

NOTICE OF NEIGHBORHOOD **MEETING**

Date Sent: Tuesday, August 22, 2023

To: Adjoining Property Owners of 2230 Buechel Avenue (a/k/a 4129 Bardstown Road), Louisville, KY (1st and 2nd tier properties) and Councilperson for District 10 (Pat Mulvihill)

From: Jon Baker, Esq., Wyatt, Tarrant & Combs, LLP, on behalf of the Applicant, Four Leaf Clover Properties LLC

Re: Notice of Neighborhood Meeting for Change in Zoning Pre-Application
23-ZONEPA-0109

We are writing to invite you to a neighborhood meeting on the above-referenced pre-application. The meeting will be held on **Wednesday, September 6, 2023 at 6:00 PM at the West Buechel City Hall, 3705 Bashford Avenue, Louisville, KY 40218.**

Enclosed for your review are the following:

1. Site plan
2. LOJIC Map showing the location of the site and surrounding zoning
3. Contact Information
4. Information on how to obtain case information online from Louisville Metro Planning & Design's online customer service portal
5. "After the meeting" instructions

The Applicant plans to activate an existing historical preservation site with a community-oriented venue on 3.84 acres located at 2230 Buechel Avenue in West Buechel. The site is home to the historical Buechel train depot building. The mixed use development will feature a community garden where gardening classes can be taught to the community, a train dining cart with ability to serve food, an outdoor gaming area, a walking trail, meditation walking paths, and the ability to host a farmer's market within the existing parking lot. The pre-application seeks C-1, Commercial zoning on Property currently zoned R-4 and R-5, Residential.

If you desire further information on this Proposal online, use the following link to view the case file assembled and maintained by Louisville Metro Planning & Design Services:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>
Then click on the "Search" tab; then "Planning Applications"; Enter case number in "Record Number" data field; then click "Record Info" tab.

CASE NUMBER: 23-ZONEPA-0109

PDS CASE MANAGER:

Jay Lockett
Telephone: 502-574-5159
Email: jay.lockett@louisvilleky.gov

If you have additional questions about the information you have received with this notification and/or wish to speak to me directly about the Proposal, please feel free to call me or email me using the contact information provided herein.

We look forward to seeing and hearing from you at the meeting.

Best Regards,

Jon Baker

cc: Nima Mahmoodi
Sadie Iovenko
Gwen Brown

Enclosures

CONTACT INFORMATION

PRIMARY CONTACT

Wyatt Tarrant & Combs, LLP
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jbaker@wyattfirm.com

ENGINEER

THE KLEINGERS GROUP
ATTN: Nima Mahmoodi, Assistant Project Manager
1100 Envoy Circle
Louisville, KY 40299
Cell: (859) 229-1301
Nima.Mahmoodi@kleingers.com>

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DEFLECTION NOTE:

DUE TO LIMITED SPACE, A PORTION OF THE EXISTING LANDSCAPE WAS NOT SHOWN. THE EXISTING LANDSCAPE WILL BE MAINTAINED AND THE NEW LANDSCAPE WILL BE ADDED TO THE EXISTING LANDSCAPE.

LANDSCAPE NOTES:

1. A LANDSCAPE PLAN WILL BE REQUIRED FOR THE EXISTING LANDSCAPE.
2. STREET TREES ARE REQUIRED ALONG ALL STREETS.
3. LANDSCAPE NOTES WILL BE REQUIRED FOR THE EXISTING LANDSCAPE.

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PROPOSED LEGEND

-
- CATCH BASIN
 CHAMBER INLET
 VALVE MAN
 MANHOLE
 VALVE
 STORM SEWER CLEANOUT
 DOWNSPOUT
 SANITARY SEWER MANHOLE
 SANITARY SEWER CLEANOUT
 FIRE HYDRANT
 WATER VALVE
 POST INDICATOR VALVE
 FIRE DEPARTMENT CONNECTION
 CHANNEL FLOW ARROW
 ASPHALT PAVEMENT
 CONCRETE DRIVEWAY
 PROPOSED CONCRETE DRIVEWAY
 PROPOSED HIGHER LANDSCAPE AREA
 PROPOSED TREE

