



June 27, 2024

RE: Neighborhood Meeting
Property: 12414 Taylorsville Rd. (Rear of property with frontage only on Sweeney Lane)
Case: 24-CUPPA-0159

Dear Neighbor:

Our client, Buttry & Brown Development LLC, filed a conditional use permit (CUP) pre-application for the site located at the rear of 12414 Taylorsville Rd. The conditional use permit is to allow a daycare to operate on the site. The proposed daycare is not a part of the WaWa development. This is not a rezoning case. A CUP is issued for a specific use within the existing zoning classification on site.

The applicant is proposing a 11,020 S.F. building with associated parking on the approximately 1.8 acre lot. An ingress/egress located on Sweeney Lane is proposed to serve as the primary access to the daycare. Additionally, a vehicular connection to the neighboring WaWa development is proposed through a planned access drive.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the applicant and/or their representative. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting details are as follows:

Date: Wednesday, July 17th, 2024
Time: 6:00 p.m.
Location: Jeffersontown Branch Library
10635 Watterson Trail. Louisville, KY 40299

At this meeting, the applicant and/or their representative will explain the proposal and then discuss any concerns you may have. We encourage you to attend this meeting and to share your thoughts.

If you are unable to attend this meeting but would like to submit comments on the record for the proposal, please submit the comment in writing to the Planning and Design Services Case Manager listed below. Additionally, if you would like to further discuss this proposal before or after the meeting, please feel free to contact any of the individuals listed below.

Planning and Design Services Case Manager

Amy Brooks
Planning and Design Services
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: 502-574-4388
Email: amy.brooks@louisvilleky.gov

Applicant Representative

Stephen Brown
Buttry & Brown Development LLC
5801 Tennyson Parkway STE 150
Plano, TX 75024
Email: sbrown@buttry-brown.com

Plan Prepared by:

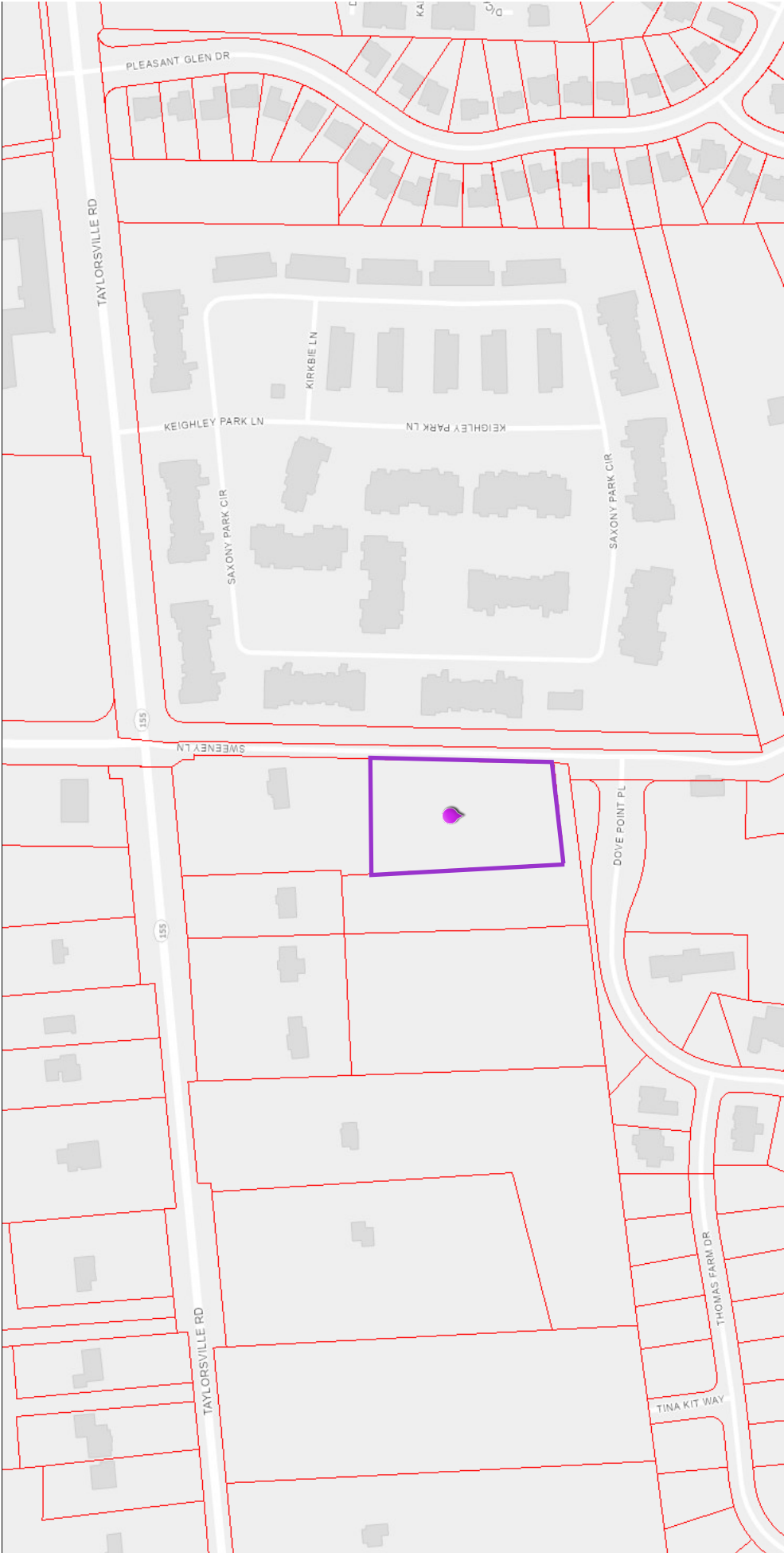
Sophia Mazzocco
Milestone Design Group
108 Daventry Lane, STE 300
Louisville, KY 40223
Phone: 502-327-7073
Email: smazzocco@milestonedesign.org

To view documents related to this proposal, please visit <https://louisvilleky.gov/government/planning-design> and click on “Search Planning Cases”, select the “Planning” tab, and search for case 24-CUPPA-0159. For your convenience, a map highlighting the subject property and the development plan have been attached to this letter.

To learn more about the rezoning process, please review the Citizen User Guide provided by Louisville Metro Planning and Design Services at <https://louisvilleky.gov/government/planning-design/citizen-user-guide>.

Best,

Sophia Mazzocco
Milestone Design Group
108 Daventry Lane, STE 300
Louisville, KY 40223
Phone: 502-327-7073
Email: smazzocco@milestonedesign.org

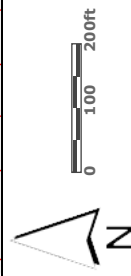


Location Map



Louisville Metro, MSD, UWC & PMA © 2024
This map is not a legal document and should only be used
for general reference and identification.

6/28/2024, 10:42:19 AM



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

