

# 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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May 30, 2023

RE: Follow-up Neighborhood meeting for a proposed change in zoning on 87 acres from R-4 to R-5, R-5A, R-6 and C-1 to allow a mixed-use development on property located on Beulah Church Road, south of the Gene Snyder near its intersections with Damascus Road and future Cedar Creek Road extension (with actual property addresses of 6803 and 6805 Beulah Church Road)

Dear Neighbor:

We are writing to invite you to a follow-up neighborhood meeting to the ones we held on November 29 and 30, 2022 to present neighbors with our updated zone change plan to allow a mixed-use development to be located as above.

As per our letter to neighbors dated March 1<sup>st</sup> the zone change application was filed on February 27, 2023 with the Division of Planning and Design Services (DPDS) wherein case numbers **22-ZONE-0030** and **23-MSUB-0040**, and case manager **Jay Luckett** were assigned to this case. We have revised the plan to enlarge the proposed grocery store and thereby increase the proposed C-1 zoning acreage. As such, we would like to show and explain this revised plan to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Tuesday, June 13, 2023**, beginning at **7:00 p.m.** at the **Spirit Life Church in the sanctuary** located at **6901 Outer Loop**.

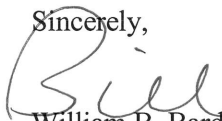
Enclosed for your review are the following:

1. Development plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Summary sheet of the proposed project
4. Contact information sheet and how to obtain case info 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 either of us at the numbers listed above.

We look forward to our opportunity to visit with you.

Sincerely,



William B. Bardenwerper  
Nicholas R. Pregliasco

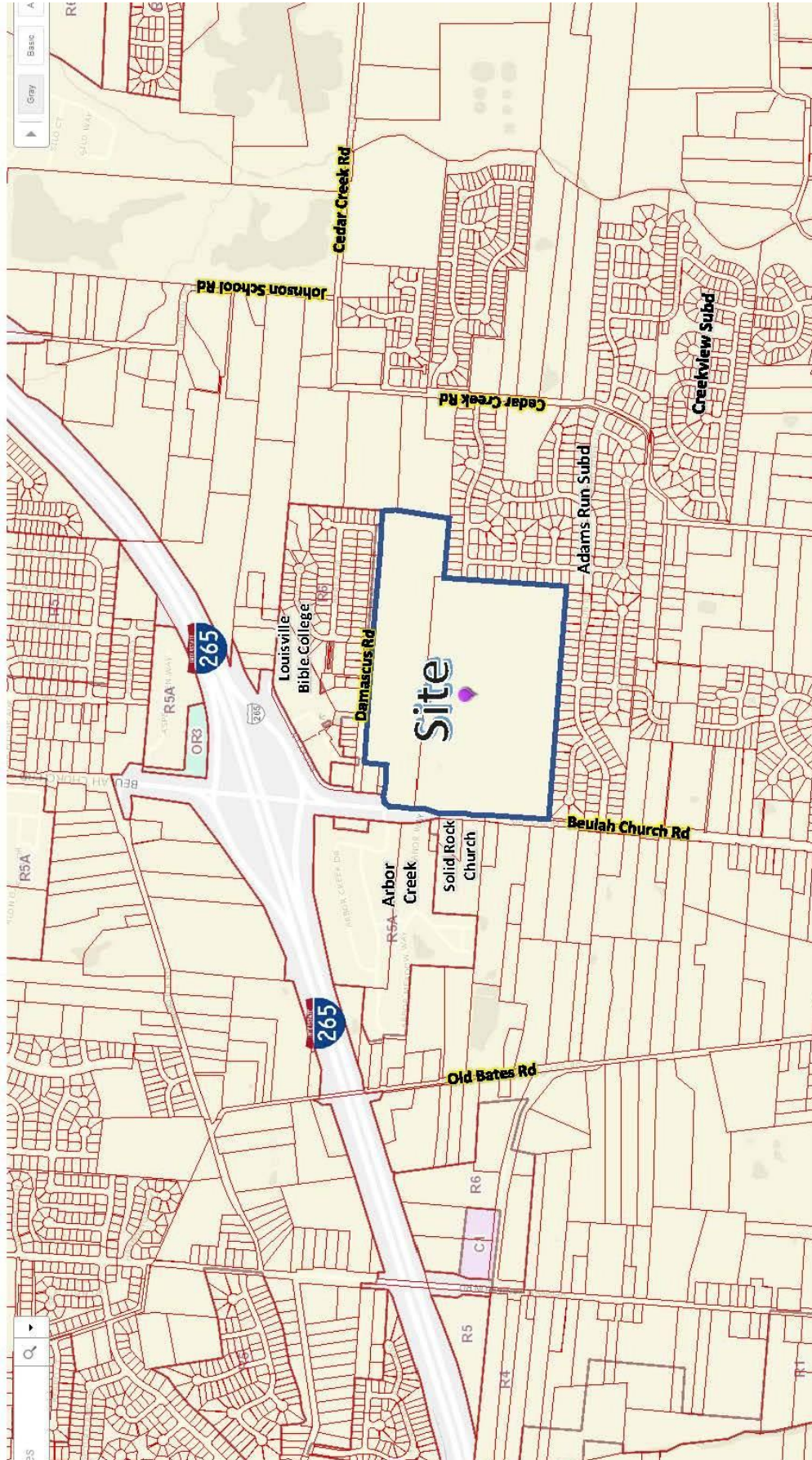
cc: Hon. Jeff Hudson, Councilman, District 23  
Jay Luckett, Case Manager with Planning & Design Services  
Kevin Young, Jeff Sisler & Ann Richard, land planners with Land Design & Development, Inc.  
Patrick Madden, applicant with Wildcat, LLC  
Diane B. Zimmerman, P.E., traffic engineer with Diane B. Zimmerman Traffic Engineering, LLC

