

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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July 3, 2023

RE: Neighborhood meeting for a proposed zone change from PRO to either PEC or M-1 to allow the existing contractor's shop to remain, with an expanded building and outdoor storage on property located at 3560 Bashford Avenue

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change application and Detailed District Development Plan (DDDP) to allow the existing contractor's shop to remain, with expanded outdoor storage to be located as above.

Accordingly, we filed a DDDP for pre-application review with Planning and Design Services (PDS) that was assigned case number, **23-ZONEPA-0090** and case manager, **Jay Luckett**. The current building has been used as a contractor's shop for many years. The applicant is requesting the zone change to allow an expansion of the business by constructing a 1-story, 5,997 sf building to be attached to the existing building and to allow an increased outdoor storage area. The applicant is also proposing 12 additional truck parking spaces and 12 additional car parking spaces. With the additional parking spaces, the applicant is still below the maximum parking allowed by the Land Development Code. We would like to show and explain this 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 **Monday, July 17, 2023**, beginning at **6:30 p.m.** at the **Newburg Branch Library** located at **4800 Exeter Avenue, Louisville, Kentucky**.

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.

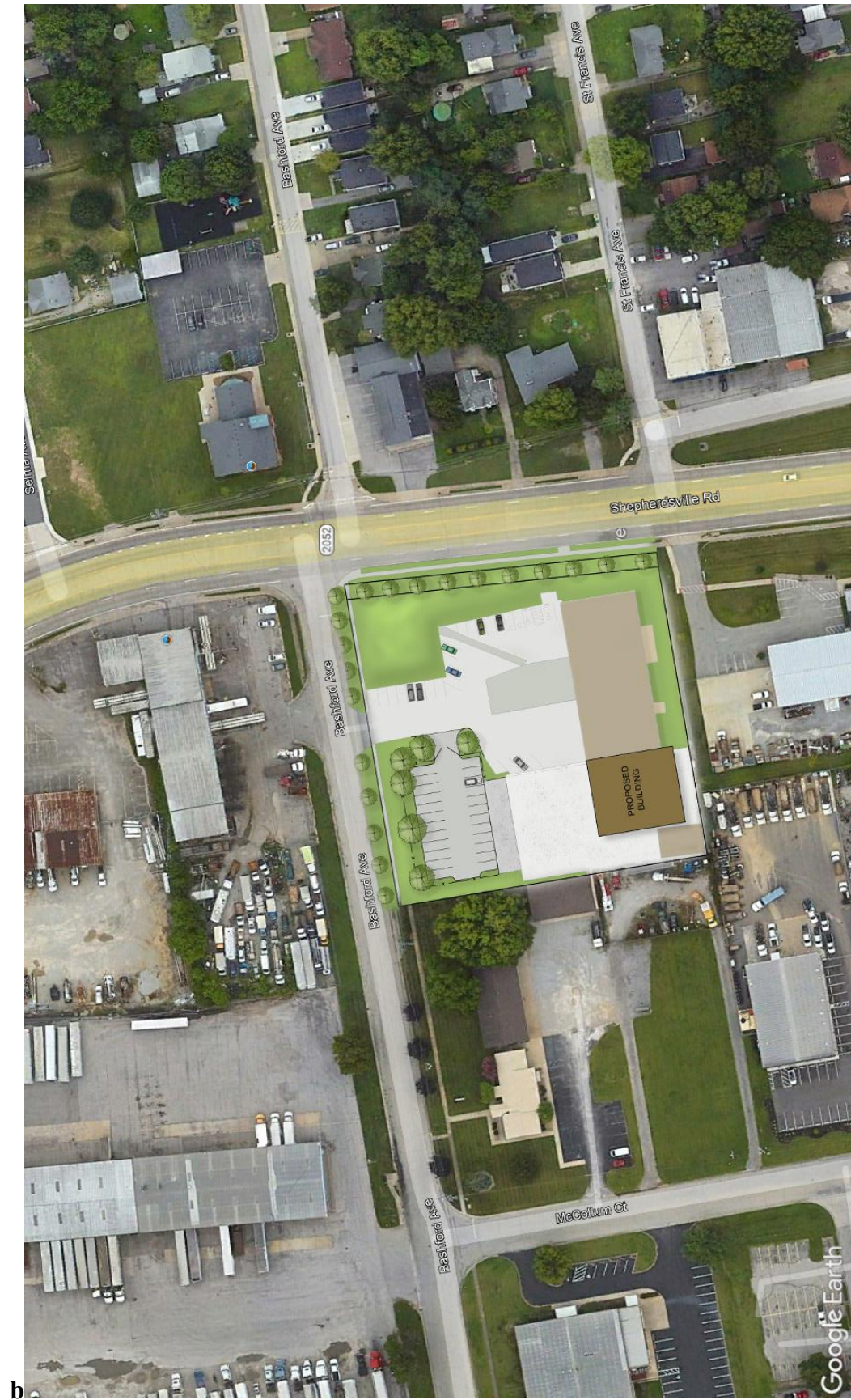
Sincerely,



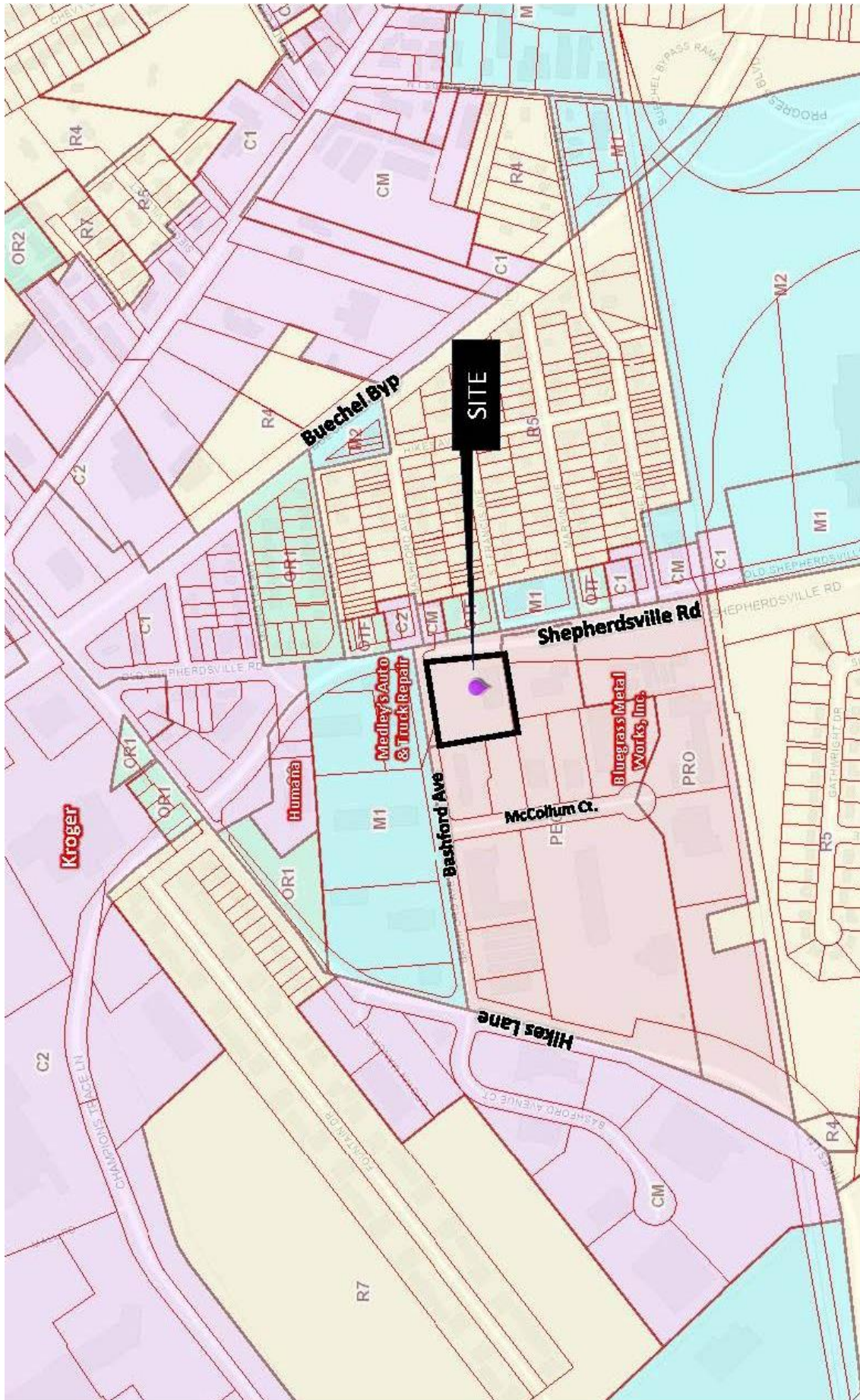
Nick Pregliasco

cc: Hon. Brenda Kay Moore, Mayor, City of West Buechel
Hon. Pat Mulvihill, Councilman, District 10
Jay Luckett, case manager with Planning & Design Services
