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March 8, 2024

RE: 945 S. 15th Street 24-CAT2-0003

Dear Neighbor:

I am writing to let you know that the date of the Neighborhood Meeting for the BJK Industries proposal has been rescheduled. Please note that the meeting will now be held at the below date and time. It will **not** be held on Thursday, March 21, 2024.

MEETING:

Location: BJK Industries
945 S. 15th Street
Louisville, KY 40210

Date: Tuesday, March 26, 2024

Time: 6:00 p.m. – 7:30 p.m.

I apologize for any confusion and look forward to seeing you at the meeting on March 26, 2024.

Very truly yours,



Clifford H. Ashburner



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March 8, 2024

RE: **945 S. 15th Street 24-CAT2-0003**
Major Preliminary Subdivision Plan

Dear Neighbor:

Our client, BJK Industries, Inc., recently submitted a Category 2B application to allow it to expand its facility on 15th Street. Part of that expansion will include the relocation of a portion of Garland Avenue Right-of-Way between 15th Street and the railroad tracks to the east of the site. The creation of this new section of right-of-way requires a Major Preliminary Subdivision Plan to be submitted to and reviewed by the Louisville Metro Planning Commission. The subject property is located in the Traditional Workplace Form District, near several industrial and commercial properties.

We are inviting nearby owners, residents, and other neighborhood stakeholders to a meeting to discuss the proposal as indicated below.

MEETING:

Location: BJK Industries
945 S. 15th Street
Louisville, KY 40210

Date: Tuesday, March 26, 2024

Time: 6:00 p.m. – 7:30 p.m.

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**

The proposal will expand the applicant's manufacturing facility and better align the east side of the Garland Avenue/15th Street intersection. The relocation of Garland Avenue will improve the safety of that portion of the intersection. The applicant will provide sidewalks and street trees along both sides of Garland Avenue.

March 8, 2024

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2. **Proposed Development Plan**

Attached please find a copy of the proposed development plan for your review.

3. **Location of Proposed Project**

Attached please find a map showing the location of the property for the proposed project.

4. **Contact Information**

Planning and Design Services

John Michael Lawler
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: 502-574-5210
Email: Jonathan.lawler@louisvilleky.gov

Attorney for Applicant

Clifford H. Ashburner
Dinsmore & Shohl LLP
101 S Fifth Street, Suite 2500
Louisville, KY 40202
Phone: 502-540-2300
Email: Clifford.Ashburner@dinsmore.com

Plan prepared by:

Jake Belwood
Gresham Smith and Partners
111 W. Main Street, #201
Louisville, KY 40202
Phone: 502-627-8900
Jake.belwood@greshamsmith.com

If you are unable to attend this meeting and would like to submit comments on the record, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

5. **Case Information**

To obtain documents related to this proposal, please visit:
<http://louisvilleky.gov/government/planning-design> and click on Search Case Information, select the planning tab, and enter **24-CAT2-0003**.

