



## 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@dinsmore.com](mailto:Vicki.Miller@dinsmore.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**

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**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**

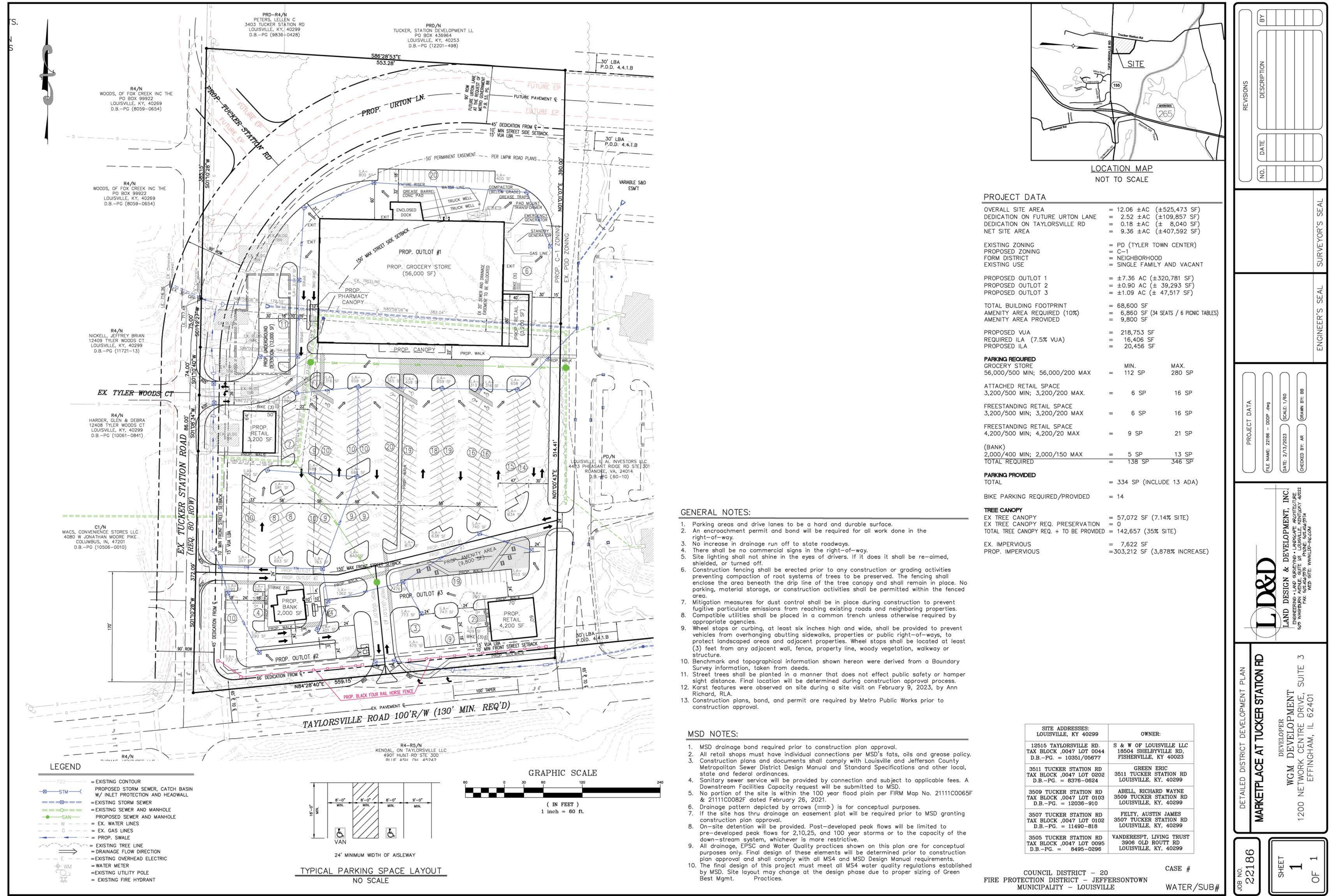
Attached please find a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design for your review.

