

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223  
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John C. Talbott  
Email: [JOHN@BARDLAW.NET](mailto:JOHN@BARDLAW.NET)  
Mobile: (502) 741-8783

June 11, 2024

RE: Neighborhood meeting for a proposed change in zoning from R-4 to O-R to allow a doctor's office on property located at 4251 Westport Road in the City of St. Matthews

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 a doctor's office to be located as above.

Accordingly, we filed a plan for pre-application review with Planning and Design Services (PDS) that was assigned case number **24-ZONEPA-0067** and case manager **Molly Clark**. The applicant is proposing to build a 10,330 sf doctor's office. Patient parking will be located in front of the building next to Westport Road with additional parking to the rear. 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 **Tuesday, June 25, 2024**, beginning at **6:00 p.m.** at **St. Matthews Eline Library** located at **3940 Grandview Avenue, Louisville, Kentucky**.

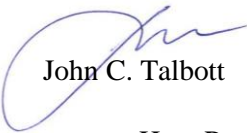
Enclosed for your review are the following:

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,



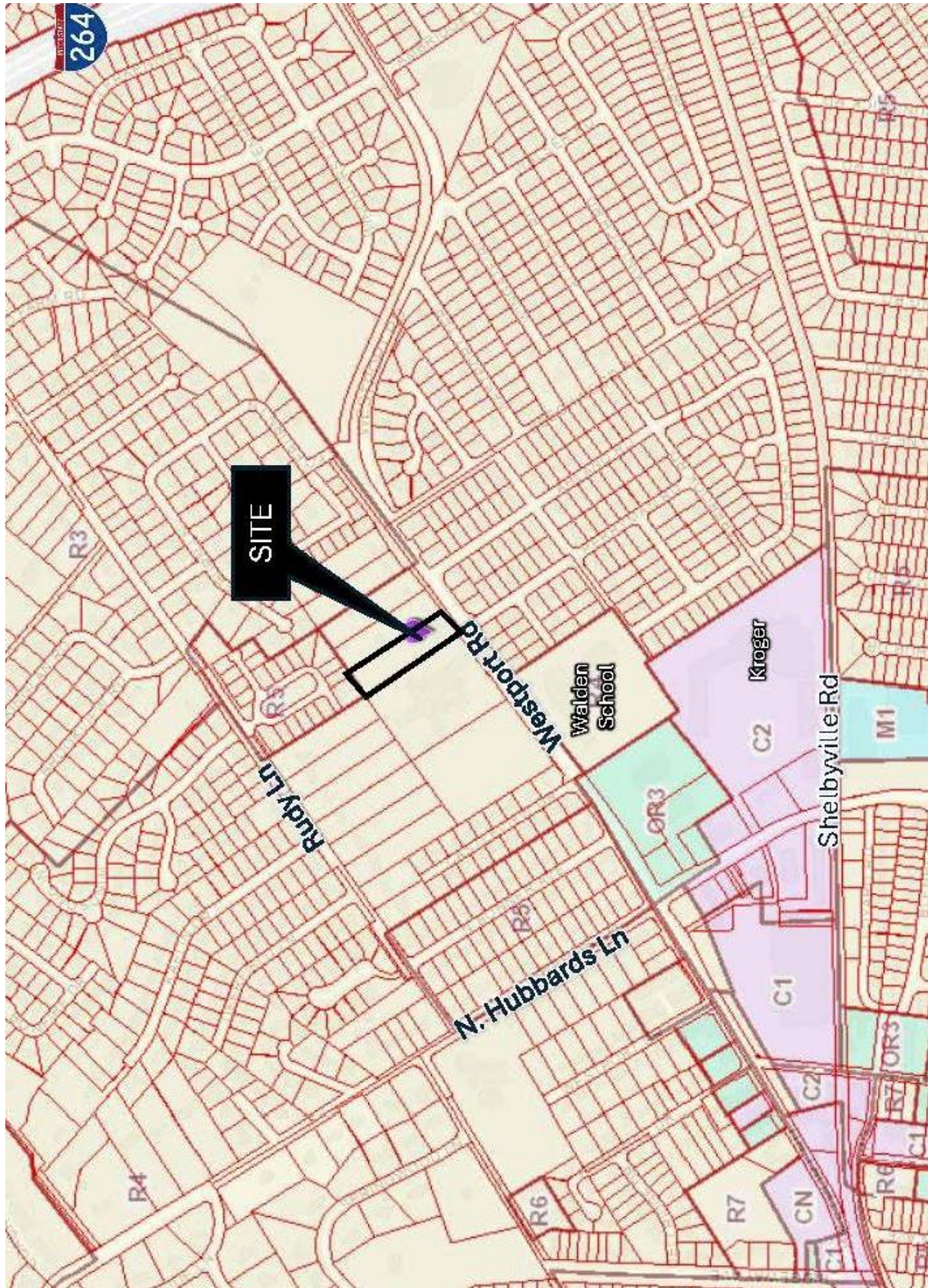
John C. Talbott

cc: Hon. Paula McCraney, Councilwoman, District 7  
Molly Clark, case manager with Planning & Design Services  
Michael Hill, AICP with Land Design & Development, Inc.  
F. Ryan Wermeling, MD, applicant

[illegible]



# LOJIC SITE LOCATION SHEET



## **DETAILED SUMMARY SHEET**

The applicant is seeking to rezone the property from R-4 to O-R to allow a doctor's office on the referenced property. The applicant is proposing to build a 10,330 sf doctor's office. Patient parking