

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
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Nicholas R. Pregliasco
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May 26, 2023

RE: Follow-up neighborhood meeting for a proposed zone change from R-4 to R-5A to allow a 25-unit townhome community on property located at 7402 Beulah Church Road and 7903 E. Manslick Road

Dear Neighbor:

We are writing to invite you to a follow-up meeting to the one we held on August 9, 2022 to present neighbors with our revised and updated zone change and Detailed District Development Plan (DDDP) to allow a 25-unit townhome community to be located as above.

Accordingly, we filed a plan with Planning and Design Services (PDS) that was assigned case number, **23-ZONE-0071** and case manager, **Dante St. Germain**. This is the same property that we previously proposed rezoning from R-4 to C-1 for a 4,400 sf gas station and convenience store building with 10 gas pumps under 22-ZONEPA-0103. We held a neighborhood meeting on August 9, 2022 which was very well attended. Based upon the feedback from that neighborhood meeting and based upon the 2015 Highview Neighborhood Plan, we have revised the proposal to a medium density residential townhome development. The applicant is proposing to build three 2-story buildings comprising of 25 townhome units and 46 parking spaces. There will be access to the site from E. Manslick Road. We would like to show and explain this plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Monday, June 12, 2023** beginning at **6:30 p.m.** at the **Teamsters Local 783** located at **7711 Beulah Church Road**.

Enclosed for your review are the following:

1. The development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet, and Information on how to obtain case information online from PDS' online customer service portal
5. PDS' "After the Neighborhood Meeting" sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.