6. **After the Neighborhood Meeting**

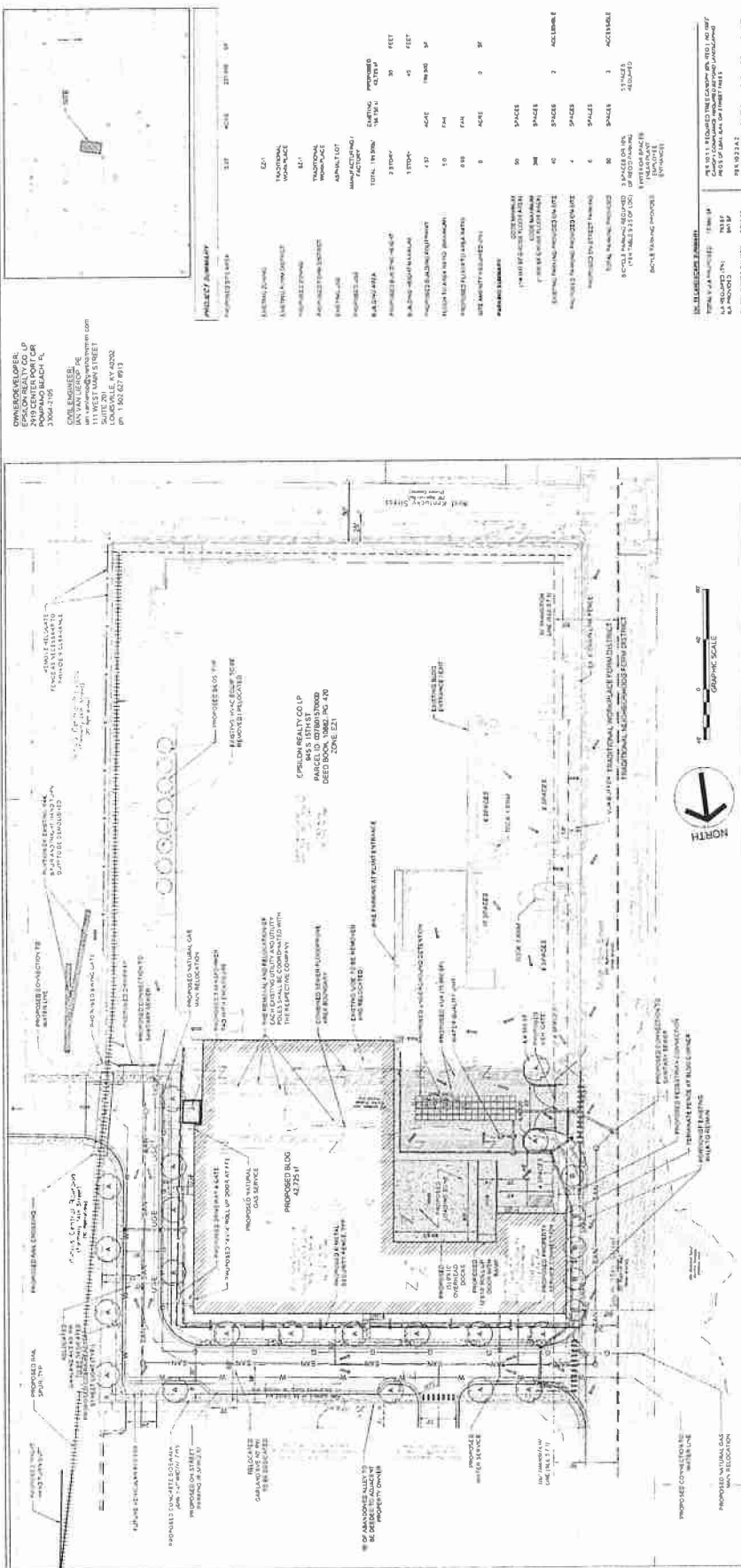
Attached please find a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design Services for your review.

If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Very truly yours,



Clifford H. Ashburner



TYPICAL PARKING DIMENSIONS

[illegible][illegible]

1. THE STATE OF TEXAS, COUNTY OF DALLAS, ss. I, _____, Clerk of the County of Dallas, Texas, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Dallas, Texas.

2. IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at Dallas, Texas, this _____ day of _____, 20__.

3. My Commission Expires _____

4. My Office is located at _____

5. My term of office begins on _____

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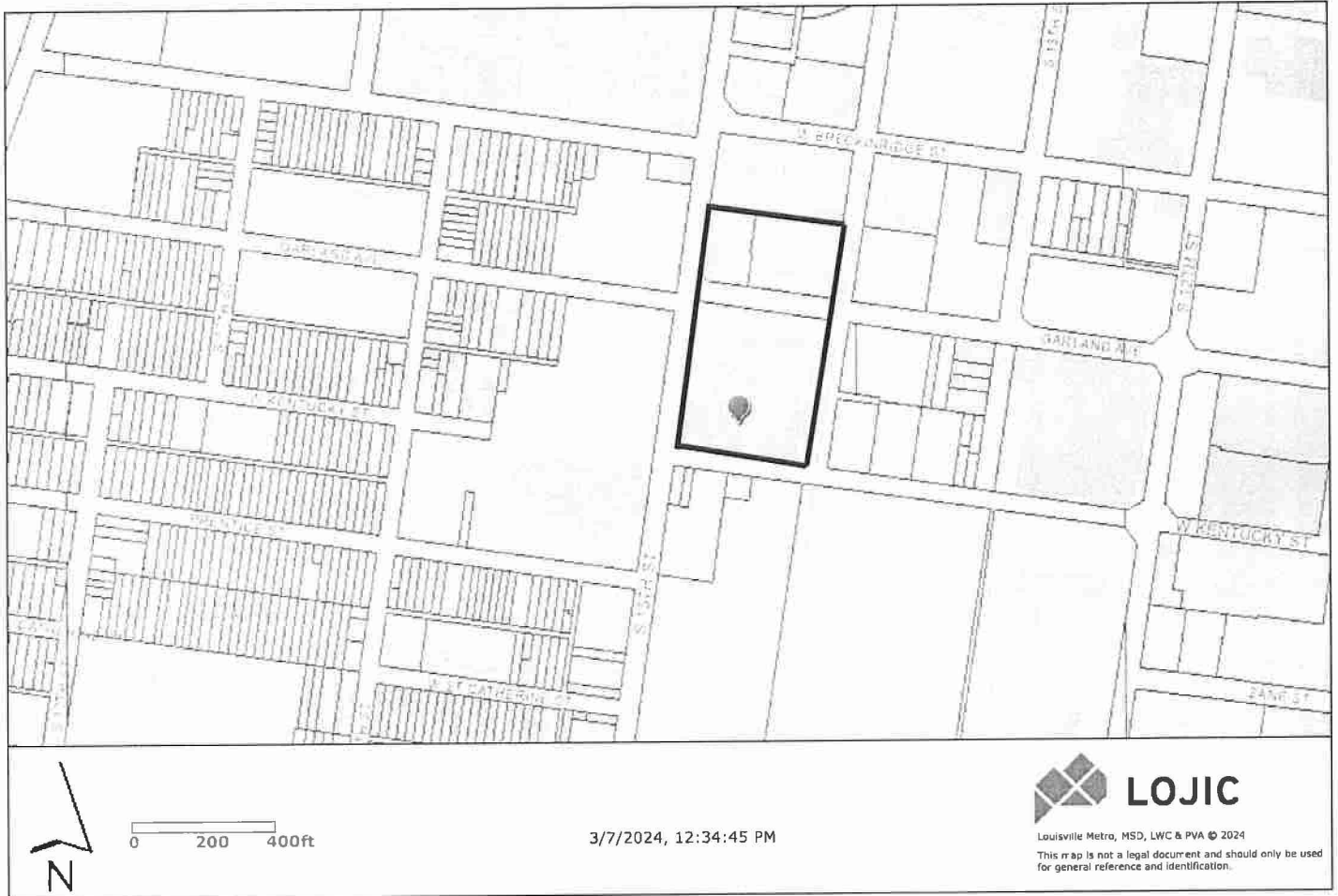
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After the Neighborhood Meeting

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>

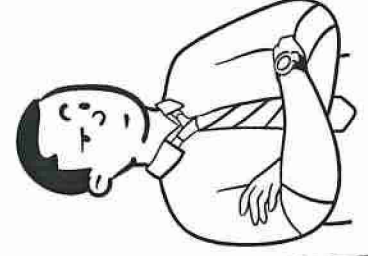
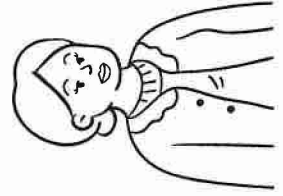
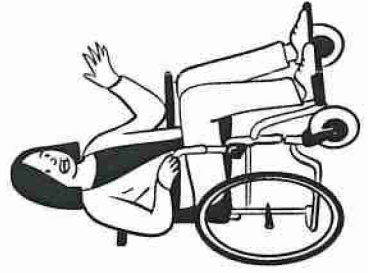
Staying Informed

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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