

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
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John C. Talbott
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September 14, 2022

RE: Neighborhood meeting for a proposed zone change from R-4 to C-2 to allow a coffee shop on property located at 5000, 5001 & 5004 Maple Springs Drive

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change and Detailed District Development Plan (DDDP) to allow a coffee shop to be located as above.

Accordingly, we filed a plan for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number, **22-ZONEPA-0124** and case manager, **Dante St. Germain**. The proposed coffee shop will be 603 sq ft with 2 drive thru lanes. Access to the site will be from Maple Springs Drive. We would like to show and explain this plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Thursday, September 29, 2022**, beginning at **6:00 p.m.** at **Bethany United Church of Christ** in the **Community Room** located at **10400 Old Preston Hwy.** (*The door to the Community Room is directly off the parking lot.*)

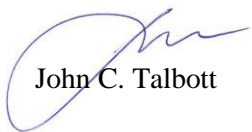
Enclosed for your review are the following:

1. The development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet, and Information on how to obtain case information online from PDS' online customer service portal
5. PDS' "After the Neighborhood Meeting" sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,



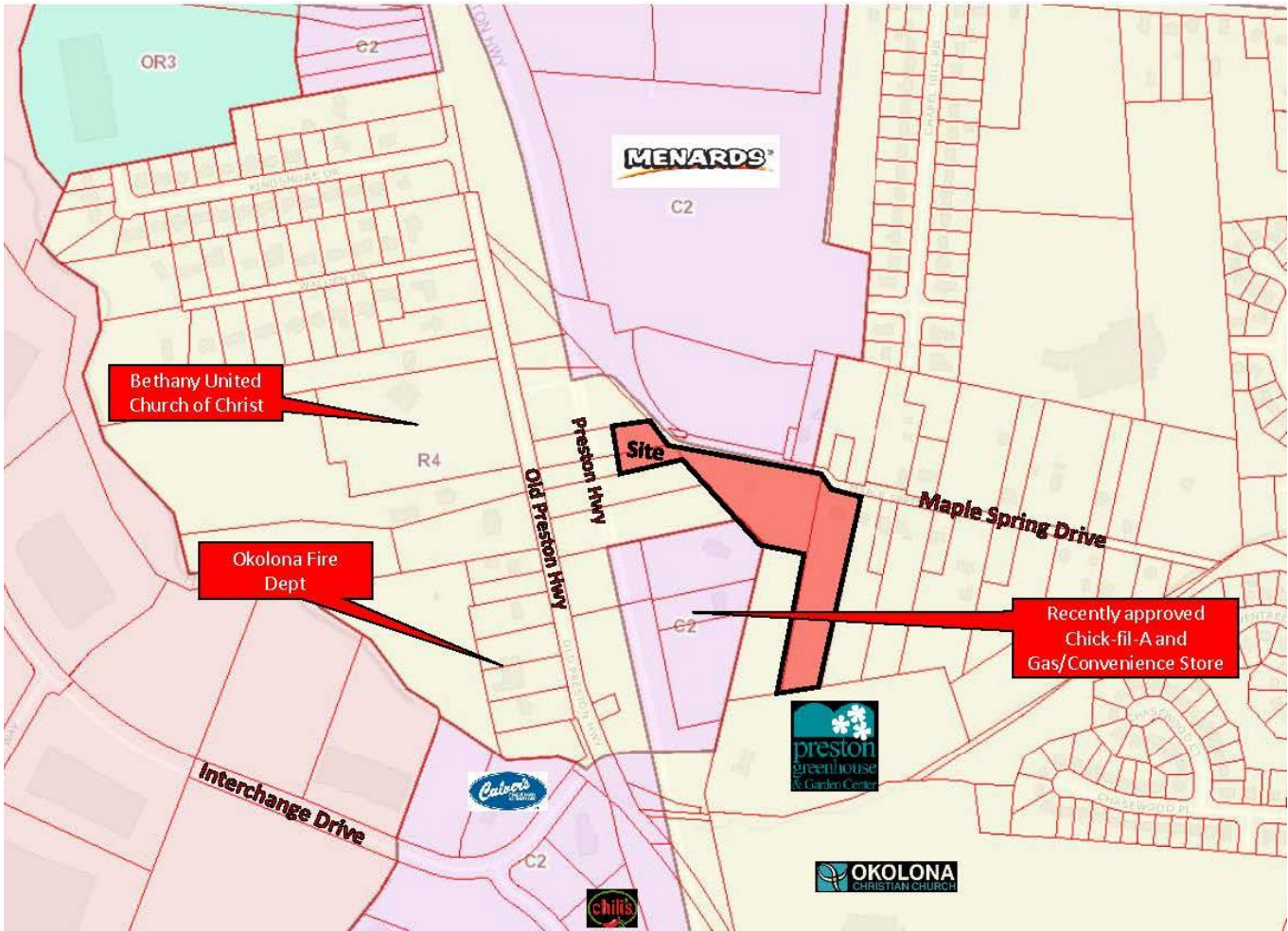
John C. Talbott

cc: Hon. James Peden, Councilman, District 23
Dante St. Germain, case manager with Planning & Design Services
Kent Gootee, engineer with Mindel, Scott & Associates, Inc.
Ben Stern & Brad Smith, applicants with Stern Properties

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking a zone change from R-4 to C-2 and Detailed District Development Plan (DDDP) to allow a coffee shop. The proposed coffee shop will be 603 sq ft with 2 drive thru lanes with access to the site from Maple Springs Drive.

A plan has been filed for pre-application review with Planning and Design Services (PDS) that was assigned case number, **22-ZONEPA-0124** and case manager, **Dante St. Germain**.

The property is located at the south side of Maple Spring Drive and south of Menards as shown on the attached "LOJIC Site Location" attachment.

The present zoning is R-4. The form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan as required by Chapter 10 of the Louisville Metro Land Development Code (LDC).

All dumpster pads, transformers, AC units, generator pads will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will be provided by connection.

Storm water assure that the post-development rate of run-off does not exceed pre-development conditions.

NOTICE OF POTENTIAL DEVELOPMENT PLAN 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 development plan 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 final plan 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

1. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, KY 40223
John Talbott – (502) 741-8783
john@bardlaw.net*

2. ENGINEERING FIRM

*Land Design & Development, Inc.
505 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
Attn: Mike Hill – (502) 426-9374
hill@ldd-inc.com*

3. APPLICANT

*Stern Properties, Inc.
c/o Ben Stern and Brad Smith
ben@sternproperties.biz
brad@sternproperties.biz*

4. CASE MANAGER OR SUPERVISOR

*Dante St. Germain, AICP
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
Dante.St.Germain@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 in “Record Number” box

Click on “Record Info” tab

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.