

# 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](http://WWW.BARDLAW.NET)

John C. Talbott  
Email: [JOHN@BARDLAW.NET](mailto:JOHN@BARDLAW.NET)  
Mobile: (502) 741-8783

July 25, 2025

RE: Follow-up neighborhood meeting for a proposed change in zoning from R-4 to M-2 and a proposed change in form district from Neighborhood to Suburban Workplace to allow a contractor shop to remain in the two existing buildings totaling 4,341 sf, with truck parking on property located at 4215 & 4217 E. Indian Trail

Dear Neighbor:

We are writing to invite you to a follow-up neighborhood meeting to the one held on January 15, 2025 to again present neighbors with our zone change plan and now change in form district to allow a contractor shop and truck parking to be located as above.

A plan for review was filed with The Office of Planning that was assigned case number **25-ZONE-0013** and case manager **Mark Pinto**. The applicant is proposing for the existing 3,510 sf and 831 sf buildings to remain as a contract shop with proposed truck parking (including heavy truck parking) and storage on the property, with some service on vehicles as well. Access is provided from East Indian Trail. We would like to show and explain this plan to neighbors before the Planning Commission hearing that will be scheduled soon.

In that regard, a meeting will be held on **Wednesday, August 13<sup>th</sup>, 2025**, beginning at **6:00 p.m.** at the **Derby City Gaming, Winners Circle Room** located at **4520 Poplar Level Road, Louisville, Kentucky 40213**.

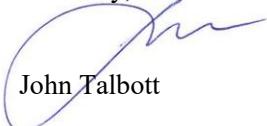
Enclosed for your review are the following:

