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ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223
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John C. Talbott
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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 13th, 2025**, beginning at **6:00 p.m.** at **the Derby City Gaming, Winners Circle Room** located at **4520 Poplar Level Road, Louisville, Kentucky 40213**.

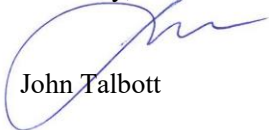
Enclosed for your review are the following:

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

[illegible]

The map displays a residential and commercial area with the following features:

- Proposed Site:** A red-shaded area labeled "SITE" located near the intersection of E. Indian Trail and Poplar Level Road.
- Streets:** Major roads include Ilex Ave., E. Indian Trail, Poplar Level Road, and M2.
- Parks and Open Space:** Forest Park, Contractors Park, and Farm Land Co.
- Existing Facilities:**
 - George Unseid Early Learning Center (top right)
 - Peace Presbyterian Church (middle right)
 - B & L Self Storage (bottom right)
 - ADI Global Distribution (bottom left)
- Zoning Codes:** Various codes are visible, including M2, C1, C2, CM, R4, and OR1.

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*

2. ENGINEERING FIRM

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

3. APPLICANT

*Tira Investments L.L.C.
c/o Saji S. Mohammad
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*

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.

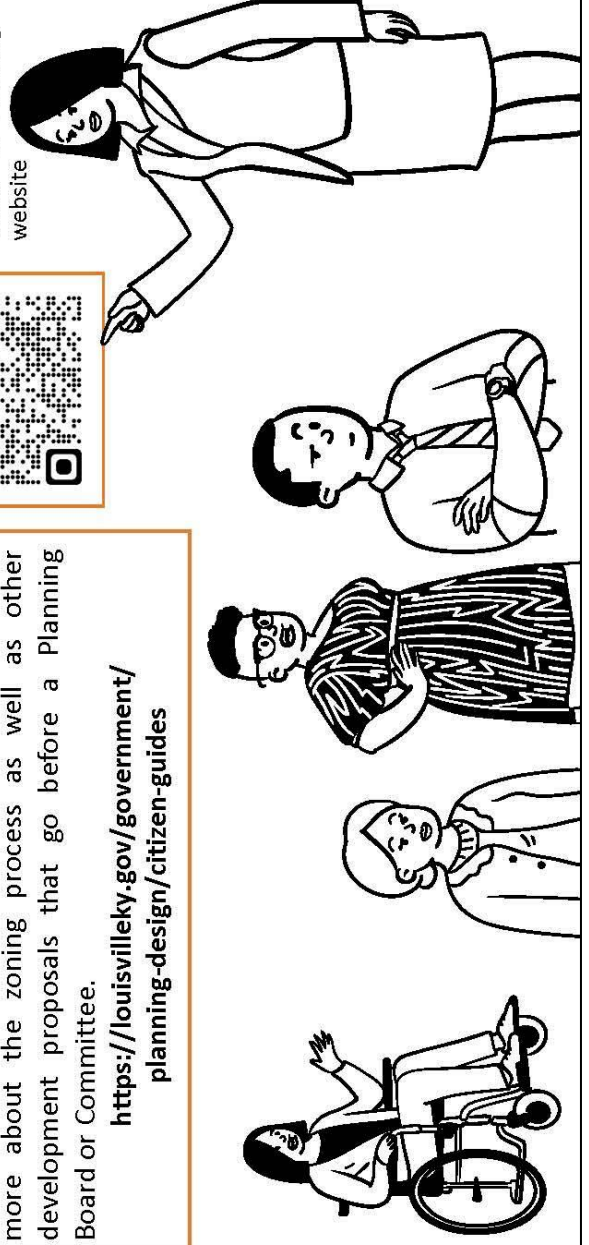
<https://louisvilleky.gov/government/planning-design/citizen-guides>

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



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