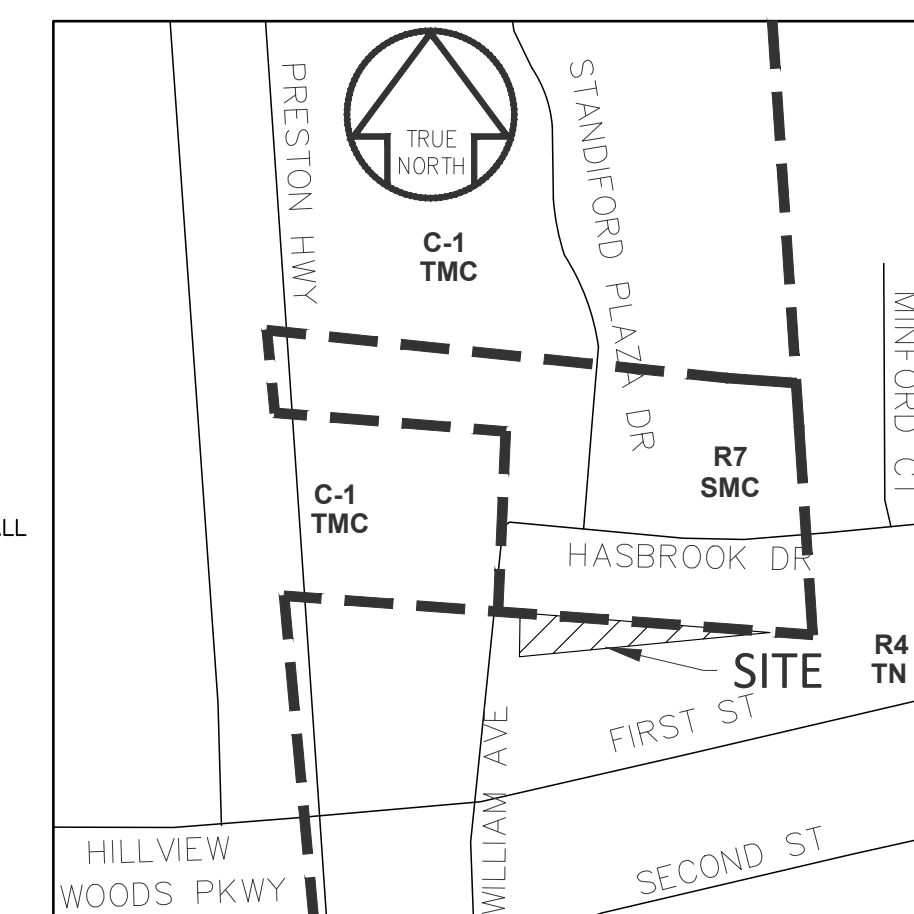
TCPA CATEGORY	CLASS "C"
SITE AREA	13970 S.F.
EXISTING TREE CANOPY	3615 S.F. (26%)
EXISTING TREE CANOPY PRESERVED	3056 S.F. (21.8%)
TOTAL TREE CANOPY COVERAGE AREA REQ.	2096 S.F. (15%)
NEW TREE CANOPY PROVIDED	0 S.F. (0%)
OPEN SPACE REQUIRED	= 2096 S.F. (15%)
PROVIDED	= 4089 S.F. (29%)
RECREATIONAL SPACE PROVIDED	= 400 S.F. (2.8%)

