



Legal Counsel.

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April 18, 2025

RE: **25-ZONEPA-0045**

Dear Neighbor:

Our client, Bsweet Properties, LLC recently submitted a Change in Zoning Pre-Application to allow for the development for a small retail development on the properties located at 9115 and 9119 Preston Highway. The proposed plan places the building at the corner of the subject property closest to the intersection, with the parking and buffering along the east side of the property. The proposal also contains access from both Preston Highway and Manslick Road.

We are inviting nearby owners, residents, and other neighborhood stakeholders to a meeting to discuss the proposal as indicated below.

MEETING:

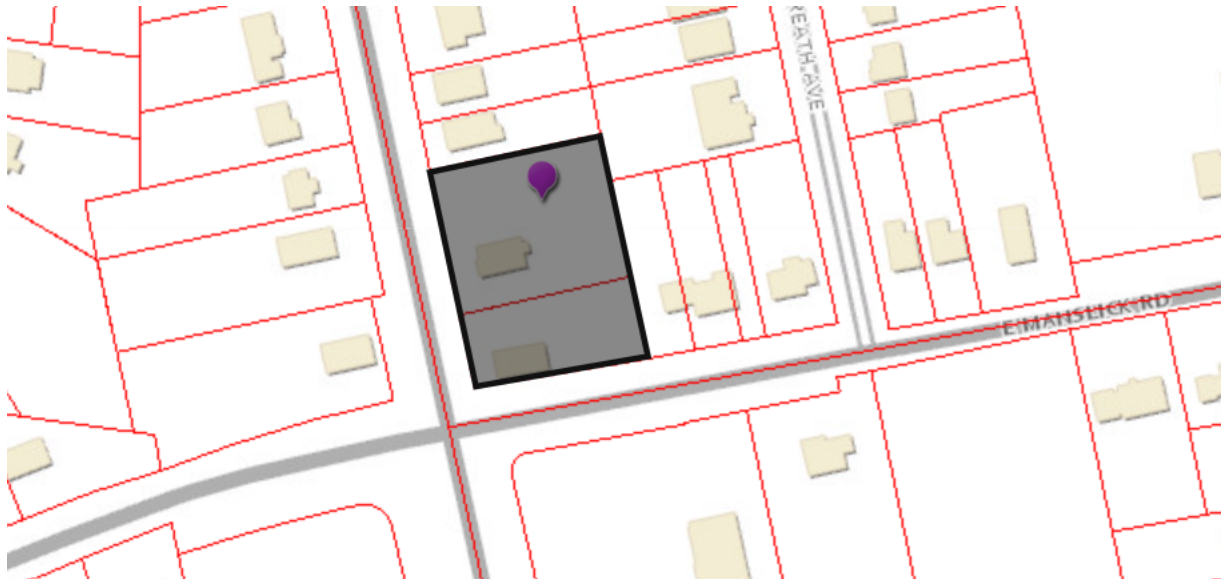
Location: South Central Regional Library
7300 Jefferson Blvd.
Louisville, KY 40219

Date: May 7, 2025

Time: 6:00 p.m. – 7:30 p.m.

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**
The proposal will allow the applicant to develop a small retail development at the corner of Preston Highway and E. Manslick Road as shown on the attached plans. Access to the site will be provided on Preston Highway and E. Manslick Road.
2. **Proposed Development Plan**
Attached please find a copy of the proposed development plan for your review.
3. **Location of Proposed Project**
Please see the below map showing the location of the properties for the proposed developments.



4. **Contact Information**
Planning and Design Services
Molly Clark
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: 502-574-8656
Email: Molly.Clark@louisvilleky.gov

Attorney for Applicant
Clifford H. Ashburner
Dinsmore & Shohl, LLP
101 S Fifth Street, Suite 2500
Louisville, KY 40202
Phone: 502-540-2300
Email: Clifford.Ashburner@dinsmore.com

Plans prepared by:
Paul Primavera & Associates
301 E. Chestnut Street
Corydon, Indiana 47112
Phone: 812-738-4124

If you are unable to attend this meeting and would like to submit comments on the record, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

5. **Case Information**
To obtain documents related to these proposals, please visit:
<http://louisvilleky.gov/government/planning-design> and click on Search Case Information, select the planning tab, and enter 25-ZONEPA-0045.
6. **After the Neighborhood Meeting**
Attached please find a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design Services for your review.

