

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
Email: NRP@BARDLAW.NET
Mobile: (502) 777-8831

February 13, 2024

RE: Neighborhood meeting for a proposed zone change from R-4 to C-2 and Detailed District Development Plan to allow two quick service restaurants, each with a drive thru, on property located on Preston Hwy just south of Maple Springs Drive bearing Parcel ID Nos 00850291 and 00850104

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change and Detailed District Development Plan ("DDDP") to allow two quick service restaurants, each with a drive thru, to be located as above. The submitted development plan includes not only these two tracts, but also shows the changes to the previously rezoned parcels at 5000 and 5004 Maple Springs Drive, which will constitute a Revised Detailed Development Plan ("RDDDP") and DDDP for those parcels. A RDDDP and DDDP application will be filed along with the formal zone change on properties located at 5000 and 5004 Maple Springs Drive.

5000 and 5004 Maple Spring Drive were rezoned in August 2023 to allow a 7 Brews coffee shop and "future" development under docket no. 22-ZONE-0140. There is no change to the coffee shop and the only change to the RDDDP is regarding the layout of the parking and access to the adjoining parcels.

Accordingly, we filed a plan for pre-application review with Planning and Design Services (PDS) that was assigned case number **24-ZONEPA-0015** and case manager **Dante St. Germain**. The applicant proposes two drive-thru restaurants, one being 2,325 sq ft and other being 2,519 sq ft. The proposed restaurants' access will be through the existing right-in/right-out on the adjoining Chick-Fil-A property (shown on the development plan with no changes proposed) and from the approved curb-cut on Maple Springs Drive. 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 **Tuesday, February 27, 2024**, beginning at **6:00 pm** at **Bethany United Church of Christ** in the **Community Room** located at **10400 Old Preston Hwy**. *(The door to the Community Room is directly off the parking lot.)*

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 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,