**GENERAL NOTES:**

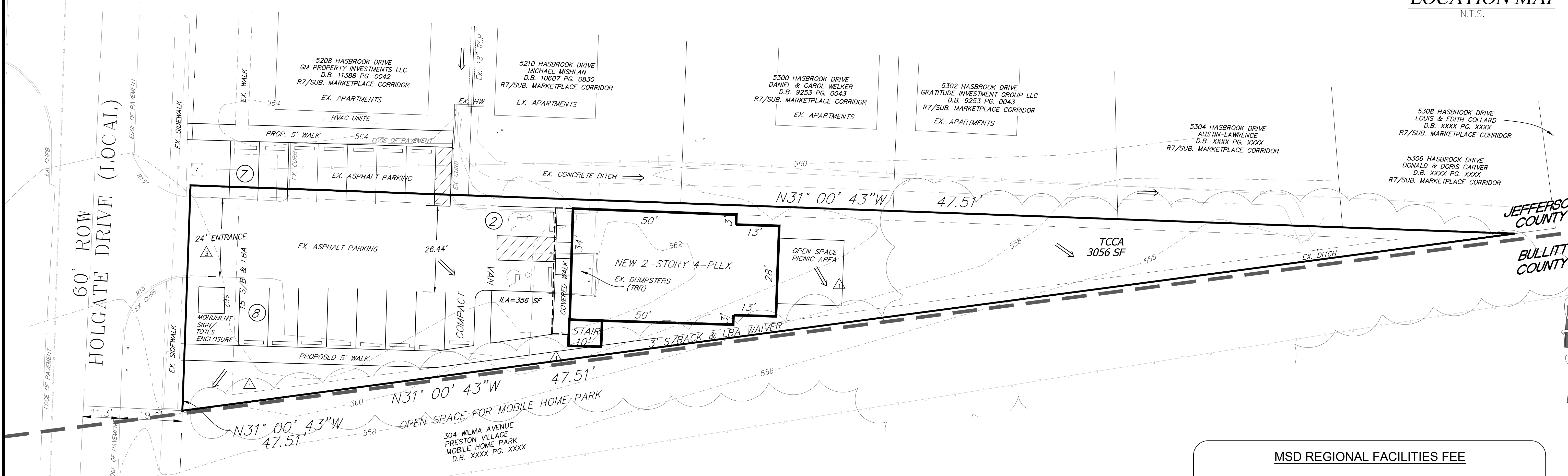
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state right of way.
4. There shall be no commercial signs in the Right of Way.
5. There shall be no landscaping in the Right of Way without an encroachment permit.
6. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
7. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
8. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
9. Utilities shall be placed in a joint trench whenever possible unless otherwise noted.

**LEGEND**

	EXISTING TREE
	FLOW ARROW
	HANDICAP PARKING
	INTERIOR LANDSCAPE ISLAND
	PROPOSED CONTOURS
	EXISTING CONTOURS
	WHEEL STOP
	PROPOSED STORM SEWER, CATCH BASIN W/ INLET PROTECTION AND CREEKSTONE HEADWALL
	EXISTING ELECTRIC
	EXISTING WATER LINE
	EXISTING GAS LINE
	EXISTING SANITARY SEWER LINE
	PROPOSED SANITARY SEWER LINE
	EXISTING VEGETATION/TREE LINE
	TREE CANOPY CREDIT AREA



**LOCATION MAP**  
N.T.S.



**REZONING PLAN**

GRAPHIC SCALE SUPERCEDES NUMERIC SCALE  
0 7.5' 15' 30'  
SCALE: 1" = 15'

**MSD REGIONAL FACILITIES FEE**

$$(C_{post} - C_{pre}) \times (2.8/12) \times (\text{Area in Acres}) = \text{Volume (AC-FT)}$$

$$(0.70 - 0.30) \times (2.8/12) \times (0.321) = 0.030 \text{ AC-FT}$$

$$0.030 \text{ AC-FT} \times 43,560 \text{ SF/AC} = 1,307 \text{ CU-FT}$$

$$\text{FEE} = \$0.50 \times 1,307 \text{ CU-FT} = \$653.50$$

**MSD NOTES:**

1. Construction plans and documents shall comply with Louisville & Jefferson county metropolitan sewer district's design manual and standard specifications and other local, state, and federal ordinances.
2. Sanitary sewer service will be provided by new psc and subject to applicable fees & changes.
3. Drainage pattern depicted by arrows (↘) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. If the site has through drainage on easement plat will be required prior to MSD granting construction plan approval.
5. A Downstream Facilities Capacity Request will be submitted to MSD.
6. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Management Practices.
7. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
8. MSD drainage bond required prior to construction plan approval.

**IMPERVIOUS AREA**

1. TOTAL SITE AREA = 13,970 SF (0.302 AC)
2. LIMITS OF DISTURBANCE = 28,621 SF (0.657 AC)
3. TOTAL IMPERVIOUS AREA (EXISTING) = 4640 SF (0.107 AC) EXISTING PARKING LOT
4. INCREASE OF IMPERVIOUS AREA = 3565 SF (0.082 AC)
5. TOTAL IMPERVIOUS AREA (PROPOSED) = 8205 SF (0.188 AC)

**EROSION PREVENTION AND SEDIMENT CONTROL NOTE**

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S (BEST MANAGEMENT PRACTICES) SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

