

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

August 27, 2024

RE: Neighborhood meeting for a proposed change in zoning from R-4 to C-1 to allow a mixed commercial-residential development at 6422 & 6808 Billtown Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our client Patrick Madden's zone change plan for a WaWa convenience store with fuel pumps plus restaurant, coffee shop and apartments to be located as above and as shown on the accompanying preliminary plan.

Accordingly, we have filed a plan for pre-application review with the Office of Planning that has been assigned case number **24-ZONEPA-0106**. We will provide the name of the case manager at the neighbor meeting.

Access to the site will be from Billtown Road and a future extension of Gelhaus Lane, called Veteran's Drive, according to plans long ago prepared by Metro Transportation Planning. At that meeting, we will show and explain this plan to you and your neighbors so that we might hear what thoughts, issues and concerns you may have.

The meeting will be held on **Tuesday, September 10, 2024**, beginning at **7:00 pm** at **Eastside Praise Ministry Center** located at **6300 Billtown Road, Louisville, Kentucky**. *[Please enter through the door under the smaller carport in Building "B".]*

Enclosed for your review are the following:

1. Preliminary development plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Summary sheet of the proposed project
4. Contact information sheet and how to obtain case info online from Office of Planning online customer service portal
5. Office of Planning "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 Nick at our law firm or either Kevin or Bianca at the land planning/engineering firm, all as listed below.

We look forward to our opportunity to visit with you.