1. The development plans 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.

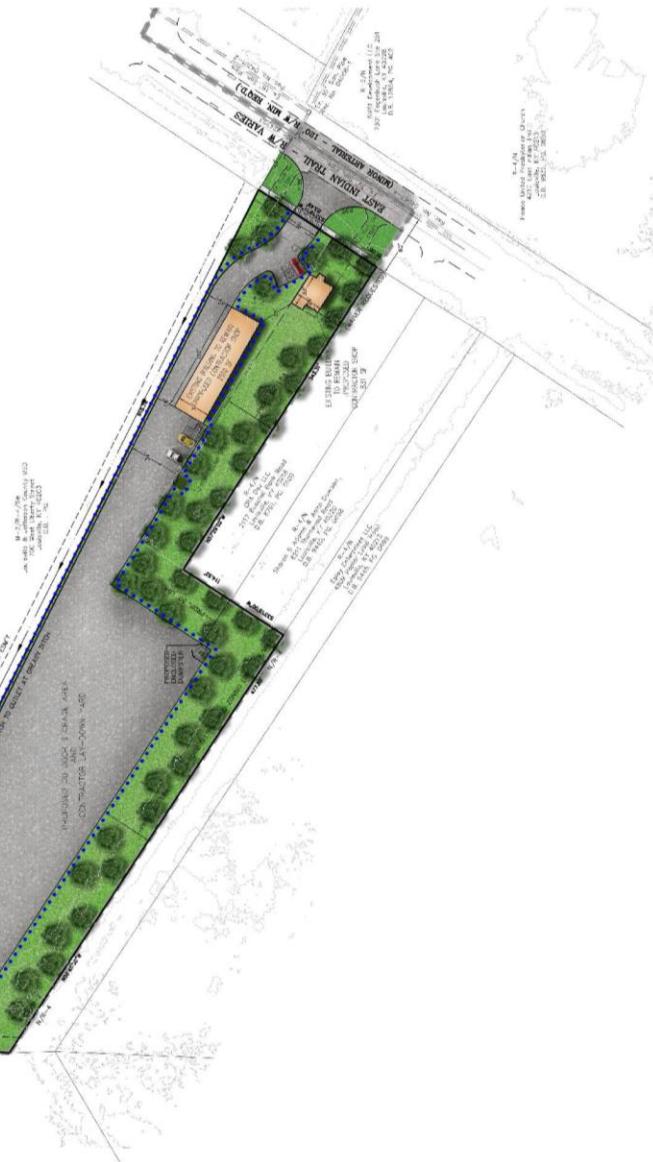
Sincerely,



John Talbott

cc: Hon. Pat Mulvihill, Councilman, District 10  
Hon. Barbara Shanklin, Councilman, District 2  
Mark Pinto, Case Manager with Office of Planning  
Derek Triplett with Land Design & Development, Inc.  
Saji S. Mohammad, applicant representative with Tira Investments L.L.C.

