

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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Nicholas R. Pregliasco
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March 12, 2025

RE: Neighborhood meeting for a proposed zone change from OR-1 to C-1 and a possible Form District change to Suburban Marketplace Corridor to allow a 2-bay drive-thru oil change facility located at 2127 Bashford Manor Lane

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a drive-thru oil change facility to be located as above.

Accordingly, a plan was filed for pre-application review with the Office of Planning that was assigned case number **25-ZONEPA-0022** and case manager **Mark Pinto**. The applicant is proposing a 1,361 square foot drive-thru oil change facility with 2 bays. Access to the site will be provided through a right in/right out on Bashford Manor Lane as well as a right in/right out on Bardstown Road. 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 **Wednesday, March 26, 2025**, beginning at **6:00 p.m.** at the **City of West Buechel Assembly Hall** located at **3705 Bashford Avenue, Louisville, KY 40218**.

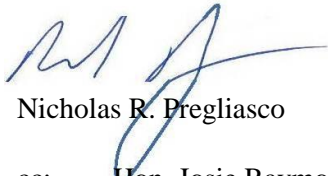
Enclosed for your review are the following:

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 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 me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,



Nicholas R. Pregliasco

cc: Hon. Josie Raymond, Councilwoman, District 10
Hon. Brent T. Ackerson, Councilman, District 26
Mark Pinto, case manager with Office of Planning
Sophia Mazzocco with Milestone Design Group, Inc.
Grant Gilbert, applicant representative with Take 5 Carolinas
Bill Burdwood, Durban Development

The map shows a residential area with various streets including Bardonia Rd, Bardonia Manor Ln, and others. A red square marks the 'SITE' location, which is situated near the intersection of Bardonia Rd and Bardonia Manor Ln. Other landmarks like Costco and Lowes are also indicated with blue callouts. The map is color-coded with different shades of green and yellow to represent different land use zones.

DETAILED SUMMARY SHEET

The applicant is seeking a zone change from OR-1 to C-1 and a possible form district change to Suburban Marketplace Corridor to allow a 2-bay drive-thru oil change facility. The applicant is proposing a 1,361 square foot drive-thru oil change facility with 2 bays. Access to the site will be provided through a right in/right out on Bashford Manor Lane as well as a right in/right out on Bardstown Road. A plan has been filed for pre-application review with the Office of Planning that was assigned case number **25-ZONEPA-0022** and case manager **Mark Pinto**.

The property is located on the north side of Bashford Manor Lane at its intersection with Bardstown Road as shown on the attached "LOJIC Site Location" attachment.

The present zoning is OR-1. The present form district is Neighborhood with no proposed changes 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 existing 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 Office of Planning staff review. 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 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 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. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
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Nicholas R. Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Sophia Mazzocco, EIT
Milestone Design Group, Inc.
108 Daventry Lane, Suite 300
Louisville, KY 40223
502.327.7073 ext. 6
smazzocco@milestonedesign.org*

3. APPLICANT

*Grant Gilbert
Take 5 Carolinas
grant@take5carolinas.com*

4. CASE MANAGER OR SUPERVISOR

*Mark Pinto
Office of Planning
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5170
Mark.Pinto@louisvilleky.gov*

OFFICE OF PLANNING'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