April 18, 2025

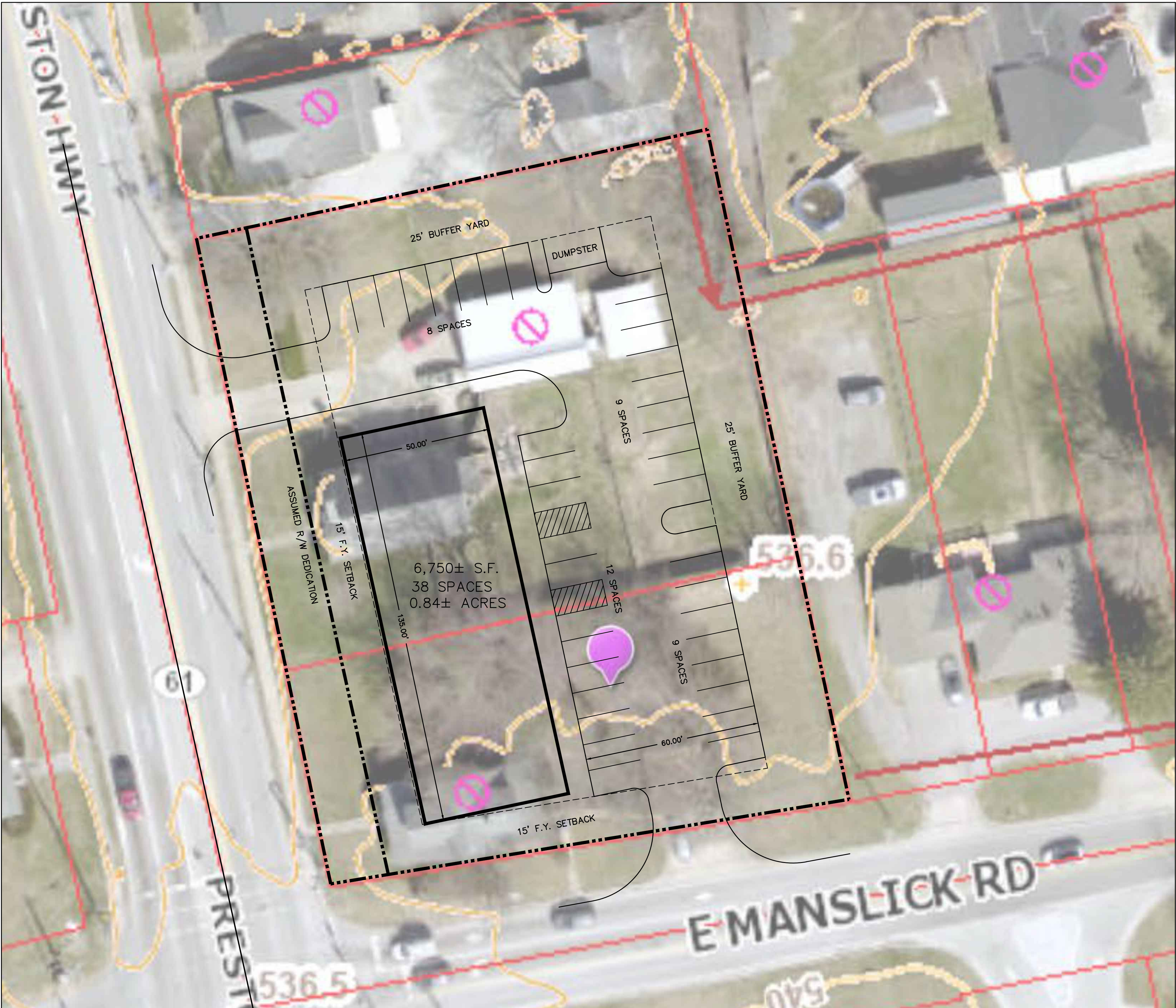
Page 3

If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Clifford H. Ashburner", with a long horizontal flourish extending to the right.

Clifford H. Ashburner



PLAN IS FOR CONCEPT AND DISCUSSION PURPOSES ONLY.
PLAN HAS NOT BEEN REVIEWED BY GOVERNING AGENCIES.
STORMWATER DETENTION HAS NOT BEEN DESIGNED AND MAY AFFECT THE FINAL LAYOUT.
A BOUNDARY SURVEY HAS NOT BEEN PERFORMED AND MAY AFFECT THE FINAL DESIGN.
SUBJECT TO PUBLIC WORKS REVIEW AND APPROVAL.

Table 10.2.1 Intensity Classes and Zoning Districts		
INTENSITY CLASS	ZONING DISTRICTS	STEP 1 Determine intensity class for the proposed use and adjacent sites.
1	R-R, R-E, R-1, R-2, R-3, R-4, R-5, PRD, R-5B, PVD, PD (single family residential use)	
2	R-SA, R-6, R-7, U-N, TNZD, Institutional Uses, PD (multi-family residential use)	
3	R-8A, OR, OR-1, OR-2, OR-3, OTF, C-R, W-1 residential use), W-2 (residential use), PD (office use)	
4	C-N, C-1, C-2, M-1, C-M, PTD, W-1 (commercial use), W-2 (commercial use), PD (commercial use), PEC (commercial use)", "PRO"	
5	M-2, M-3, EZ-1, PD (industrial use), PEC (industrial uses), W-1 (industrial use), W-2 (industrial use), W-3, utility substations, landfills, treatment plants or similar uses, cell towers	
1-These Zoning Districts have additional landscape and buffering requirements		

Landscape buffer areas between C-3 zones (outside of Downtown Form District) could be added per the Planning Director as appropriate based on compatibility with surrounding uses.

