

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

Bissell Roberts
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October 7, 2022

*** CORRECTION LETTER ***

Re: Neighborhood meeting for a proposed Conditional Use Permit to allow a Private Proprietary Club on property located in the Outer Loop Plaza located at 7505 Outer Loop

Dear Neighbor:

This letter is to correct the neighbor meeting invite that you previously received regarding the above referenced matter. In the initial letter, the location shown, and the ice cream shop image of the proposed site were incorrect. The correct location of the proposed site is shown on the back of this letter, being the former Dollar General Store.

As stated in the previous letter, a neighbor meeting to allow a Private Proprietary Club for operation of a members-only poker club will be held on **Thursday, October 20, 2022**, beginning at **6:30 p.m.** at **Central Government Center** located at **7201 Outer Loop, Louisville, Kentucky.**

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,



Bissell Roberts

cc: Hon. James Peden, Councilman, District 23
Molly Clark, case manager with Planning & Design Services
Daniel Bekavac, applicant

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October 5, 2022

RE: Neighborhood meeting for a proposed Conditional Use Permit to allow a Private Proprietary Club on property located at 7525 Outer Loop

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our Detailed District Development Plan (DDDP) to allow a Private Proprietary Club 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-CUPPA-0286** and case manager, **Molly Clark**. The application is being filed to allow a Private Proprietary Club for operation of a poker club. This members-only club will be located in approximately 10,000 square feet of vacated retail space in the Outer Loop Plaza. No changes to the exterior of the property or building are proposed. A security detail will be provided during all hours of operation. 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, October 20, 2022**, beginning at **6:30 p.m.** at **Central Government Center** located at **7201 Outer Loop, Louisville, Kentucky**.

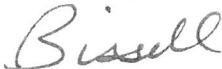
Enclosed for your review are the following:

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.