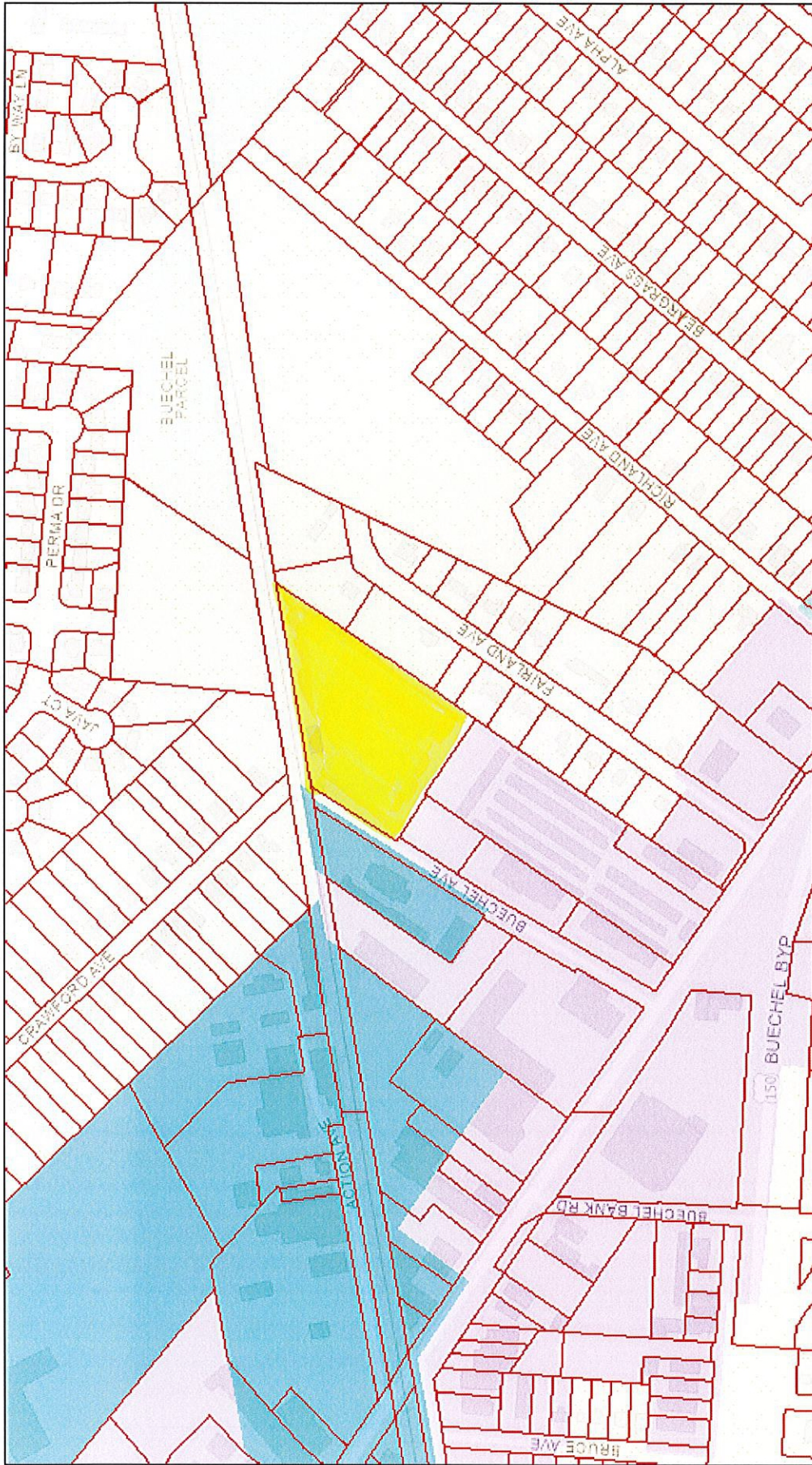
**FOR REVIEW
ONLY**

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DEVELOPMENT PLAN

SHEET NO. _____

DEVPLAN



0 200 400ft

8/21/2023, 4:50:14 PM



LOJIC

Louisville Metro, MSD, LWC & PVA © 2023
This map is not a legal document and should only be used
for general reference and identification.

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.