# DEVELOPMENT PLAN

 <p><b>LOCATION MAP</b> NOT TO SCALE</p>		<p>PROJECT DATA</p> <table border="1"> <tr> <td>1.11 Ac. (156,394 SF)</td> <td>1.11 Ac. (156,394 SF)</td> </tr> <tr> <td>TOTAL SITE AREA</td> <td>M-2</td> </tr> <tr> <td>PROPOSED ZONING</td> <td>RESIDENTIAL</td> </tr> <tr> <td>PROPOSED FORM OF DISTRICT</td> <td>RESIDENTIAL</td> </tr> <tr> <td>LODGING USE</td> <td>RESIDENTIAL</td> </tr> <tr> <td>BUILDING REPORT</td> <td>1 STORY (NS MAX, ALLORED)</td> </tr> <tr> <td>BUILDING AREA</td> <td>4,341 SF</td> </tr> <tr> <td>LA REQUIRED</td> <td>5,339 SF</td> </tr> <tr> <td>LA PROVIDED</td> <td>5,400 SF</td> </tr> <tr> <td colspan="2">PARKING PROVIDED</td> </tr> <tr> <td>1.21 SF / 1,000 SF MIN.</td> <td>1.21 SF / 1,000 SF MAX.</td> </tr> <tr> <td>4.35 SF / 1,000 SF MAX.</td> <td>4.35 SF / 1,000 SF MAX.</td> </tr> <tr> <td colspan="2">PARKING PROVIDED</td> </tr> <tr> <td colspan="2">TOTAL SITE DISTRIBUTIVE SERVICE PROVIDED</td> </tr> <tr> <td colspan="2">PROPOSED MERVIOUS SURFACE</td> </tr> </table>		1.11 Ac. (156,394 SF)	1.11 Ac. (156,394 SF)	TOTAL SITE AREA	M-2	PROPOSED ZONING	RESIDENTIAL	PROPOSED FORM OF DISTRICT	RESIDENTIAL	LODGING USE	RESIDENTIAL	BUILDING REPORT	1 STORY (NS MAX, ALLORED)	BUILDING AREA	4,341 SF	LA REQUIRED	5,339 SF	LA PROVIDED	5,400 SF	PARKING PROVIDED		1.21 SF / 1,000 SF MIN.	1.21 SF / 1,000 SF MAX.	4.35 SF / 1,000 SF MAX.	4.35 SF / 1,000 SF MAX.	PARKING PROVIDED		TOTAL SITE DISTRIBUTIVE SERVICE PROVIDED		PROPOSED MERVIOUS SURFACE	
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<p><b>GENERAL NOTES:</b></p> <p>1. Driveway areas and driveway times to be a hard and durable surface. 2. An encroachment permit and bond will be required for all work done in this right-of-way. 3. All work done in the right-of-way must be in accordance with the applicable city, state, and federal regulations. 4. Site lighting is to be no more than 100' from the eyes of drivers. If it does, it shall be re-aimed, shielded, or directed so as to not be in the eyes of drivers. 5. Construction fencing shall be erected prior to any construction or grading activities preventing the public from entering the site. 6. Construction equipment and vehicles shall be presentable to the public at all times. 7. Construction equipment and vehicles shall be secured prior to any construction or grading activities. 8. Construction vehicles and equipment shall be secured during non-working hours. 9. Wheel bags or carting of dirt shall be provided as a presentable to the public. 10. Construction equipment and vehicles shall be presentable to the public. 11. Street trees and plantings shall be presentable to the public. 12. Construction plans, blue prints, and permit are required by Metro Parks and Recreation prior to construction. 13. All construction plans on this plot are based on 1/4" per foot scale, accurate through 1/4" increments. A surveyor's stamp placed on the plot plan is not an acceptable scale. 14. All construction plans on this plot are based on 1/4" per foot scale, accurate through 1/4" increments. A surveyor's stamp placed on the plot plan is not an acceptable scale. 15. The developer shall be required prior to the issuance of building permits. 16. Major proposed structures will be screened in accordance with LUC 4.4.9. 17. All utility companies will be required prior to issuance of building permits.</p>		<p><b>MSD NOTES:</b></p> <p>1. MSD - Major Sewer District. To construction plans approved. 2. All related plans must have individual connections per MSD's site, use, and zoning policy. 3. Construction plans shall be submitted to MSD for review and approval. Construction plans shall be submitted to the City of Bellevue, King County, and the State of Washington for review and approval. 4. All fees required by the City of Bellevue, King County, and the State of Washington shall be submitted to the City of Bellevue, King County, and the State of Washington. 5. No portion of this site is within the (10) year flood plain per FIRM Aug. 2011 C-10077 F.</p> <p>6. Drainage pattern specified by plans (map) is for construction purposes. 7. The use of the drainage outlet or equipment shall be required prior to MSD grouting. 8. Site will be sold back to MSD. Required Facilities Fee is 1.5 but plan contains an offsite utility. 9. All plans shall be submitted to MSD for review and approval. Construction plans shall be submitted to the City of Bellevue, King County, and the State of Washington for review and approval. 10. The fee structure of this project must be in accordance with MSD water quality regulations established by MSD. 11. All MSD enforcement comes and be required prior to issue of permits.</p>																															
 <p><b>GRAPHIC SCALE</b> (IN FEET) 1 inch = 50 ft</p>		<p><b>TREE CANOPY CALCULATIONS</b></p> <table border="1"> <tr> <td>TOTAL SITE AREA</td> <td>156,394 SF</td> </tr> <tr> <td>EXISTING TREE CANOPY AREA</td> <td>0.42 (27%)</td> </tr> <tr> <td>DEVELOPMENT AREA (156,394 SF - 10,000 SF)</td> <td>146,394 SF</td> </tr> <tr> <td>TOTAL NEW CANOPY AREA (146,394 SF - 4,341 SF)</td> <td>142,053 SF</td> </tr> <tr> <td>TOTAL TREE CANOPY AREA TO BE PROVIDED</td> <td>302 (40%) SF</td> </tr> </table> <p><b>TYPICAL PARKING SPACE LAYOUT</b> NO SCALE</p>		TOTAL SITE AREA	156,394 SF	EXISTING TREE CANOPY AREA	0.42 (27%)	DEVELOPMENT AREA (156,394 SF - 10,000 SF)	146,394 SF	TOTAL NEW CANOPY AREA (146,394 SF - 4,341 SF)	142,053 SF	TOTAL TREE CANOPY AREA TO BE PROVIDED	302 (40%) SF																				
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<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>LANDSCAPE STRUCTURE</li> <li>LANDSCAPE PLANT</li> <li>PROPOSED DRIVEWAY</li> <li>PROPOSED SIDEWALK</li> <li>PROPOSED BOUNDARY LINE</li> <li>PROPOSED PROPERTY LINE</li> <li>PROPOSED LIMITS OF DISBURSEMENT</li> </ul>		<p><b>STATE ADDRESS:</b> 4015 EAST INDIAN TRAIL LOT BLOCK 1, KATONAH T13 D.U. 12765, PG. 600</p> <p><b>STATE ADDRESS:</b> 4217 EAST INDIAN TRAIL LOT BLOCK 1, KATONAH T13 D.U. 12764, PG. 6014</p> <p><b>COUNCIL DISTRICT:</b> 10 CASE # 25-ZONE-0013 WMA# 12250</p>																															

