



## *Legal Counsel.*

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March 16, 2023

RE: *12515 Taylorsville Road*  
*Case No. 23-ZONEPA-0035*

Dear Neighbor:

WMG Development has filed an application to rezone the property at 12515 Taylorsville Road from PD to C-1. The proposed development, Marketplace at Tucker Station Road, will include a grocery store and three smaller retail buildings. In addition, the plan will include extensive landscaping along Taylorsville Road, Tucker Station Road and the potential future right of way for Urton Lane.

Under the current Planning Commission By-laws, we are inviting nearby property owners, residents and neighborhood group representatives to a neighborhood meeting to discuss the proposal as indicated below.

### **MEETING:**

**Location:** **Sojurn Church**  
**11412 Taylorsville Road**  
**Louisville, Kentucky 40299**

**Date:** **Thursday, March 30, 2023**  
**Time:** **6:30 p.m.**

If you questions about the meeting, please contact Shannon Johnson at [Shannon.Johnson@dinsmore.com](mailto:Shannon.Johnson@dinsmore.com) or 502-540-2341 or contact Vicki Miller at [Vicki.Miller@disnmore.com](mailto:Vicki.Miller@disnmore.com) or 502-540-2320.

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**

The proposed development, Marketplace at Tucker Station Road, will include a grocery store and three smaller retail buildings. The proposed development will incorporate design elements from the Tyler Town Center PD, as well, as shown on the proposed development plan attached.

March 16, 2023

Property: 12515 Taylorsville Road

2. **Proposed Development Plan**

Attached please find a copy of the proposed development plan for your review.

3. **Location of Proposed Project**

Attached please find a map showing the location of the property for the proposed project.

4. **Contact Information**

**Planning and Design Services**

Jay Luckett  
Planning and Design Services  
Metro Development Center  
444 S 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
Phone: (502) 574-6230  
Email: [Jay.Luckett@louisvilleky.gov](mailto:Jay.Luckett@louisvilleky.gov)

**Attorney for Applicant**

Clifford H. Ashburner  
Dinsmore & Shohl, LLP  
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Louisville, KY 40202  
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Email: [Clifford.Ashburner@dinsmore.com](mailto:Clifford.Ashburner@dinsmore.com)

**Plan prepared by:**

Ann Richard  
Land Design & Development, Inc.  
503 Washburn Avenue, Suite 101  
Louisville, KY 40222  
Phone: 502-426-9374  
Email: [Richard@LDD-Inc.com](mailto:Richard@LDD-Inc.com)

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 above referenced Contact at Planning and Design Services.

5. **Case Information**

To obtain documents related to this proposal, please visit:  
<http://louisvilleky.gov/government/planning-design> and click on Search Case Information, select the planning tab, and enter 23-ZONEPA-0035.

6. **After the Neighborhood Meeting**

Attached please find a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design for your review.

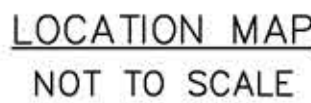
If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Sincerely,



Clifford H. Ashburner






OVERALL SITE AREA	=	12.06 ±AC	(±525,473 SF)
DEDICATION ON FUTURE URTON LANE	=	2.52 ±AC	(±109,857 SF)
DEDICATION ON TAYLORSVILLE RD	=	0.18 ±AC	(± 8,040 SF)
NET SITE AREA	=	9.36 ±AC	(±407,592 SF)
EXISTING ZONING	=	PD (TYLER TOWN CENTER)	
PROPOSED ZONING	=	C-1	
FORM DISTRICT	=	NEIGHBORHOOD	
EXISTING USE	=	SINGLE FAMILY AND VACANT	
PROPOSED OUTLOT 1	=	±7.36 AC	(±320,781 SF)
PROPOSED OUTLOT 2	=	±0.90 AC	(± 39,293 SF)
PROPOSED OUTLOT 3	=	±1.09 AC	(± 47,517 SF)
TOTAL BUILDING FOOTPRINT	=	68,600 SF	
AMENITY AREA REQUIRED (10%)	=	6,860 SF	(34 SEATS / 6 PICNIC TABLES)
AMENITY AREA PROVIDED	=	9,800 SF	
PROPOSED VUA	=	218,753 SF	
REQUIRED ILA (7.5% VUA)	=	16,406 SF	
PROPOSED ILA	=	20,456 SF	
<b>PARKING REQUIRED</b>			
GROCERY STORE		MIN.	MAX.
56,000/500 MIN; 56,000/200 MAX	=	112 SP	280 SP
ATTACHED RETAIL SPACE			
3,200/500 MIN; 3,200/200 MAX.	=	6 SP	16 SP
FREESTANDING RETAIL SPACE			
3,200/500 MIN; 3,200/200 MAX	=	6 SP	16 SP
FREESTANDING RETAIL SPACE			
4,200/500 MIN; 4,200/20 MAX	=	9 SP	21 SP
(BANK)			
2,000/400 MIN; 2,000/150 MAX	=	5 SP	13 SP
TOTAL REQUIRED	=	138 SP	346 SP
<b>PARKING PROVIDED</b>			
TOTAL	=	334 SP	(INCLUDE 13 ADA)
BIKE PARKING REQUIRED/PROVIDED	=	14	

