

NEIGHBORHOOD MEETING NOTIFICATION LETTER

December 6, 2022

ZONING CASE NO. 22-ZONEPA-0133

TO THE ADJOINING PROPERTY OWNER, NEIGHBORHOOD GROUP REPRESENTATIVES EXPRESSING INTEREST IN THIS AREA, METROCOUNCIL PERSON FOR THE 21ST DISTRICT, NICOLE GEORGE, METROCOUNSEL PERSON FOR THE 10TH DISTRICT, PAT MULVIHILL AND CURRENT RESIDENTS

AMLUNG ENTERPRISE, LLC, plans to submit a development proposal to request a zoning change for 4622 Poplar Level Road, Louisville, KY 40213 from R-4 Single Family Residential Zoning to C-2 Commercial Zoning.

AMLUNG ENTERPRISE, LLC is a lawn and landscape company operating in the Metro Area. Currently, 4622 Poplar Level Road is zoned R-4 Single Family Residential and is in a Neighborhood Form District which limits high density uses to major arterial roads and transit corridors such as Poplar Level Road.

There is a single family home located on the property facing Poplar Level Road. There is also a detached garage located behind the home. AMLUNG ENTERPRISE, LLC intends to use the property for a landscape and lawn care business. This would include storage of equipment, trailers and landscape materials, rocks, gravel in storage bins. Any stored landscape material would be limited for the use of AMLUNG ENTERPRISE, LLC and would not be for retail sales. After obtaining a zone change, AMLUNG ENTERPRISE, LLC intends to demolish the existing garage and construct a 2400 square foot garage on the property for equipment storage, while continuing to use the existing house for residential rental.

The surrounding area is heavily commercial/non-residential. Across the street to the North is an HVAC distributor, AutoZone, and Camp Taylor Fire Department. To the West is a church. The parcel directly to the South contains a security supply company and a preschool. There has been substantial commercial growth in the surrounding area.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been direct to invite you to discuss the proposal before an application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with AMLUNG ENTERPRISE, LLC and its representatives. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or Board of Zoning Adjustment.

The meeting to discuss this development proposal will be held on:

WEDNESDAY, DECEMBER 21, 2022

6:30 P.M.

**Location: Prudential Heating and Air Conditioning, 3302 Gilmore Industrial Blvd,
Louisville, KY 40213**

At this meeting, AMLUNG ENTERPRISE, LLC, its attorney and its engineer will explain the proposal and discuss and concerns you have. We encourage you to attend this meeting and share your thoughts.

Contact information for AMLUNG ENTERPRISE, LLC and its representatives is as follows:

Primary Contact for all questions and comments is Valerie L. Shannon. Written comments may be mailed to Valerie Shannon at the below address and will be incorporated into the record.

Valerie L. Shannon, Attorney for Amlung Enterprise, LLC
BRAMMELL LAW OFFICE, PSC
401 W. Jefferson St.
La Grange, KY 40031
(502) 222-5996
valshannonlaw@gmail.com

Brent Amlung, Member
AMLUNG ENTERPRISE, LLC
4622 Poplar Level Road
Louisville, KY 40213
(502) 553-3935
brent@amlunglawncare.com

Kathy Linares, ASLA, LA, AICP
Senior Planner/Landscape Architect
MINDEL SCOTT ENGINEERS
KLinares@MindelScott.com
5151 Jefferson Boulevard
Louisville, KY 40219
502-485-1508, Ext: 131

Case Information

If you have questions about this proposal, or would like to view the case file, please contact Louisville Metro Planning & Design Services at 444 S. 5th St., 3rd Floor, Louisville, KY 40202.
Phone: (502) 574-6230

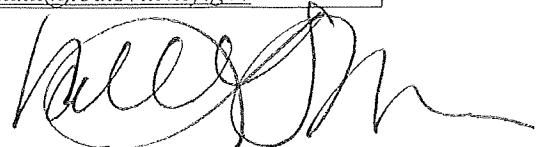
OR

To obtain case information online from Planning and Design Services online customer service portal, please visit:

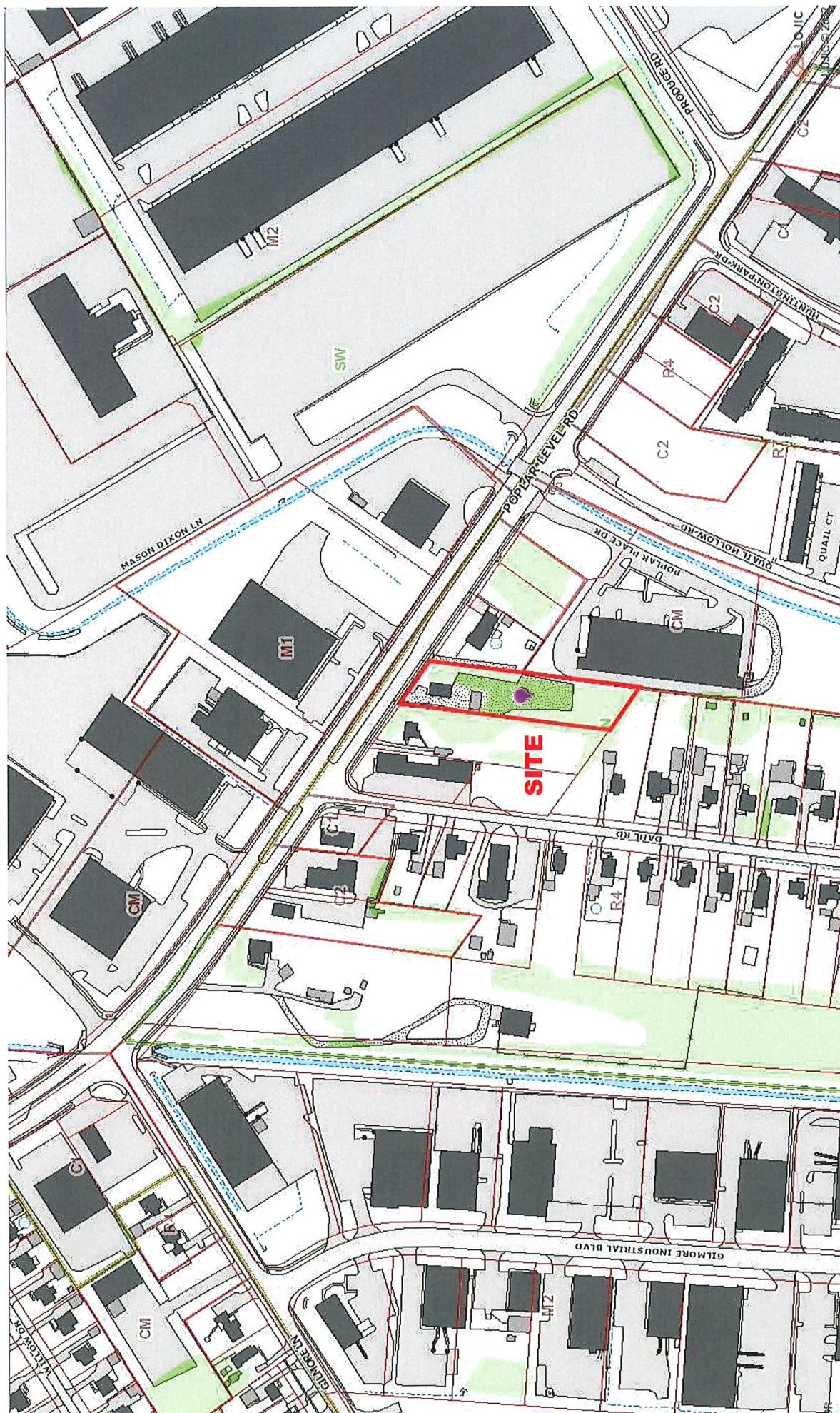
<https://louisvilleky.gov/government/planning-design> and Click on Search Case Information, Select the Planning tab, Enter the case number, 22-ZONEPA-0133, Click on Record Info and then Attachments.

Case Manager: Dante St. Germain, AICP
ZONING CASE NO. 22-ZONEPA-0133
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202 phone (502) 574-4388 email: Dante.St.Germain@louisvilleky.gov

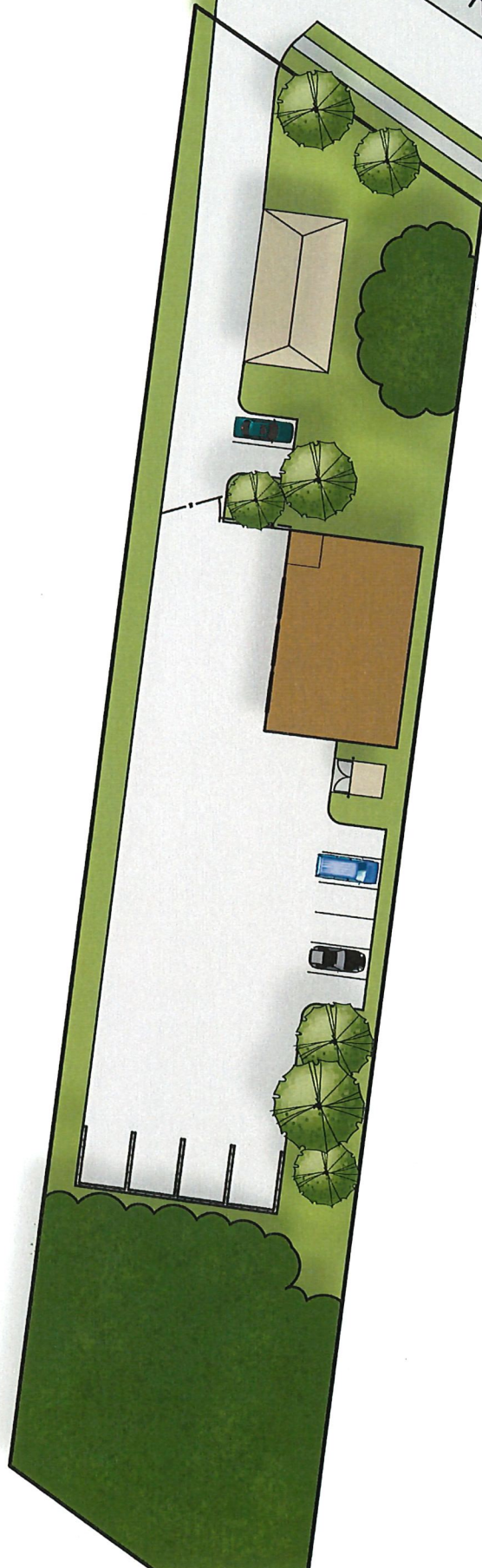
Sincerely, Valerie L. Shannon, Attorney, Amlung Enterprise, LLC



RELATED CASE #22-ZONEPA-0133
MSD WM # 12517



POPLAR LEVEL RD.



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. Please contact the case manager if you are interested in learning how to request a night hearing or hearing in the district of the project.

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.