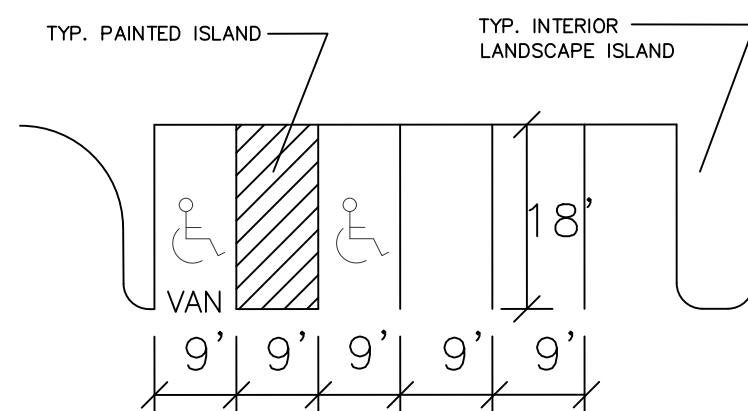
ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.

ALL STREAM CROSSINGS MUST UTILIZE LOW-WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.

SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.

WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 DAYS AFTER THE ACTIVITY HAS CEASED.



**TYPICAL PARKING DETAIL**

MSD STANDARD EROSION CONTROLS	
	SILT FENCE
	INLET PROTECTION
	CONSTRUCTION ENTRANCE

**GENERAL SITE INFORMATION:**

1. THIS SITE IS CURRENTLY ZONED R-4 IN THE NEIGHBORHOOD FORM DISTRICT.
2. SITE IS LOCATED IN COUNCIL DISTRICT 13 & FIRE PROTECTION DISTRICT OKOLONA.
3. NO PORTION OF THE SITE IS LOCATED IN THE FLOODPLAIN PER FEMA MAP # 21111C0128E.
4. SITE IS LOCATED IN A KARST TERRAIN AREA.



**UTILITY WARNING**  
THE UNDERGROUND UTILITIES HAVE NOT BEEN LOCATED. CONTACT KENTUCKY 811-TOLL FREE PHONE NO. 1-800-752-6007 OR LOCAL 502-266-5123 PRIOR TO ANY CONSTRUCTION ACTIVITY.

PREVIOUS CASES: NONE

CASE#20-ZONEPA-0008

MSD WM#8818

REVISIONS	By	Date
Description		

**BlueStone**  
Engineers, PLLC  
3703 Taylorsville Road, Suite 205  
Louisville, Kentucky 40220  
(502) 292-9288  
www.bluestoneengineers.com

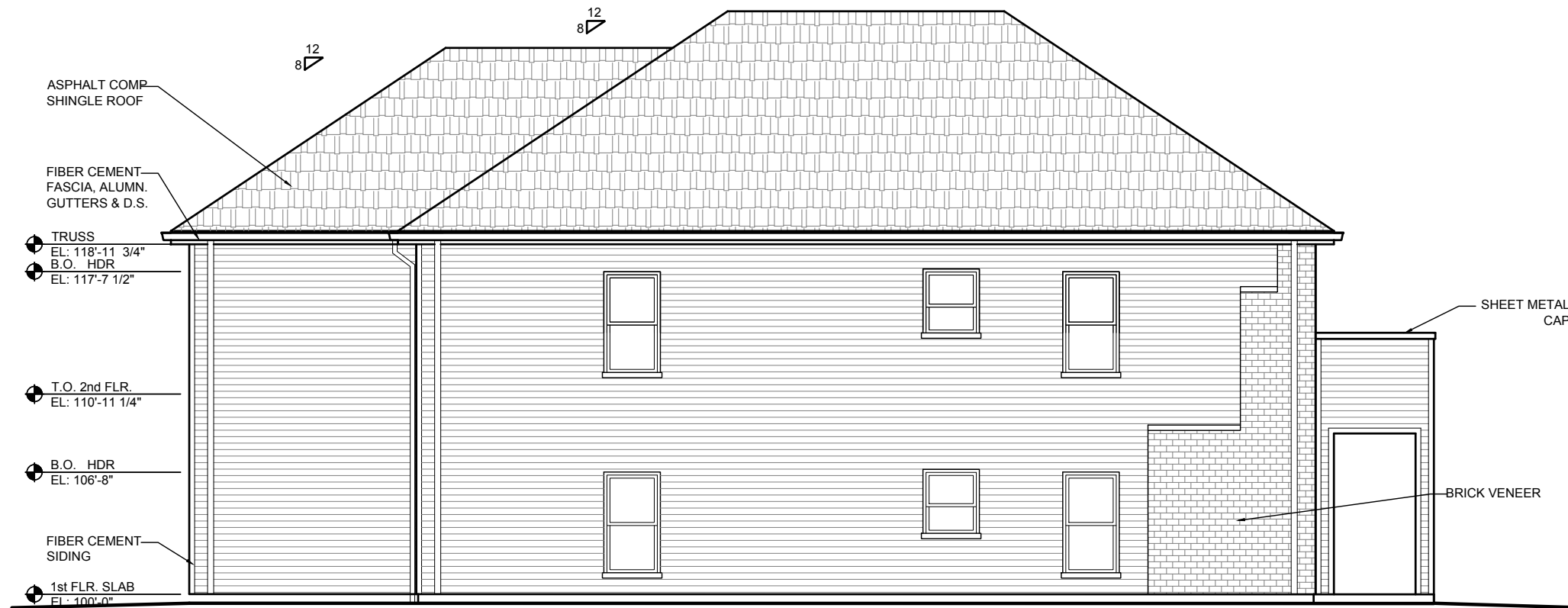
**DEVELOPER/OWNER:**  
GM PROPERTY INVESTMENTS, LLC  
A Kentucky Limited Liability Company  
10706 TAYLOR FARM CT  
PROSPECT, KENTUCKY 40059

