



SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY • 608 S. THIRD STREET
LOUISVILLE, KY 40202
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NEIGHBORHOOD MEETING NOTIFICATION LETTER

FROM: Butcher Block Properties

TO: Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson Jecorey Arthur (District 4).

REGARDING: Change in Zoning from R6 to C2 at 111 N. Wenzel Street

DATE SENT: March 13, 2023

Butcher Block Properties is requesting approval of a Change in Zoning from R6 to C2 at 111 N. Wenzel Street. In accordance with the procedures of Louisville Metro Planning and Design Services, we are inviting you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to discuss the proposal with the applicant and their representatives. This meeting will be held in addition to the established public meeting procedures of the Board of Zoning Adjustment.

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

**March 29th, 2023
at 6:00 PM
at The Butchertown Market
1201 Story Avenue, Louisville, KY 40206**

Please enter through the side door near the railroad tracks.

At this meeting, Butcher Block Properties and their representatives will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and share your thoughts.

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.

<u>Planning & Design Services Case Manager</u> Dante St. Germain Planning and Design Services Metro Development Center 444 S 5th Street, 3rd Floor Louisville, KY 40202 Phone: (502) 574-4388 Email: Dante.St.Germain@louisvilleky.gov	<u>Plan prepared by</u> Kelli Jones Sabak Wilson & Lingo, Inc. 608 S. 3rd Street Louisville, KY 40202 (502) 584-6271 Email: kelli.jones@swlinc.com
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To obtain documents related to this proposal, please visit:

<http://louisvilleky.gov/government/planning-design>

Click on Search Case Information, select the planning tab, and enter **23-ZONEPA-0016** in the “Record Number” field.

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 with 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/planningdesign> to view meeting agendas, search case information, or obtain other Planning & Design Services information.



0 30 60ft

Zoning Map

11/10/2022, 12:31:48 PM



Louisville Metro, MSD, LWC & PVA © 2022
This map is not a legal document and should only be used
for general reference and identification.



TOTAL SITE AREA:	0.04 ACRES
EXISTING ZONING:	R6
PROPOSED ZONING:	C2
EXISTING FORM DISTRICT:	TRADITIONAL NEIGHBORHOOD
EXISTING USE:	RESIDENTIAL
PROPOSED USE:	COMMERCIAL
FOOTPRINT:	1,208 SF
GROSS FLOOR AREA:	1,350 SF
FAR:	0.75

MINIMUM PARKING REQUIRED (1/1,000 SF)	1 SPACES
MAXIMUM PARKING ALLOWED (1/200 SF)	7 SPACES
PROPOSED PARKING	1 ON-STREET SPACE

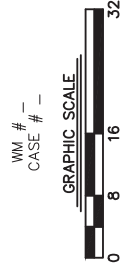
BICYCLE PARKING REQUIRED: 3 SPACES
PARKING PROVIDED: 3 SPACES

PER LDC 10.1.2, WITH NO INCREASE IN BUILDING AREA OR IMPERVIOUS SURFACE, THIS SITE DOES NOT MEET THE THRESHOLD FOR COMPLIANCE WITH LDC CHAPTER 10.1.

THERE IS NO PROPOSED CHANGE TO IMPERVIOUS AREA FOR THIS LOT.

1. WAIVER OF LDC 10.2.4 TO WAIVE THE PROPERTY PERIMETER LBA REQUIREMENT (INCLUDING ALL PLANTING) ALONG THE NORTH PROPERTY LINE.

NOTE: VARIANCES AREN'T REQUIRED WHERE EXISTING BUILDINGS ENCROACH INTO REQUIRED YARDS PER LDC 5.1.2.



1. NO MAJOR CHANGES ARE EXPECTED FOR THIS PROPERTY SO MANY OF THE STANDARD NOTES DO NOT APPLY.
2. THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (FEMA MAP 21111C0026E, DECEMBER 5, 2006)
3. SANITARY SEWERS ARE AVAILABLE BY CONNECTION.
4. THE SITE IS LESS THAN 1 ACRE SO GREEN INFRASTRUCTURE REQUIREMENTS DO NOT APPLY.