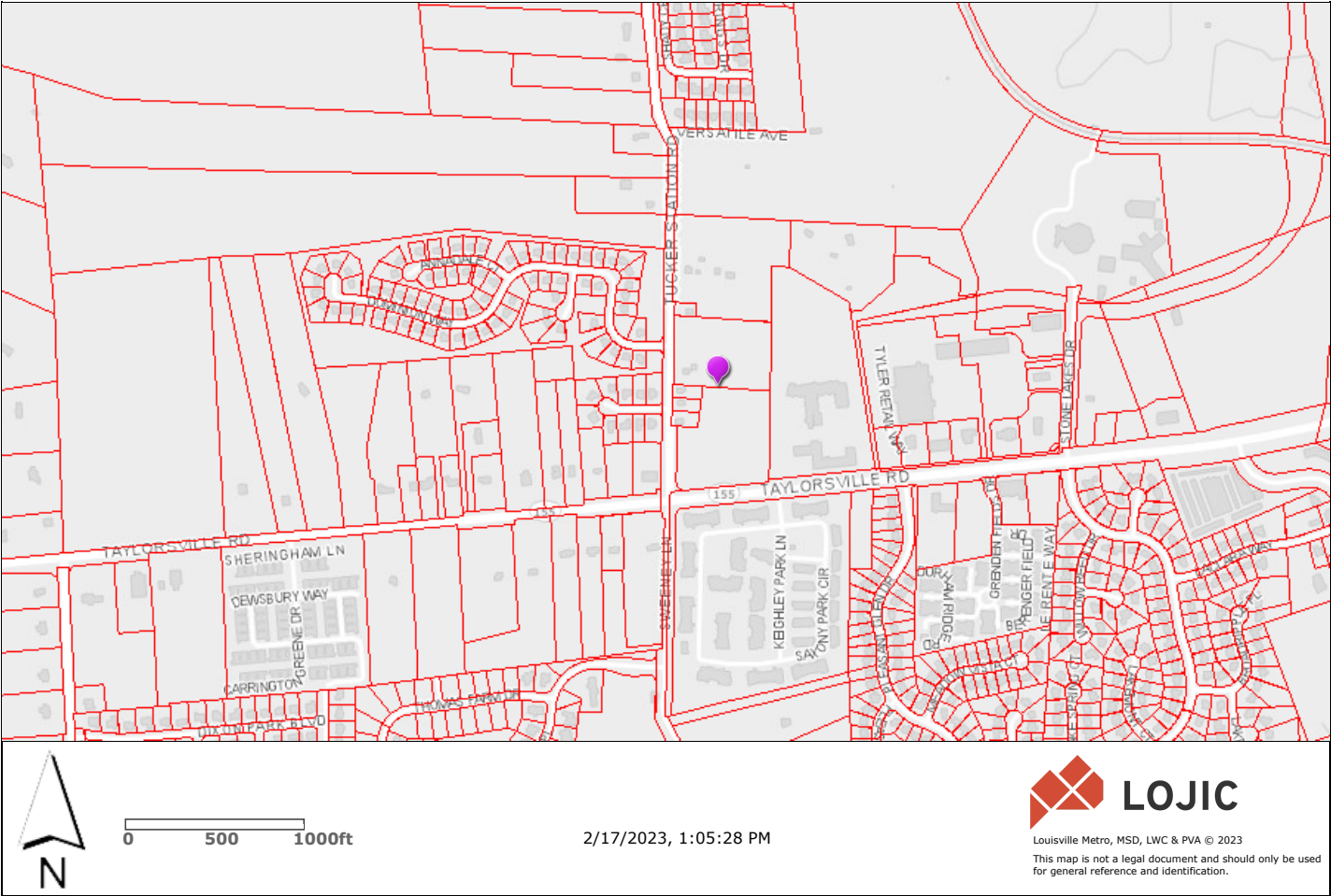
1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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 drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. Benchmark and topographical information shown herein were derived from a Boundary Survey information, taken from deeds.
11. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
12. Karsl features were observed on site during a site visit on February 9, 2023, by Ann Richard, RLA.
13. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

1. MSD drainage bond required prior to construction plan approval.
2. All retail shops must have individual connections per MSD's fats, oils and grease policy.
3. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
4. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C0065F & 21111C0082F dated February 26, 2021.
6. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the downstream system whichever is more restrictive.
9. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
10. 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 Mgmt. Practices.

COUNCIL DISTRICT - 20  
FIRE PROTECTION DISTRICT - JEFFERSONTOWN  
MUNICIPALITY - LOUISVILLE

JOB NO. 22186		DETAILED DISTRICT DEVELOPMENT PLAN	
MARKETPLACE AT TUCKER STATION RD		DEVELOPER WGM DEVELOPMENT 1200 NETWORK CENTRE DRIVE, SUITE 3 EFFINGHAM, IL 62401	
 LAND DESIGN & DEVELOPMENT, INC. ENGINEERING • LANDSCAPE ARCHITECTURE 509 WARREN AVE. SUITE 100 LOUISVILLE, KY 40202 TEL: 502-261-4454 WEB SITE: WWW.LD-D.COM		PROJECT DATA  FILE NAME: 22186 - DDSP.dwg  DATE: 2/13/2023  SCALE: 1/60  CHECKED BY: AR  DRAWN BY: BB	
ENGINEER'S SEAL		SURVEYOR'S SEAL	
REVISIONS		BY	
NO.		DATE	
DESCRIPTION			





## **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.