DATE  
SIGNATURE

**TITLE**  
HASBROOK DRIVE APARTMENTS  
UNADDRESSED HASBROOK DR,  
LOUISVILLE, KY 40059  
TAX BLOCK 2096 LOT 294A  
DB 11 388 PG 42  
**SITE INFO**

**REZONING PLAN**  
SHEET NO.  
**1 OF 1**  
DATE: 9-22-20  
SCALE: 1"=20'  
DRAWN BY: ACW CHECKED BY: CTC

CONCEPTS 21 PLLC. THESE DRAWINGS ARE THE PROPERTY OF CONCEPTS 21 PLLC. AND ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE IN WHOLE OR PART WITHOUT THEIR EXPRESSED WRITTEN CONSENT.

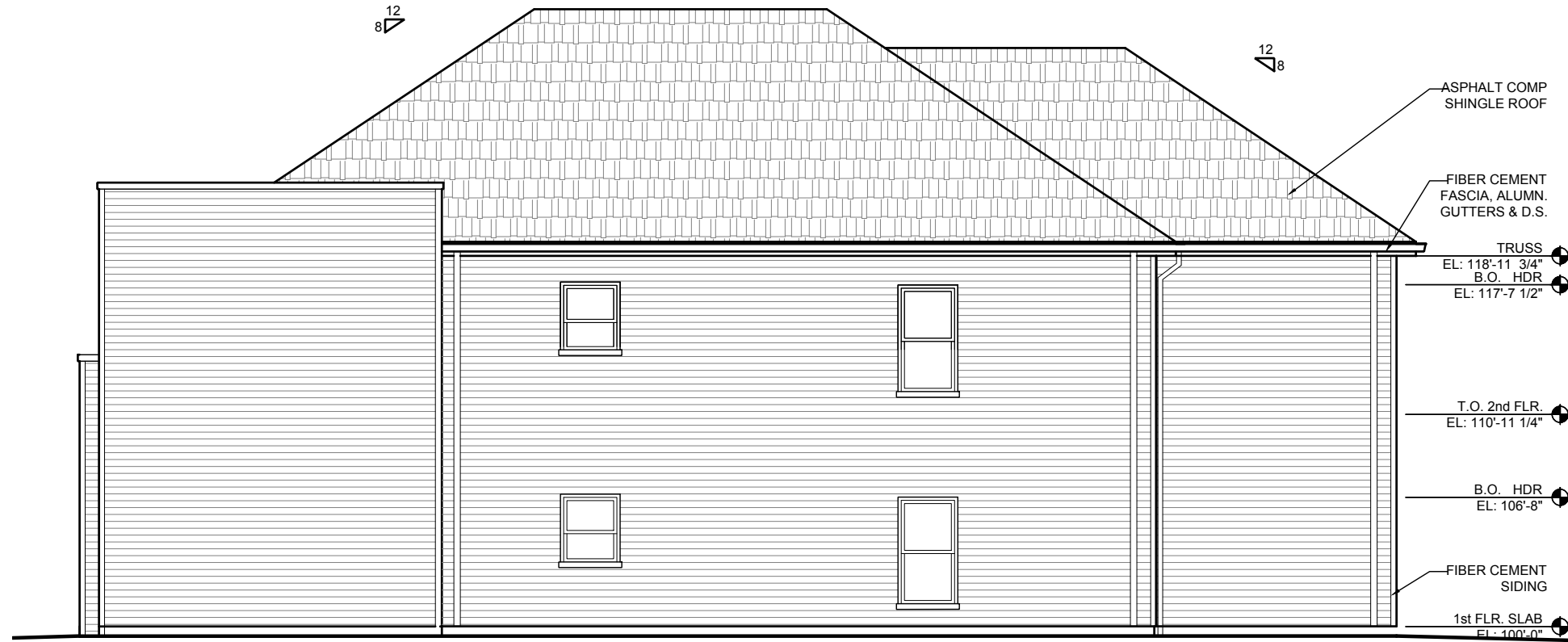


2 NORTH ELEVATION  
1/8" = 1'-0"

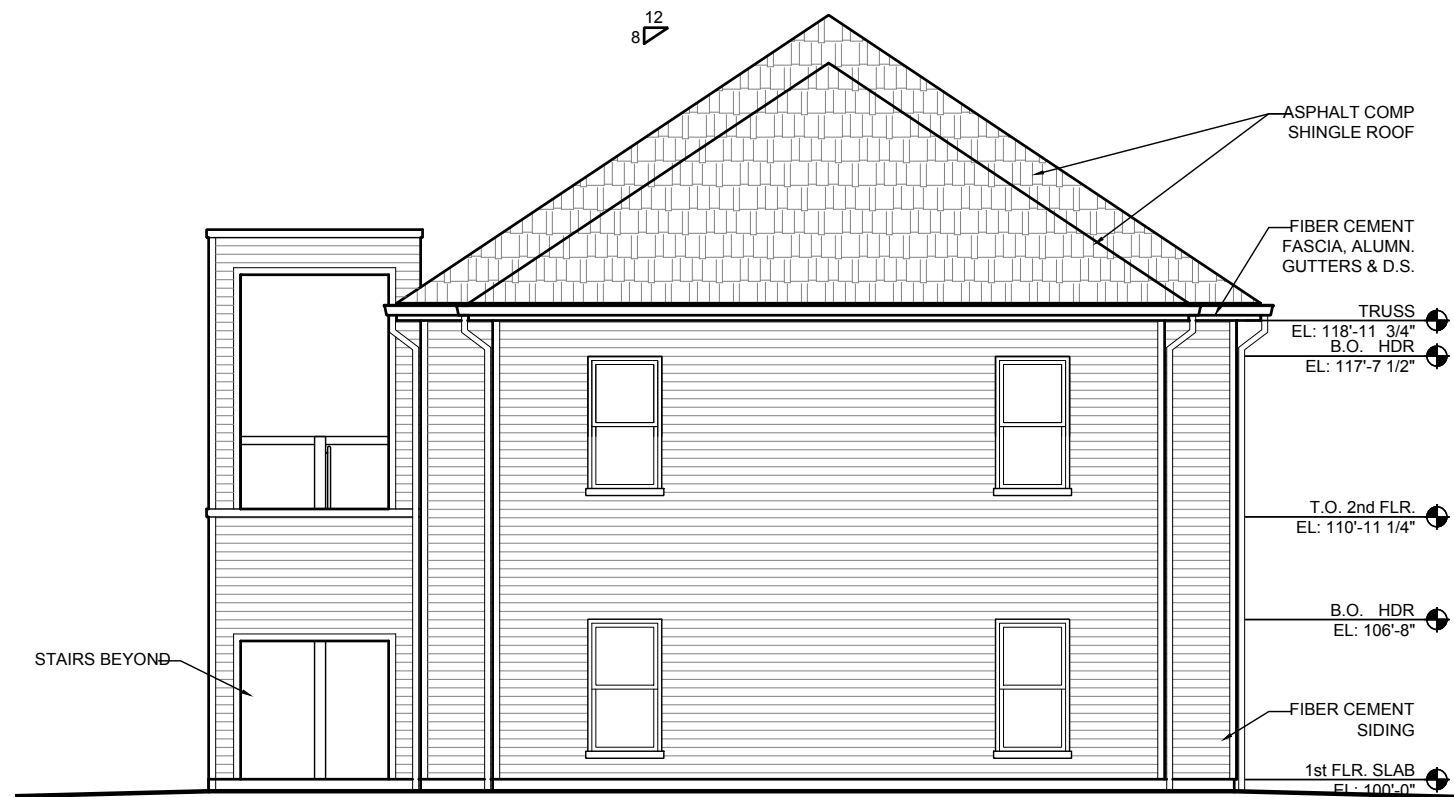


