

NOTICE OF NEIGHBORHOOD MEETING

To: 1st and 2nd Tier Adjoining Property Owners of 13208 and 13300 Rehl Road, Kentucky 40299 (the "Property") and Councilperson for Metro Council District 20, Stuart Benson

From: Roebing Development Company (the "Applicant") and Jon Baker, Esq., Bricker Graydon Wyatt LLP

Re: Change in Zoning District from R-4, Single-Family Residential to PEC, Planned Employment Center and Change in Form District from Campus Form to Suburban Workplace Form (Preapplications - 26-ZONEPA-0027)

Property: 13208 and 13300 Rehl Road, Louisville, Kentucky 40299

Date: Monday, March 30, 2026

We are writing to invite you to a neighborhood meeting regarding the above-referenced preapplications that Applicant recently filed with the Metro Louisville Office of Planning. The meeting will be held on **Tuesday, April 14, 2026 at 6:00 PM in the Bluegrass Room at Hampton Inn & Suites Louisville East, 1451 Alliant Avenue, Louisville, Kentucky 40299.**

Enclosed for your review are the following:

1. Site Plan
2. Contact Information
3. Information on how to obtain case information online from Louisville Metro Planning & Design's online customer service portal
4. "After the meeting" instructions

The Applicant is seeking zoning and form district changes for the Property to establish an industrial/office warehouse site of smaller warehouse buildings (450,000 sq. feet divided amongst four (4) buildings). The Property will be used to create Plantside Innovation Park, with four (4) one-story buildings, each for warehouse space, associated office space, and a dock/transfer area to serve the warehouse space (the "Proposal"). Vehicle and bicycle parking will be provided to serve business deliveries, employees, customers and visitors to the Property.

The Proposal seeks vehicular access to both Rehl Road and to Plantside Drive, the latter of which the Applicant intends to extend to serve the Property; heavy truck traffic to/from the Property will be restricted from/to Plantside Drive. To facilitate this Proposal, the Applicant will also seek amendments to various binding elements attached to the Property under Case No. 11642, a prior rezoning case that included various tracts of land, including the Property. Some of these binding elements are inapplicable to the Applicant's Proposal or were proposed to mitigate proposed development more intense in scope and scale than the Applicant's current Proposal, notably, the higher traffic counts generated by the previously approved plan.

If you desire further information on these pre-applications online, use the following link to view the case file assembled and maintained by Louisville Metro Office of Planning:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Then click on the "Search" tab; then "Planning Applications"; Enter case number in "Record Number" data field; then click "Record Info" tab.

CASE NUMBER: **26-ZONEPA-0027**

PDS CASE MANAGER: **Zachary Jones**
 (502) 574-8224
 zachary.jones@louisvilleky.gov

If you have additional questions about the information you have received with this notification and/or wish to speak to me directly about the proposal, please feel free to call me or email me using the contact information provided herein.

We look forward to seeing and hearing from you at the meeting.

Best Regards,

Jon Baker

cc: J. Kent Gootee
 Tim Tepe
 Nolan Merten
 Adam Hemmer

Enclosures

CONTACT INFORMATION

PRIMARY CONTACT

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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.



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