## LOGIC SITE LOCATION



## **DETAILED SUMMARY SHEET**

The applicant is seeking a zone change from R-4 to M-2 and form district change from Neighborhood to Suburban Workplace to allow a contractor shop to remain in the two existing buildings totaling 4,341 sf, with truck parking. The applicant is proposing for the existing 3,510 sf and 831 sf buildings to remain as a contract shop with proposed truck parking (including heavy truck parking) and storage on the property, with some service on vehicles as well. Access is provided from East Indian Trail. A plan has been filed for review with the Office of Planning that was assigned case number **25-ZONE-0013** and case manager **Mark Pinto**.

The property is located on the west side of E. Indian Trail as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-4 and the present form district is Neighborhood. 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 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  
1000 N. Hurstbourne Pkwy., Suite 200  
Louisville, KY 40223  
John C. Talbott – (502) 741-8783  
[John@bardlaw.net](mailto:John@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Land Design & Development, Inc.  
502 Washburn Avenue  
Louisville, KY 40222  
Derek Triplett - (502) 426-9374  
[Triplett@ldd-inc.com](mailto:Triplett@ldd-inc.com)*

### **3. APPLICANT**

*Tira Investments L.L.C.  
c/o Saji S. Mohammad  
[billing.ustowing@gmail.com](mailto:billing.ustowing@gmail.com)*

### **4. CASE MANAGER OR SUPERVISOR**

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

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## **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.

### 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](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](https://louisvilleky.gov/government/planning-design)

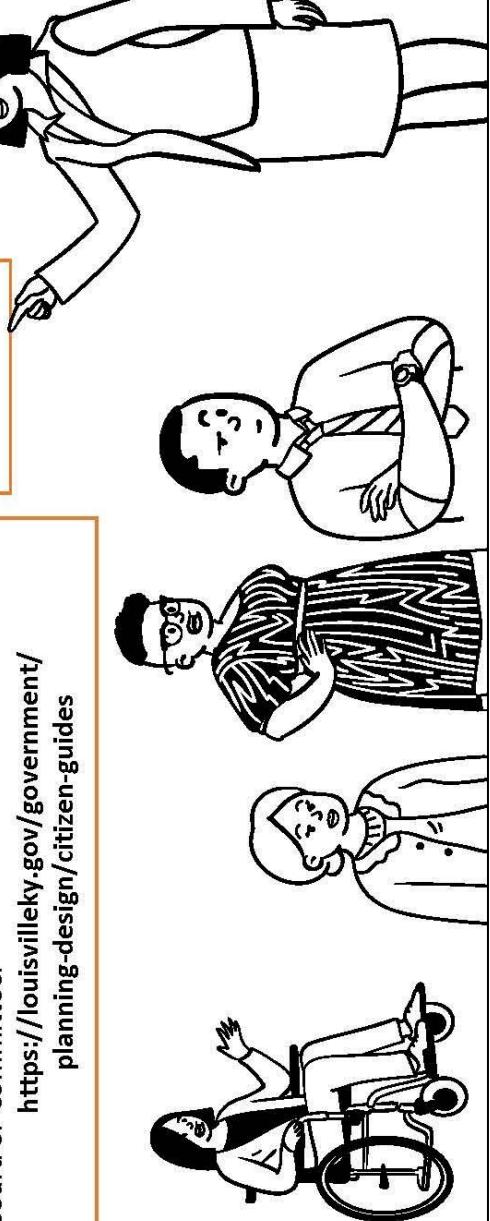
to view meeting agendas, search case information, or to obtain of Office of Planning information.

### 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](https://louisvilleky.gov/government/planning-design/notifications) Select "Notification of Development Proposals" and "Weekly Agenda".



Scan QR Code with  
your phone for  
quick access to the  
Office of Planning  
website



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