1 WEST ELEVATION (HOLGATE DRIVE)  
1/8" = 1'-0"

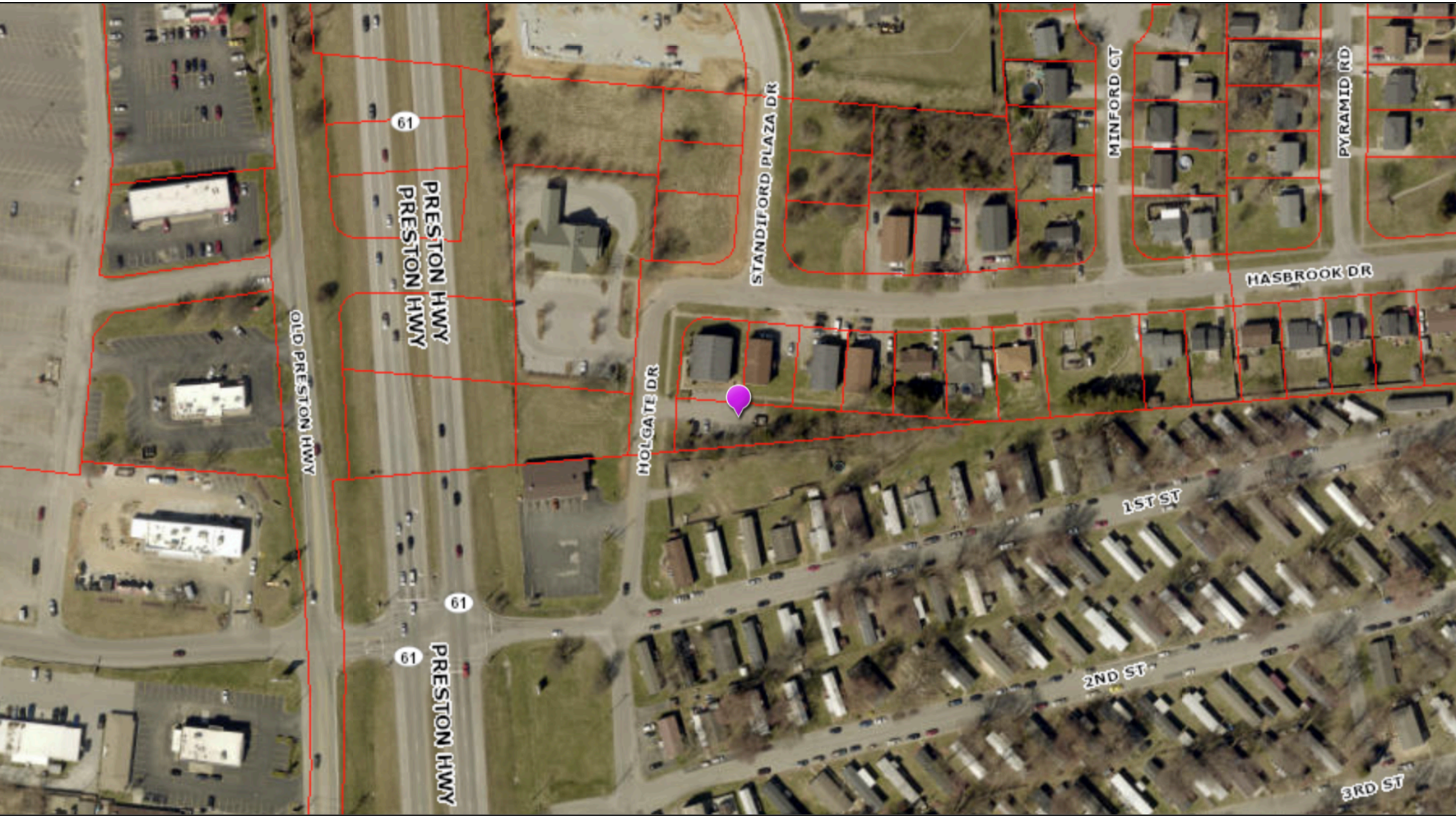
CONCEPTS 21 PLLC. THESE DRAWINGS ARE THE PROPERTY OF CONCEPTS 21 PLLC. AND ARE NOT TO BE REPRODUCED OR USED FOR ANY PURPOSE IN WHOLE OR PART WITHOUT THEIR EXPRESSED WRITTEN CONSENT.