Sincerely,

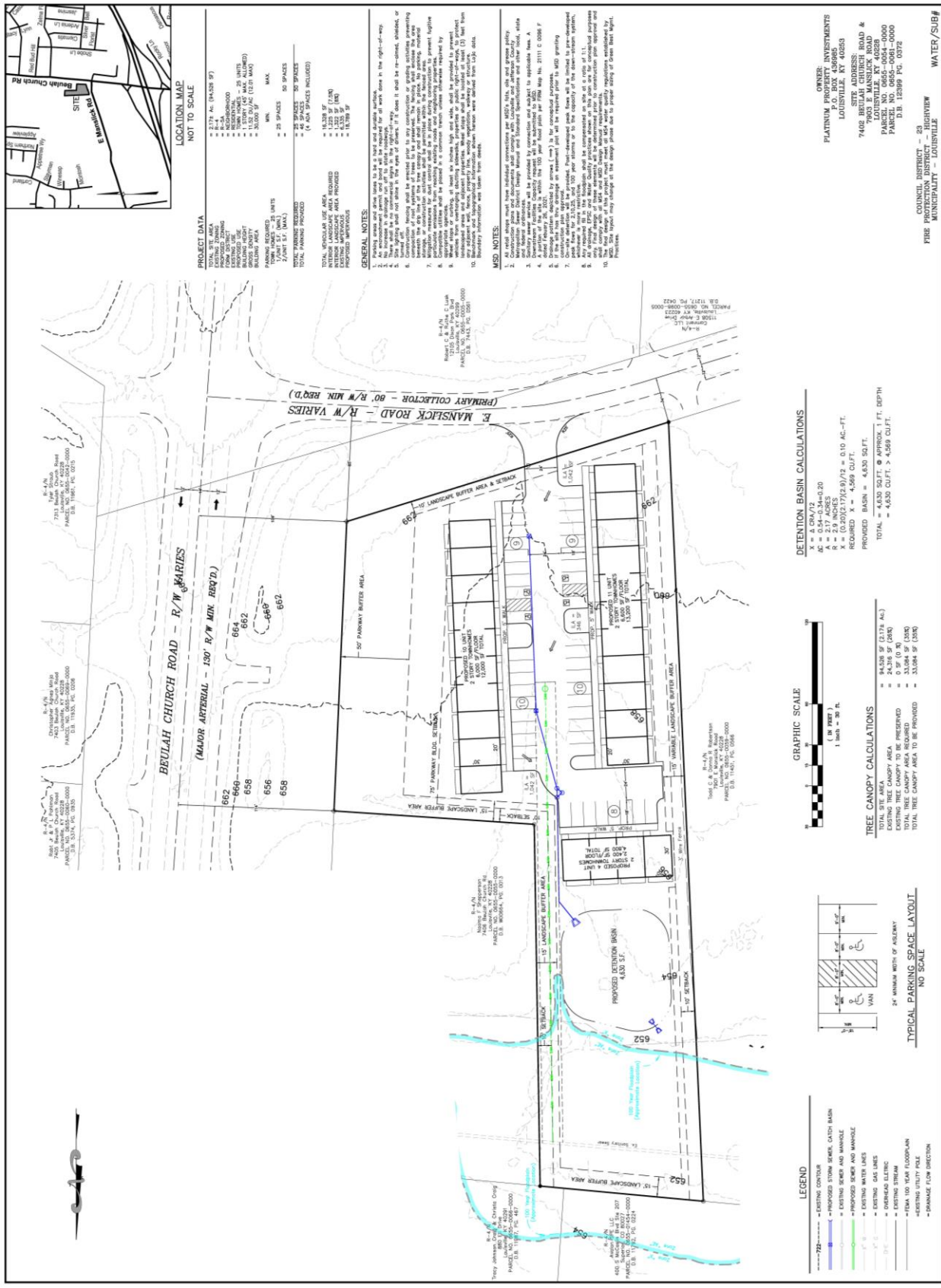


Nick Pregliasco

cc: Hon. Jeff Hudson, Councilman, District 23
Dante St. Germain, case manager with Division of Planning & Design Services
Mike Hill, engineer with Land Design & Development, Inc.
Sukh Bains, applicants with Platinum Property Investments, LLC

DEVELOPMENT PLAN

| | | | | | |
|--|--|------------------|--|-----------------|--|
| JOB NO. 21222 | | SHEET 1 | | OF 1 | |
| DETAILED DISTRICT DEVELOPMENT PLAN BAINS BETHAN CHURCH RD OWNER, DEVELOPER PLATINUM PROPERTY INVESTMENTS LLC PO BOX 436985 LOUISVILLE, KY 40253 | | | | | |
|  | | | | | |
| LAND DESIGN & DEVELOPMENT, INC. 11500 WOODLAND AVE. SUITE 100 LOUISVILLE, KY 40243 TEL: 502.261.1100 FAX: 502.261.1101 WWW.LANDDESIGNINC.COM | | | | | |
| PROJECT DATA | | DATE: 03/22/2024 | | DRAWN BY: JAL | |
| FILE NAME: 21222 - 0000 | | SCALE: AS SHOWN | | CHECKED BY: JAL | |
| ENGINER'S SEAL | | SURVEYOR'S SEAL | | REVISIONS | |
| NO. | | DATE | | DESCRIPTION | |
| BY | | | | | |



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

A plan was filed with Planning and Design Services (PDS) that was assigned case number, **23-ZONE-0071** and case manager, **Dante St. Germain**. This is the same property that we previously proposed rezoning from R-4 to C-1 for a 4,400 sf gas station and convenience store building with 10 gas pumps under 22-ZONEPA-0103. We held a neighborhood meeting on August 9, 2022 which was very well attended. Based upon the feedback from that neighborhood meeting and based upon the 2015 Highview Neighborhood Plan, we have revised the proposal to a medium density residential townhome development. The applicant is proposing to build three 2-story buildings comprising of 25 townhome units and 46 parking spaces. There will be access to the site from E. Manslick Road.

The property is located at the northwest corner of the Beulah Church Road and E. Manslick Road intersection as shown on the attached "LOJIC Site Location" attachment.

The present zoning is R-4. The form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan as required by Chapter 10 of the Louisville Metro Land Development Code (LDC).

All dumpster pads, transformers, AC units, generator pads will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will be provided by connection.

Storm water assure that the post-development rate of run-off does not exceed pre-development conditions. Preliminary stormwater calculations are as shown on the development plan.

NOTICE OF POTENTIAL DEVELOPMENT PLAN CHANGES. Please be advised that this "Detailed Summary" is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the development plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS's online customer service portal information sheet. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

CONTACT INFORMATION SHEET

1. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, KY 40223
Nick Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Land Design & Development, Inc.
505 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
Attn: Mike Hill – (502) 426-9374
hill@ldd-inc.com*

3. APPLICANT

*Platinum Property Investments, LLC
c/o Sukh Bains
8364825@gmail.com*

4. CASE MANAGER OR SUPERVISOR

*Dante St. Germain, AICP
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
Dante.St.Germain@louisvilleky.gov*

PLANNING & DESIGN SERVICES (PDS's) ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the “Search” tab

Then “Planning Applications”

Enter case number in “Record Number” box

Click on “Record Info” tab

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.