# DEVELOPMENT PLAN





# LOJIC SITE LOCATION SHEET



## **SUMMARY SHEET**

The Applicant is proposing a zone change on 87 acres from R-4 to R-5, R-5A, R-6 and C-1. The zone change application was filed on February 27, 2023 with the Division of Planning and Design Services (DPDS) wherein case numbers 22-ZONE-0030 and 23-MSUB-0040, and case manager Jay Luckett were assigned to this case. The revised plan is to enlarge the proposed grocery store and thereby increase the proposed C-1 zoning acreage.

The property is located on Beulah Church Road, south of the Gene Snyder near its intersection with Damascus Road and future Cedar Creek Road extension (with actual property addresses of at 6803 and 6805 Beulah Church Road) as shown on the attached "LOJIC Site Location" attachment.

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

All dumpster pads/compactors, transformers, AC units, generator pads (if any) will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will be provided by connection.

The storm water management plan, which includes on-site detention, will assure that the post-development rate of run-off does not exceed pre-development conditions.

**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., 2<sup>nd</sup> Floor  
Louisville, KY 40223  
Bill Bardenwerper – (502) 419-7333  
[wbb@bardlaw.net](mailto:wbb@bardlaw.net)  
Nick Pregliasco – (502) 777-8831  
[nrp@bardlaw.net](mailto:nrp@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Land Design & Development, Inc.  
503 Washburn Ave., Ste. 101  
Louisville, Kentucky 40222  
Attn: Kevin Young or Ann Richards – (502) 426-9374  
[young@ldd-inc.com](mailto:young@ldd-inc.com) or [richard@ldd-inc.com](mailto:richard@ldd-inc.com)*

### **3. APPLICANT**

*Wildcat, LLC  
c/o Patrick W. Madden  
859.299.7028  
[patmadden@hamburgplace.com](mailto:patmadden@hamburgplace.com)*

### **4. CASE MANAGER OR SUPERVISOR**

*Jay Lockett, AICP  
Planning & Design Services  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-5159  
[jay.lockett@louisvilleky.gov](mailto:jay.lockett@louisvilleky.gov)*

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## **PLANNING & DESIGN SERVICES (PDS') 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.