Exceptions to the buffering requirements can be found in Section 10.2.5

All development subject to this Part, as defined in Section 10.2.2, shall provide Landscape Buffer Areas and plantings as defined in Tables 10.2.2, 10.2.3 and 10.2.4. Associated with each Landscape Buffer Area requirement is a planting density requirement. The planting density requirement indicates the minimum amount of landscape material to be provided within each Landscape Buffer Area to ensure an appropriate screen.

Step 2
Based on intensity
class of proposed
and adjacent uses,
determine
applicable entries
in Tables 10.2.3
and 10.2.4

Table 10.2.2 LBA Size and Planting Requirements				
Intensity Class of Adjacent Site	Proposed Use			
	2	3	4	5
1	8.2**	B.3	C.4	D.4
2		A.2	C.4	D.4
3			B.4	C.4
4				A.1

** - Letter entries in this table reference Table 10.2.3; numbers refer to requirements of Table 10.2.4.

Table 10.2.3 Buffer Yard Widths and Multipliers		
Landscape Buffer Area Type	Width Options (in feet)	Planting Density Multiplier ¹
A	5'	2
	10	1.5
	15	1
	20	1
B	10'	1.5
	15	1.5
	20	1
	25	1.5
C	15'	1.5
	20	1
	25	1.5
	30	1
D	25'	1.5
	30	1.5
	35	1
	40	1

STEP 3
Select Buffer Yard
width option and
associated planting
multiplier.

- This option is only available in the Traditional Neighborhood, Traditional Workplace and Traditional Marketplace Corridor and Town Center Form Districts.
- The Planting Density Multiplier allows for a reduction in the size of Landscape Buffer Areas with a provision of an increased number of trees to offset the reduction in buffer width. (A "2" multiplier requires twice the number of trees to be planted as required in Table 10.2.4.)

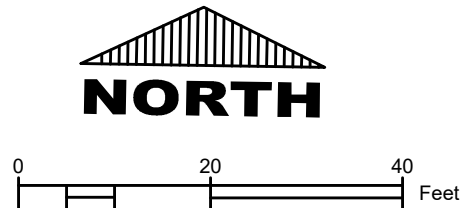
Table 10.2.4 Planting Density and Screening				
Planting Density Requirement Categories (per 100 linear feet)				
1	2	3	4	Step 4: Identify required plantings and screening
2 Large (Type A), Medium (Type B) or Small (Type C) trees + 3 foot screen	2 Large (Type A) or Medium (Type B) trees + 6 foot screen	3 Large (Type A) or Medium (Type B) trees + 6 foot screen	3 Large (Type A) or Medium (Type B) trees + 6 foot screen	

EXAMPLE
In the Neighborhood Form District, construction of a C-1 retail establishment (Intensity Class 4) is proposed adjacent to the Adjacent (Intensity Class 1). A "C-1" buffer is required. A 35 foot buffer strip, 8 foot screening fence and 3 large trees per 100 feet of perimeter are required. The developer has the option of decreasing the buffer to 25 feet, and increasing the number of trees to 4.5 per 100 feet of common boundary with the R-4 property. If the site were in the Traditional Neighborhood Form, the developer would have the option of a 15 foot buffer, with 4.5 trees per 100 feet.

Table 5.3.2 Dimensional Standards: Non-Residential Uses

Maximum Building Footprint	Min. Front and Side Setback	Max. Front and Side Setback	Non-Res to Res Setback (No Loading) ¹	Non-Res to Res Setback (Loading) ²	Max. Building Height	Max. Building Height Residential Top Floor ³
0,000 sq ft	10 ft	80 ft.*	15'	25'	25 ft.	35 ft.
0,001 to 30,000 sq ft	10 ft.	80 ft.*	30'	50'	30 ft.	40 ft.
30,001 to 80,000 sq ft	10 ft	150 ft.	50'	75'	35 ft.	45 ft.

Footnote: Sustainable Permit Projects are subject to maximum height limits 10' greater than listed in this Table.
¹ Width of buffer required in side or rear yard if adjacent to residential development and if no loading facilities (loading docks, vehicle storage or trash containers) on that side of the non-residential use.
² Width of buffer required if loading facilities located on corresponding side of non-residential use.
³ The maximum building height of mixed-use structures may be increased by 15 feet if residential uses occupy at a minimum the upper-most story.
⁴ The maximum front and street side setback requirement for non-residential uses shall be 95 feet when the subject property is located on a parkway, as designated within Chapter 10 of this Land Development Code



By

Description

Date

Revision

7:

6:

5:

4:

3:

2:

1:

Sketch Plan

Preston Hwy & Manslick Road

301 E. Chestnut Street
Corydon, IN 47112
Tel: (812) 738-4124
Fax: (812) 738-6740

PAUL PRIMAVERA & ASSOCIATES

Date: 02-26-2025

Drafted By: EJM

Checked By: JMC

Directory:

File:

Job No.:

Drawing No.
1 OF 1

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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