



Legal Counsel.

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March 14, 2023

RE: **7601 Vaughn Mill Road**
23-ZONEPA-0011

Dear Neighbor:

Our client, Gilezan Properties, is in the process of filing for a proposal to change zoning from R-4 to C-1 on 2.66 acres located at the addresses listed above. This proposal includes the construction of an 7,715 square foot fuel station and convenience store with associated employee and customer parking.

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: **Jefferson County Government Center**
7201 Outer Loop #129 , Louisville, KY 40228

Date: **Tuesday, March 28, 2023**

Time: **6:00 p.m.**

If you would like us to email you a calendar invite to provide easier access to the meeting, please contact Shannon Johnson at Shannon.Johnson@dinsmore.com or 502-540-2341 or contact Vicki Miller at 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 is for 7601 Vaughn Mill Road to develop 7,715 square feet for a gas/convenience store and associated employee and customer parking.
2. **Proposed Development Plan**
Attached please find a copy of the proposed development plan for your review.

March 14, 2023

Property: 7601 Vaughn Mill Road

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

Dante St. Germain
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: 502 -574-6230
Email: Dante.St.German@louisvilleky.gov

Attorney for Applicant

Clifford H. Ashburner
Dinsmore & Shohl, LLP
101 S Fifth Street, Suite 2500
Louisville, KY 40202
Phone: 502-540-2300
Email: Clifford.Ashburner@dinsmore.com

Plan prepared by:

Ted Bernstein
Land Design & Development
503 Washburn Avenue #101
Louisville, KY 40222
Phone: 502-426-93754
Email: Bernstein@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-0011*.

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.

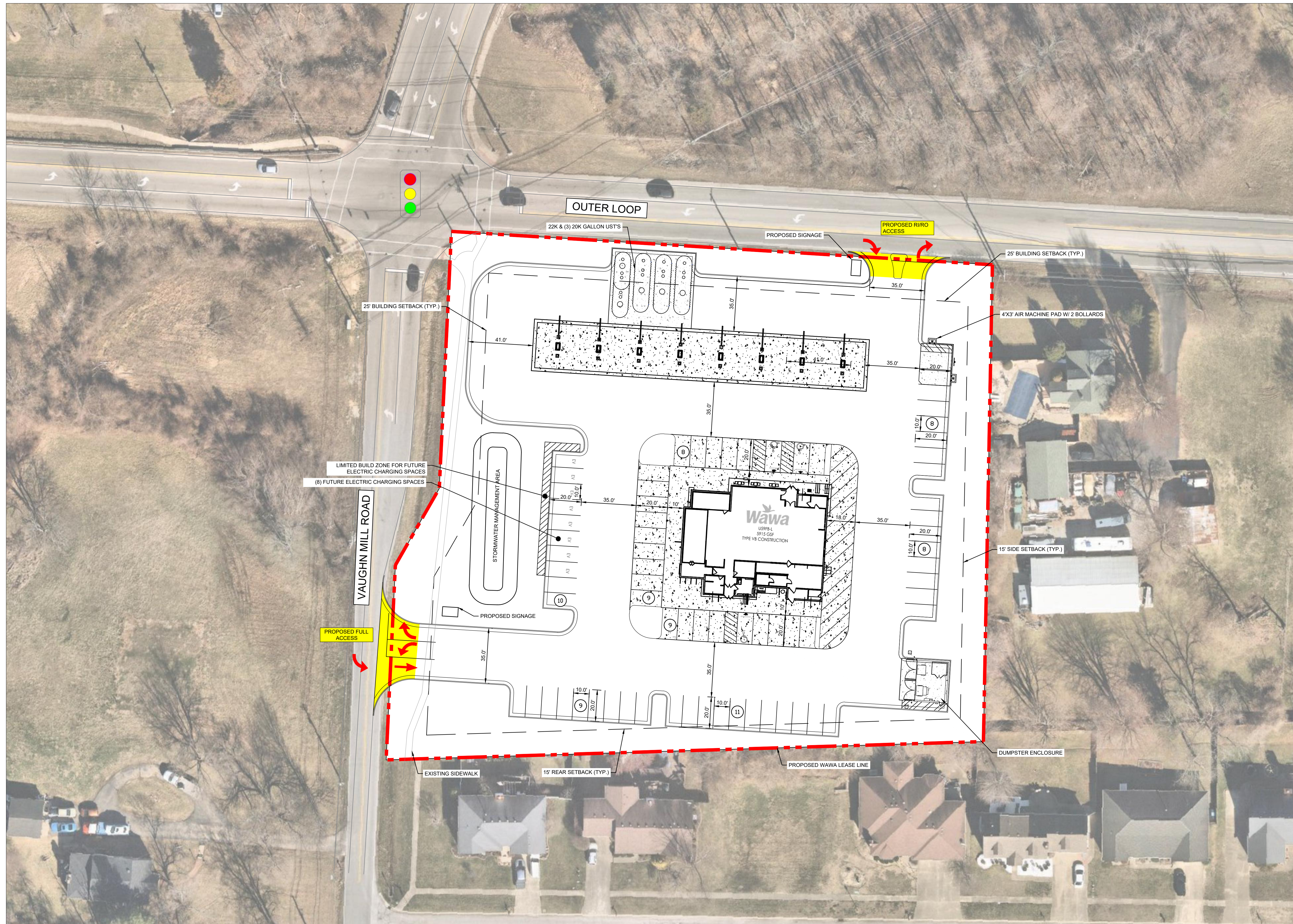
If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Sincerely,



Clifford H. Ashburner

WAWA DROP-IN JEFFERSON/KY



SITE DATA

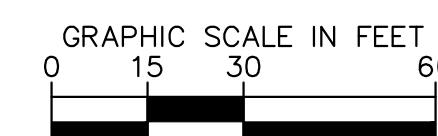
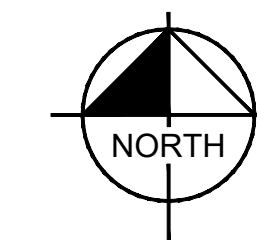
JURISDICTION	LOUISVILLE
EXISTING ZONING	R4
PROPOSED ZONING	C1
WAWA SITE AREA	2.66 AC.± OVERALL 2.66 AC ± WAWA SITE
BUILDING AREA	5,915 S.F.
MIN. PARKING REQUIRED	1 PER 500 SF = 12 SPACES
PARKING PROVIDED	73 SPACES
ZONE A	27 SPACES
ZONE B	32 SPACES
ZONE C	14 SPACES
FRONT SETBACK	25 FT
SIDE (R/W) SETBACK	25 FT
SIDE SETBACK	15 FT (NONRESIDENTIAL)
REAR SETBACK	15 FT
FRONT BUFFER YARD	0 FT
SIDE BUFFER YARD	0 FT (NONRESIDENTIAL)
REAR BUFFER YARD	0 FT
BUILDING TYPE	U59FB-L
CANOPY CONFIGURATION	STRAIGHT
CANOPY TYPE	SLOPED
# MPD'S	8

PRELIMINARY SITE PLAN:

- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NDR, STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME. THE ABOVE REQUIREMENTS CAN AFFECT THE LAYOUT OF THIS SITE.

DROP-IN PLAN

DATE: 03.09.23



Kimley»Horn

10 LEA AVENUE, SUITE 400, NASHVILLE, TN 37210
PHONE: 615-564-2701
WWW.KIMLEY-HORN.COM



Site

OUTER LOOP

1065

1065

1065

CUMBERLAND

1065

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.