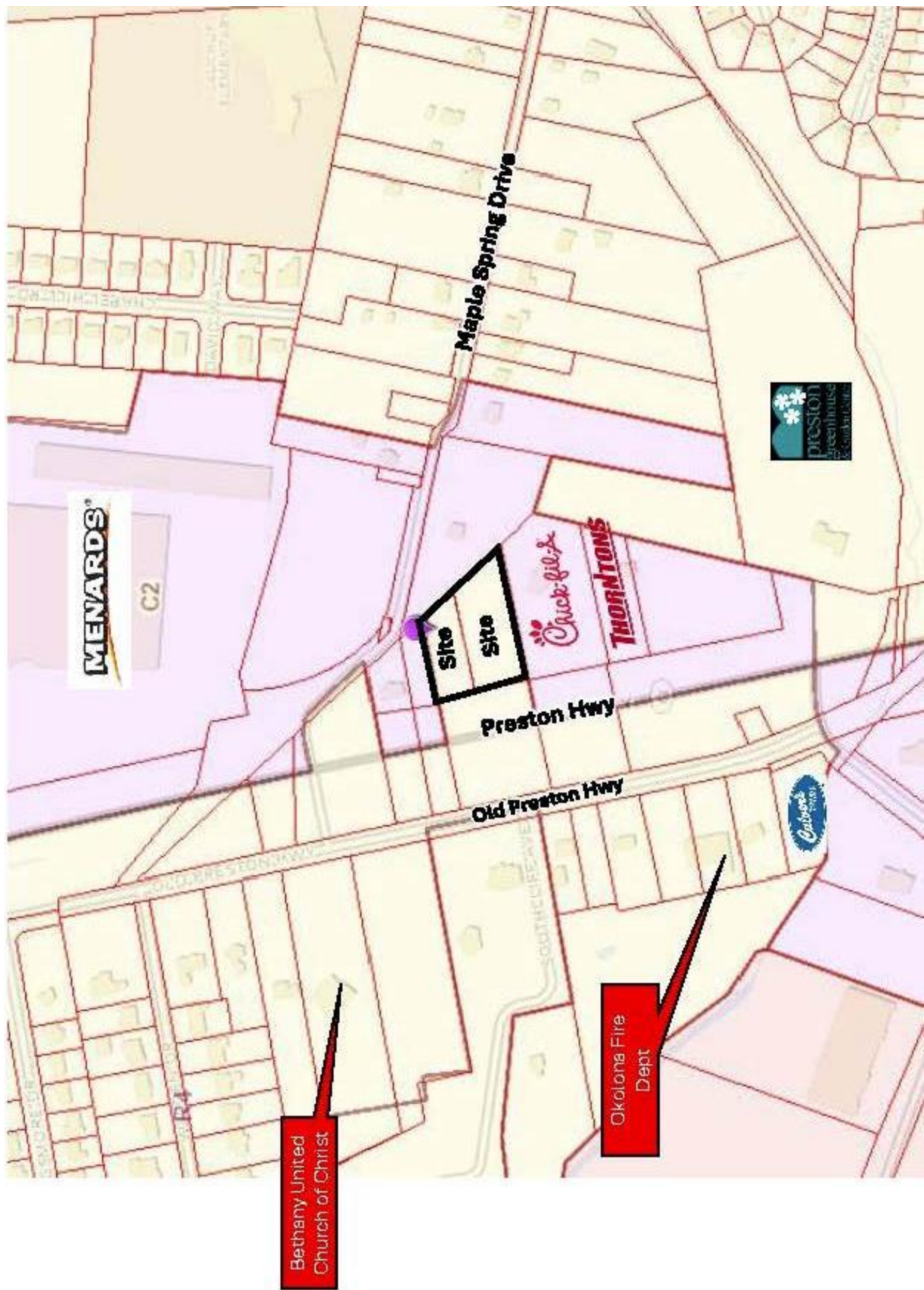
Nicholas R. Pregliasco

cc: Hon. Jeff Hudson, Councilman, District 23
Dante St. Germain, case manager with Planning & Design Services
Kent Gootee, engineer with Mindel, Scott & Associates, Inc.
Brad Smith, applicant with Stern Properties

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking a zone change from R-4 to C-2 and a Detailed District Development Plan (DDDP) to allow two drive-thru restaurants, one being 2,325 sq ft and other being 2,519 sq ft. The submitted development plan includes not only these two tracts, but also shows the changes to the previously rezoned parcels at 5000 and 5004 Maple Springs Drive, which will constitute a Revised Detailed Development Plan ("RDDDP") and DDDP for those parcels. A RDDDP and DDDP application will be filed along with the formal zone change on properties located at 5000 and 5004 Maple Springs Drive.

The proposed restaurants' access will be through the existing right-in/right-out on the adjoining Chick-Fil-A property (shown on the development plan with no changes proposed) and from the approved curb-cut on Maple Springs Drive.

A plan has been filed for pre-application review with Planning and Design Services (PDS) that was assigned case number, **24-ZONEPA-0015** and case manager, **Dante St. Germain**.

The property is located on Preston Hwy just south of Maple Springs Drive bearing Parcel ID Nos 00850291 and 00850104 and 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.

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
Nicholas R. Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. ENGINEERING FIRM

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

3. APPLICANT

*Stern Properties, Inc.
c/o Brad Smith
brad@sternproperties.biz*

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

Why a 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. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:

<https://louisvilleky.gov/government/planning-design/notifications>

Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

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 hearing.

Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

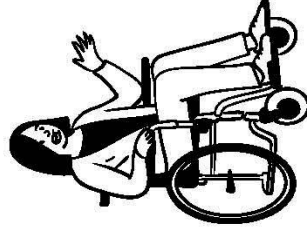
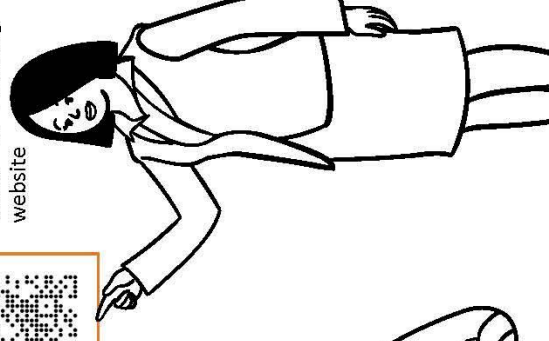
<https://louisvilleky.gov/government/planning-design/citizen-guides>

Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning 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 to obtain of Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website



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