2 SOUTH ELEVATION  
1/8" = 1'-0"



1 EAST ELEVATION  
1/8" = 1'-0"



# SITE LOCATION MAP



3/15/2021, 10:49:28 AM



Louisville Metro, MSD, LWC & PVA © 2021  
This map is not a legal document and should only be used for general reference and identification.

## **DETAILED SUMMARY SHEET**

The applicant, GM Property Investments, LLC is seeking to rezone the vacant property located at the rear of 5208 Hasbrook Drive and fronting Holgate Road from R-4 to R-5A. The property is 0.3207 Acres, and currently is being used as parking and trash dumpster pad. We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number **20-ZONEPA-0008** and the assigned case manager **Joel Dock**.

The proposed 4-unit residential structure will approximately be located at the center of the triangular parcel, and include parking adjacent to and off Holgate Drive. The proposed building will be a 2-story structure and under 35 feet in height. Parking; landscaping, storm-water management and other site amenities will meet the Land Development Code and MSD design guidelines and requirements. Please refer to the attached Site Plan for detailed information.

## **NOTICE OF POTENTIAL CHANGES**

Please be advised that this “Detailed Summary” is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the application before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS’s online customer service portal information sheet. Additionally, those changes with the application would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

## CONTACT INFORMATION SHEET

### **Applicant:**

Monika Thapa  
GM Property Investments, LLC  
Email: [grthapa@hotmail.com](mailto:grthapa@hotmail.com)  
Mobile: (502) 851-7358

### **Applicant Representative:**

Mohammad Nouri  
Concepts21, PLLC  
Email: [mnouri@concepts21.net](mailto:mnouri@concepts21.net)  
Mobile: (502) 292-7708

### **Case Manager:**

Joel P. Dock, AICP  
Planner II  
Planning & Design Services Department of Develop Louisville  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
502-574-5860  
[Joel.Dock@louisvilleky.gov](mailto:Joel.Dock@louisvilleky.gov)

### **Representative for Council District 13:**

Councilman Mark Fox  
Metro Council District 13  
(502) 574-1113  
601 W. Jefferson Street  
Louisville, KY 40202  
[Mark.fox@louisvilleky.gov](mailto:Mark.fox@louisvilleky.gov)



## **INSTRUCTION SHEET HOW TO JOIN THE VIRTUAL MEETING**

You may join the meeting using a computer, tablet, smart phone, or standard telephone.

**Wednesday March 31, 2021 6:00 PM – 7:00 PM (EST)**

Please join the meeting from your computer, tablet or smartphone.

**Join Zoom Meeting using the Link;**

<https://us05web.zoom.us/j/88596099902?pwd=RHQrNkpzZFRJeVdPMUdUMk9rVEo2dz09>

**You can also dial in using your phone.**

(502) 292-7708

**IF YOU ARE UNABLE TO ATTEND THE VIRTUAL MEETING AND HAVE QUESTIONS,  
PLEASE FEEL FREE TO CONTACT ANY OF THE FOLLOWING:**

Mohammad Nouri  
Owner representative  
Concepts21, PLLC  
(502) 292-7708  
[mnouri@concepts21.net](mailto:mnouri@concepts21.net)

Joel Dock, AICP  
Case Manager  
Planning & Design Services  
(502) 574-5860  
[Joel.Dock@louisvilleky.gov](mailto:Joel.Dock@louisvilleky.gov)

**PLANNING & DESIGN SERVICES (PDS's)**  
**ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET**

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

- Click on the "Search" tab
- Then "Planning Applications"
- Enter case number **20-ZONEPA-0008** in "Record Number" box
- Click on "Record Info" tab

## AFTER THE NEIGHBORHOOD MEETING SHEET

### **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.