will be located in front of the building next to Westport Road with additional parking to the rear. A plan has been filed for pre-application review with Planning and Design Services (PDS) that was assigned case number **24-ZONEPA-0067** and case manager **Molly Clark**.

The property is located on the north side of Westport 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.

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., Suite 200  
Louisville, KY 40223  
John C. Talbott – (502) 741-8783  
[john@bardlaw.net](mailto:john@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Land Design & Development, Inc.  
503 Washburn Avenue, Suite 101  
Louisville, Kentucky 40222  
Attn: Michael Hill - (502) 426-9374  
[hill@ldd-inc.com](mailto:hill@ldd-inc.com)*

### **3. APPLICANT**

*F. Ryan Wermeling, MD  
Associates in Plastic Surgery  
4001 Kresge Way, Suite 220  
Louisville, KY 40207  
[ryan@drwermeling.com](mailto:ryan@drwermeling.com)*

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

*Molly Clark, Planner II  
Planning & Design Services  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-8656  
[Molly.Clark@louisvilleky.gov](mailto:Molly.Clark@louisvilleky.gov)*

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## **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>

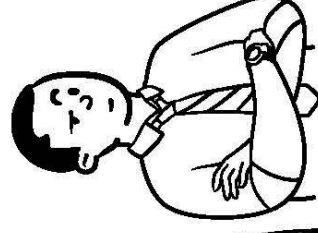
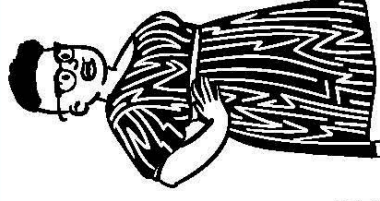
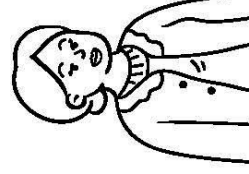
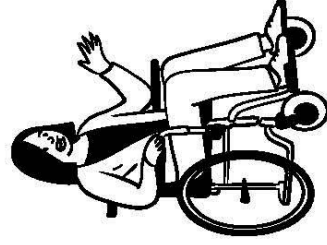
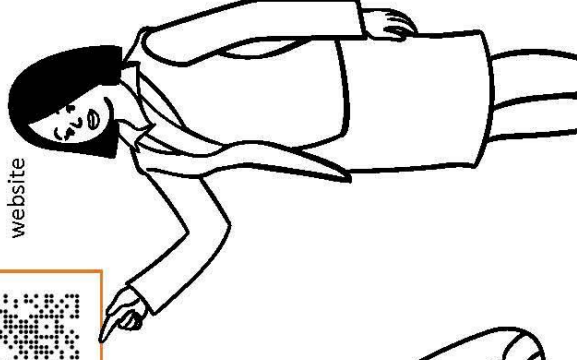
### Staying Informed

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 Office of Planning information.



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



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