



**Civil Engineering
Surveying
Land Planning
Construction Inspection**

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NOTICE OF NEIGHBORHOOD MEETING

Ken Thieneman Builder, Inc., intends to rezone the property listed below from R-4 to PRD (Planned Residential Development) to allow for construction of single family housing.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposed rezoning before the full Subdivision Plan application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan, and discuss this proposed project with the developer and the project engineers. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

PROJECT ADDRESS: **7304 Vaughn Mill Road**

CASE#: **24-zonepa-0107**

The meeting to discuss this Subdivision Plan will be held on:

DATE/TIME: **Wednesday, SEPTEMBER 11TH 2024 at 6:00 PM**

LOCATION: **Jefferson County Government Center**

7201 Outer Loop #129

Louisville, KY 40228

To view documents related to this proposal, please visit:

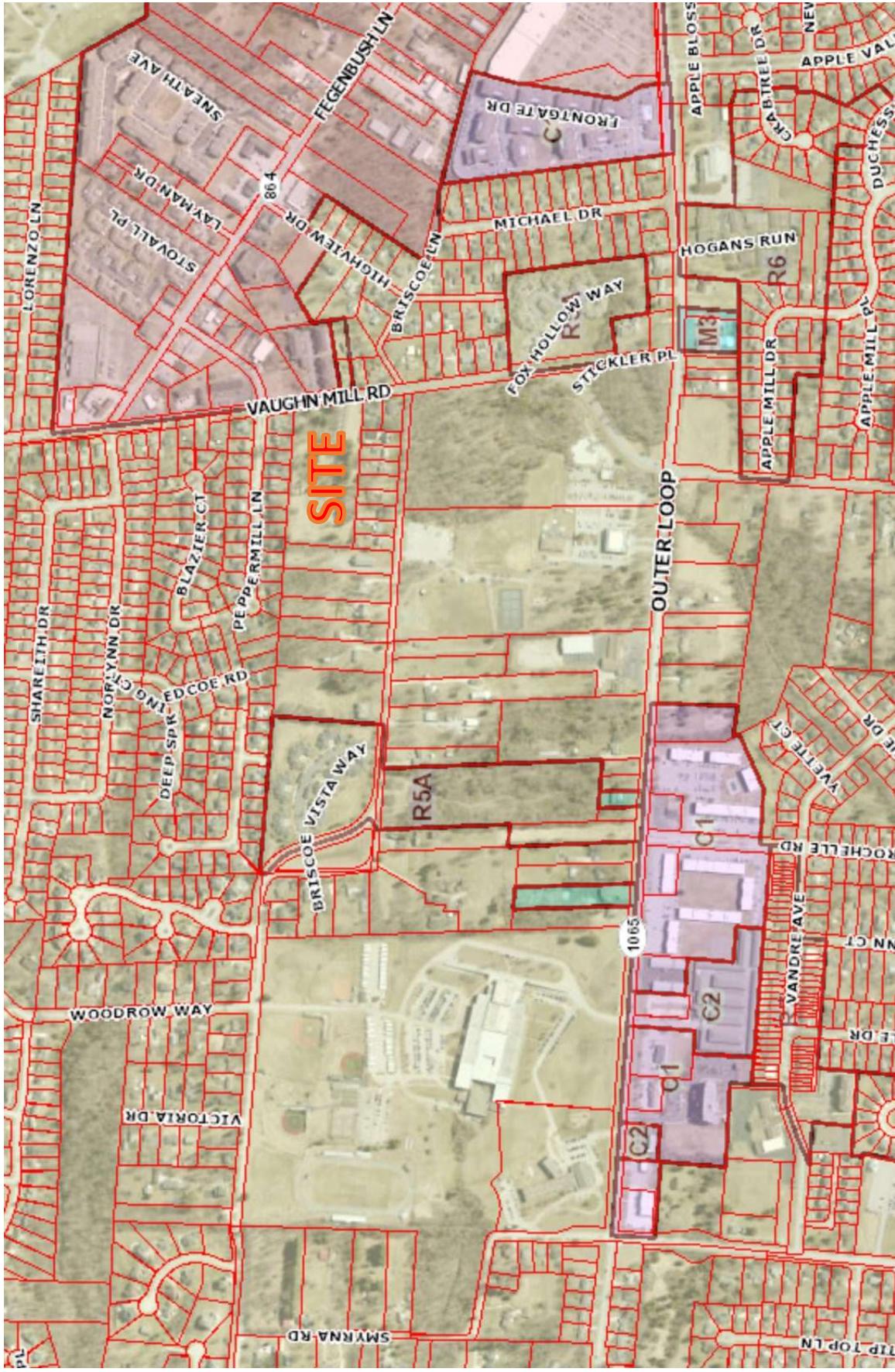
<http://louisvilleky.gov/government/office-planning> and click on *Search Case Information*

If you have questions about this proposal, or would like to view the case file, please contact Louisville Metro Planning & Design Services at:

Metro Development Center
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

Vaughn Haven Subdivision (Zoning Map)

Planned Residential Development Homes



Vaughn Haven Subdivision

Planned Residential Development Homes



SITE PLAN
GRAPHIC SCALE SUPERSEDES NUMERIC SCALE
0 25' 50' 100'
TRUE NORTH
SCALE: 1" = 50'



DETAILED SUMMARY

Our client, the applicant, Ken Thieneman Builder, INC is seeking a Rezoning of this site from R-4 to PRD (Planned Residential Development) and Major Subdivision Plan Approval under the Land Development Code (the “LDC”) to improve property located at 7304 Vaughn Mill Road, as shown on the attached “LOJIC Site Location” attachment. We filed a plan for rezoning application review with the Division of Planning and Design Services (DPDS) that has been assigned case number 24-zonepa-0107 and case manager, Dante St. Germain.

The present zoning for the property is R-4 Residential, with a form district of Neighborhood, which will remain the same. The landscaping, screening and buffering will be in compliance with Chapter 10 of the Land Development Code and provided prior to the issuance of a building permit. A tree preservation plan will be provided to the planning commission’s staff landscape architect for approval for the subdivision as required. Sanitary sewers will be extended from the existing MSD sewer system. Road access will remain from Lovers Lane per the currently approved subdivision plan.

NOTICE OF POTENTIAL CHANGES. Please be advised that this “Detailed Summary” is required to be provided in order to schedule the “neighborhood meeting” and to begin the application process. While every effort is made to make it accurate, changes will likely be made to the development plan before or after the neighborhood meeting, and after various agencies and DPDS staff review the plan. Those changes will be available for review with Louisville Metro Planning & Design’s Online Customer Service Portal. Instructions how to access this information is provided in the last exhibit. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the DPDS case manager if you have any questions, or contact any others listed on the Contact Information Page where contact information is provided.

CONTACT INFORMATION

1. ENGINEERING FIRM

Bluestone Engineers, PLLC

4350 Brownsboro Road, Suite 110

Louisville, KY 40207

Attn: Chris Crumpton – 502-292-9288

chris@bluestoneengineers.com

2. APPLICANT

KEN THIENEMAN BUILDER, INC.

833 Valley College Drive, Suite 1

Louisville, KY 40272

Attn: Ken Thieneman

3. CASE MANAGER OR SUPERVISOR

Dante St. Germain

Metro Planning & Design Services

444 South 5th Street, Suite 300

Office: 502-574-5159

dante.st.germain@louisvilleky.gov

<https://louisvilleky.gov/government/office-planning>

LOUISVILLE METRO PLANNING & DESIGN'S ONLINE CUSTOMER SERVICE PORTAL

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 **24-zonepa-0107** in Record

Number” box and 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