Sincerely,



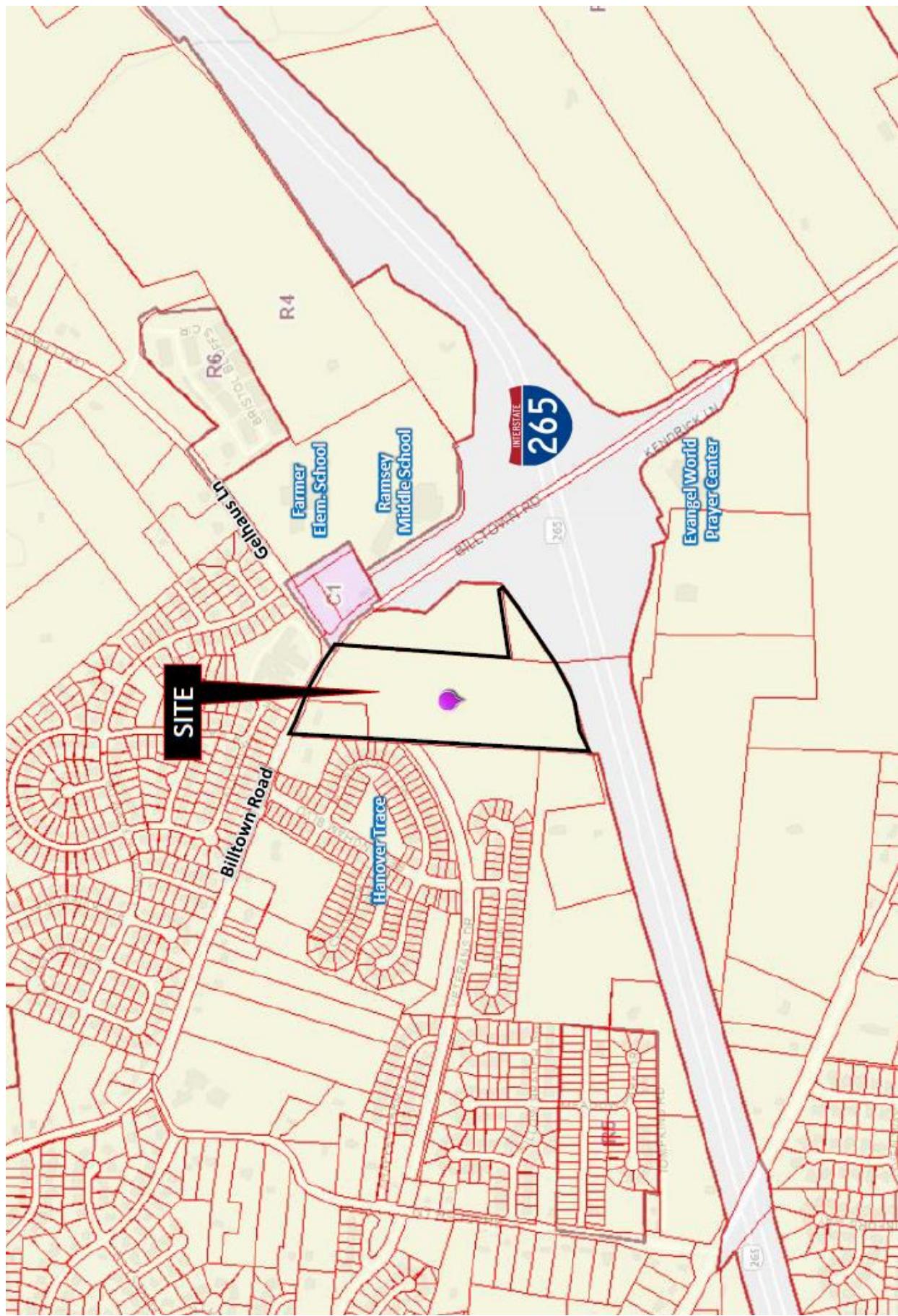
William B. Bardenwerper

cc: Hon. Robin Engel, Councilman, District 22
Hon. Stuart Benson, Councilman, District 20
Julia Williams, Planning Manager with the Office of Planning
Nick Pregliasco, Esq. attorney with Bardenwerper, Talbott & Roberts, PLLC (502-426-6688)
Kevin Young/Bianca Borges, landscape architects with Land Design & Development, Inc. (502-426-9374)
Patrick Madden, applicant with Billtown Road Dev, LLC

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



SUMMARY SHEET

The Applicant is proposing a zone change from R-4 to C-1 to allow a mixed commercial-residential project with a WaWa convenience store with fuel pumps, a restaurant, a coffee shop and apartments. We filed a plan for pre-application review with the Office of Planning that was assigned case number 24-ZONEPA-0106. At the meeting we will provide the name of the case manager. Access to the site will be from Billtown Road.

The property is located on Billtown Road just north of I-265 as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-4, and the existing form district is Neighborhood. Landscaping, screening with privacy fence and evergreen trees, and sizeable setback buffer areas will generally be as shown on the development plan which demonstrates 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 MSD connection.

The storm water management plan, which includes on-site detention, will 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, even though every effort has been made to assure accuracy, changes may be made to the development plan before the neighborhood meeting and also after it based on public comments and those of various agencies and the Metro Office of Planning. Any changes will be available for public review on the Office of Planning Online Customer Service Portal. Instructions on how to access this information is provided in the Metro Office of Planning’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 Metro Office of Planning 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. LANDSCAPE ARCHITECTS AND ENGINEERING FIRM

*Land Design & Development, Inc.
503 Washburn Ave., Ste. 101
Louisville, Kentucky 40222
Attn: Kevin Young or Bianca Borges – (502) 426-9374
young@ldd-inc.com or borges@ldd-inc.com*

2. ATTORNEYS

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., Suite 200
Louisville, KY 40223
Bill Bardenwerper or Nick Pregliasco – (502) 426-6688
wbb@bardlaw.net or nrp@bardlaw.net*

3. APPLICANT

*Billtown Road Dev, LLC
Attn: Patrick W. Madden
patmadden@hamburgplace.com*

4. CASE MANAGER OR SUPERVISOR

*Julia Williams, AICP – Planning Manager
Office of Planning
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-6942
julia.williams@louisvilleky.gov*

OFFICE OF PLANNING 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.

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.

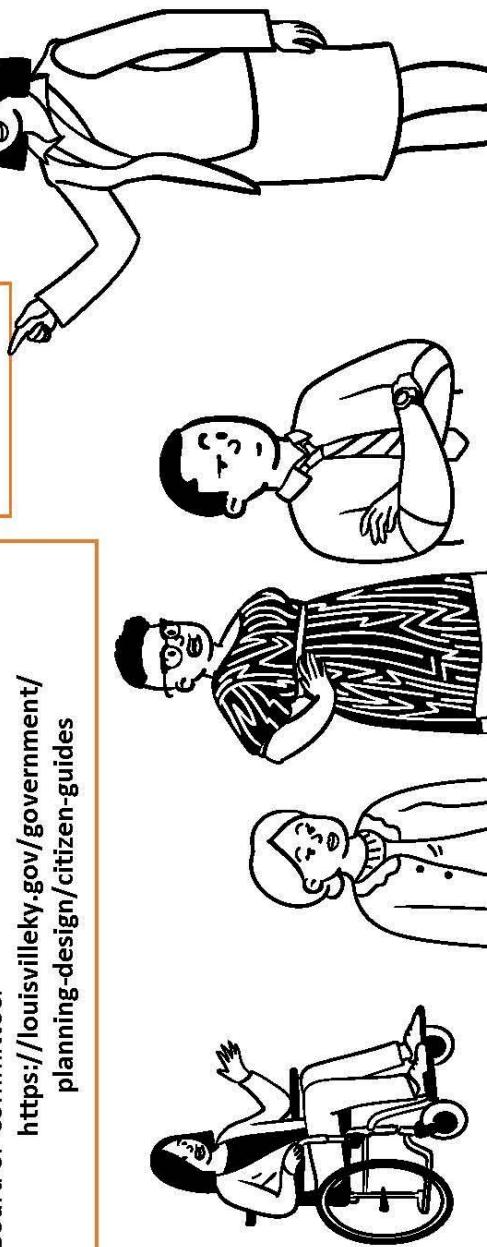
<https://louisvilleky.gov/government/planning-design/citizen-guides>

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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