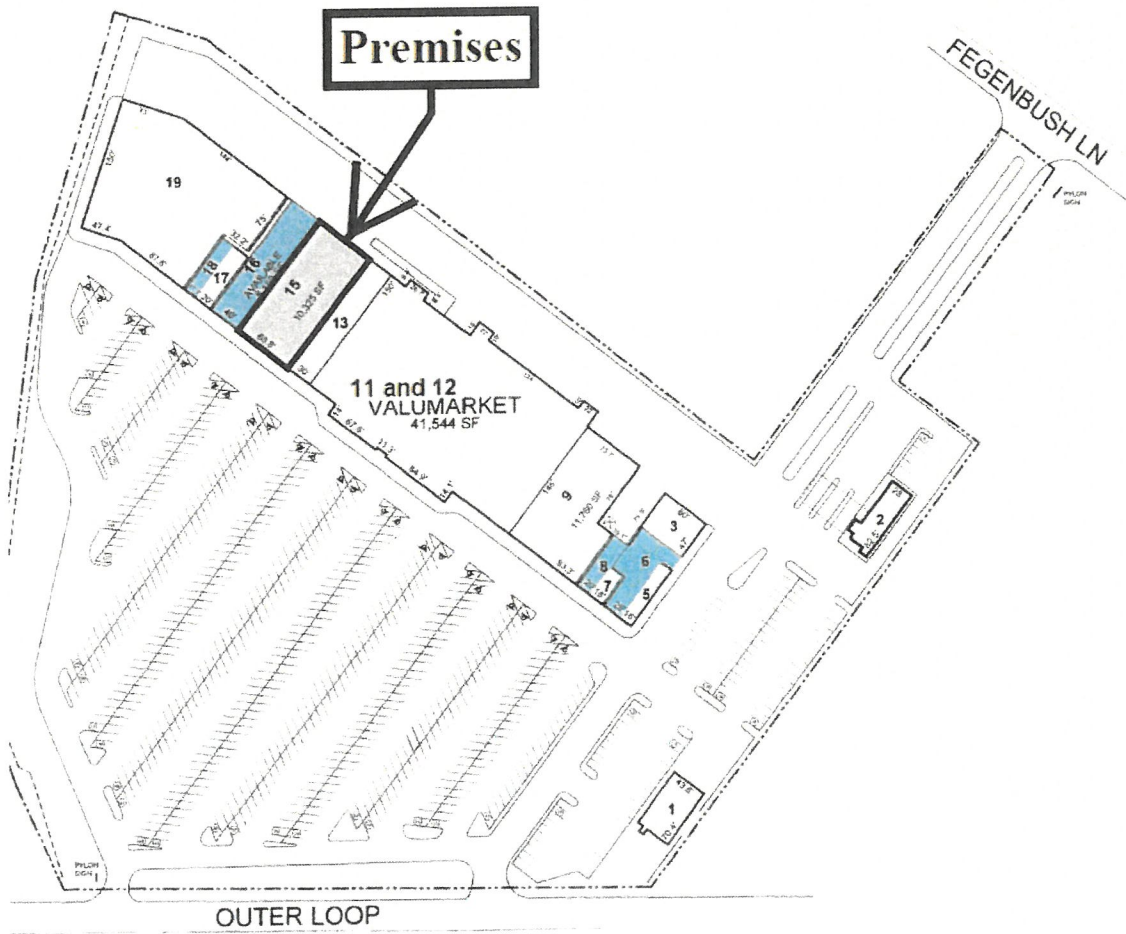
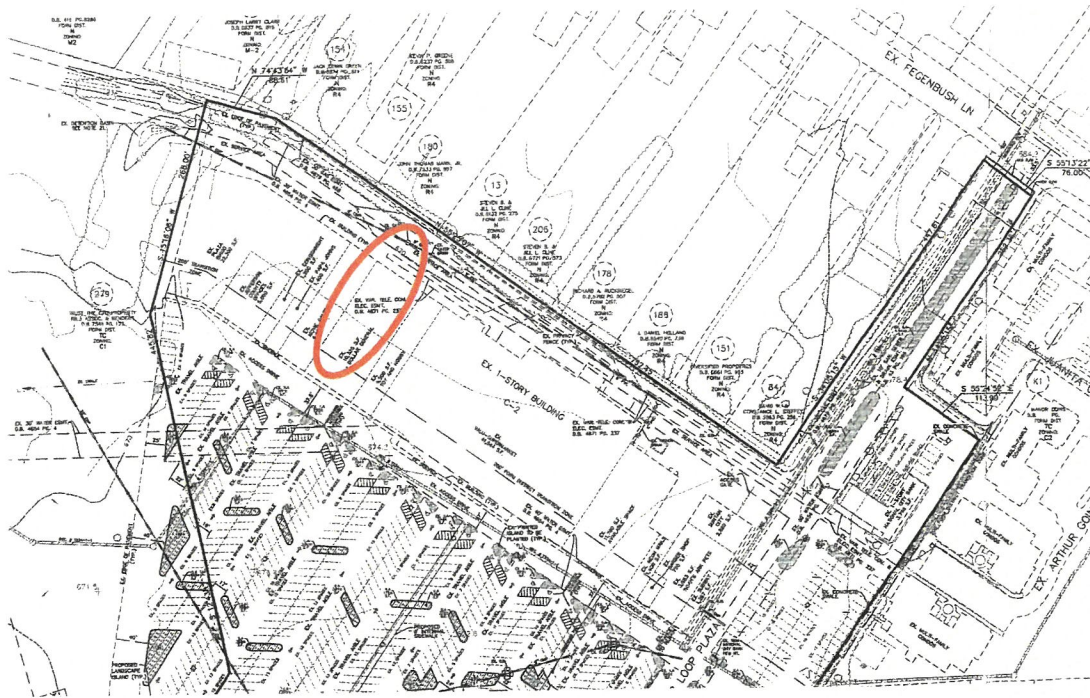
We look forward to our opportunity to visit with you.

Sincerely,



Bissell Roberts

cc: Hon. James Peden, Councilman, District 23
Molly Clark, case manager with Planning & Design Services
Daniel Bekavac, applicant



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking a CUP to allow a Private Proprietary Club for operation of a poker club. This members-only club will be located in approximately 10,000 square feet of vacated retail space in the Outer Loop Plaza. No changes to the exterior of the property or building are proposed. A security detail will be provided during all hours of operation.

A plan has been filed for pre-application review with Planning and Design Services (PDS) that was assigned case number, **22-CUPPA-0286** and case manager, **Molly Clark**.

The property is located in the Outer Loop Plaza as shown on the attached "LOJIC Site Location" attachment.

The present zoning is PD and the form district is Town Center with no proposed changes 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 (if any) will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will utilize existing property service 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
Bissell Roberts – (502) 593-4560
bissell@bardlaw.net*

2. ENGINEERING FIRM

None

3. APPLICANT

*Daniel Bekavac
daniel@bekavactrading.com
(708) 677-5221*

4. CASE MANAGER OR SUPERVISOR

*Molly Clark
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-8656*

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.