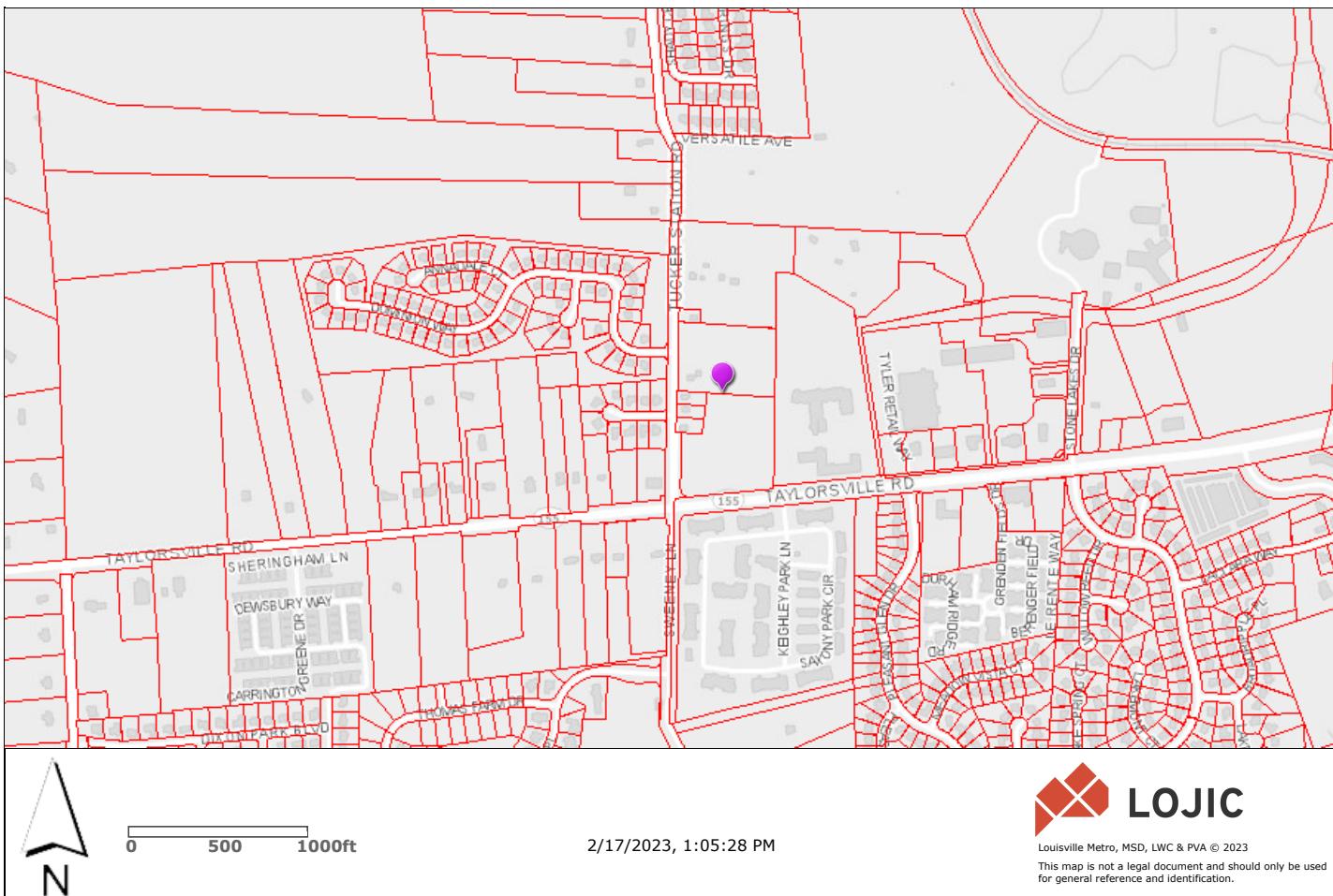
If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Sincerely,



Clifford H. Ashburner





## 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/planning-design> to view meeting agendas, search case information, or obtain other Planning & Design Services information.