Kathy Linares, senior planner/landscape architect with Mindel Scott & Associates
Rachel Masterson, applicant with TEM Group, Inc.

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking a zone change from PRO to either PEC or M-1. The current building has been used as a contractor's shop for many years. The applicant is requesting the zone change to allow an expansion of the business by constructing a 1-story, 5,997 sf building to be attached to the existing building and to allow an increased outdoor storage area. The applicant is also proposing 12 additional truck parking spaces and 12 additional car parking spaces. With the additional parking spaces, the applicant is still below the maximum parking allowed by the Land Development Code. A DDDP was filed for pre-application review with Planning and Design Services (PDS) that was assigned case number, **23-ZONEPA-0090** and case manager, **Jay Luckett**.

The property is located on the southwest corner of the Bashford Avenue and Shepherdsville Road intersection as shown on the attached "LOJIC Site Location" attachment.

The present zoning is PRO. The present form district is Suburban Workplace 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 is already provided.

Storm water assures that the post-development rate of run-off will 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., 2nd Floor
Louisville, KY 40223
Nick Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Mindel Scott & Associates, Inc.
5151 Jefferson Blvd.
Louisville, Kentucky 40219
Attn: Kathy Linares – (502) 485-1508
klinares@mindelscott.com*

3. APPLICANT

*TEM Group, Inc.
c/o Rachel Masterson
rmasterson@temgroupinc.com*

4. CASE MANAGER OR SUPERVISOR

*Jay Luckett, AICP
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5159
Jay.Luckett@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.