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October 13, 2026

RE: 26-ZONEPA-0139

Dear Neighbor:

Our client, The Oasis Living, recently submitted a Change in Zoning Pre-Application to rezone the properties located at 5801 Outer Loop from R-4 Single Family Residential and R-5A Residential Multi-Family. The applicant proposes to develop an assisted living facility consisting of one single-story building with a total of 91 resident units. The development is designed to provide a high-quality living environment for residents and will include enclosed courtyards, landscaped garden areas, and a variety of on-site amenities, including a barber/salon, movie theater, and fitness room.

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

MEETING:

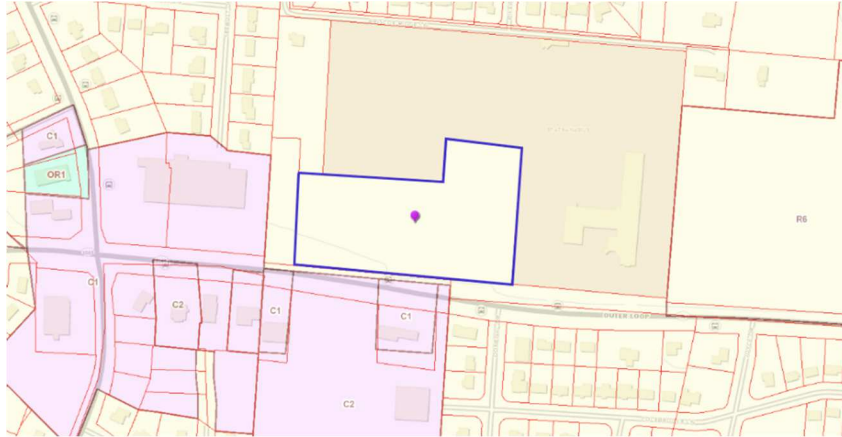
Location: South Central Regional Library
7300 Jefferson Blvd.
Louisville, KY 40219

Date: October 27, 2026

Time: 6:00 p.m. – 7:00 p.m. EST
5:00 p.m. - 6:00 p.m. CST

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

1. **Summary of Project:**
The proposal will allow the applicant to develop an assisted living facility as shown on the attached plan.
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 property for the proposed development.



4. **Contact Information**
Planning and Design Services
Mark Pinto
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: 502-574-6230
Email: mark.pinto@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:
Zoe Sermersheim
Land Design & Development, Inc.
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
Phone: (502) 426-9374
Email: sermersheim@ldd-inc.com

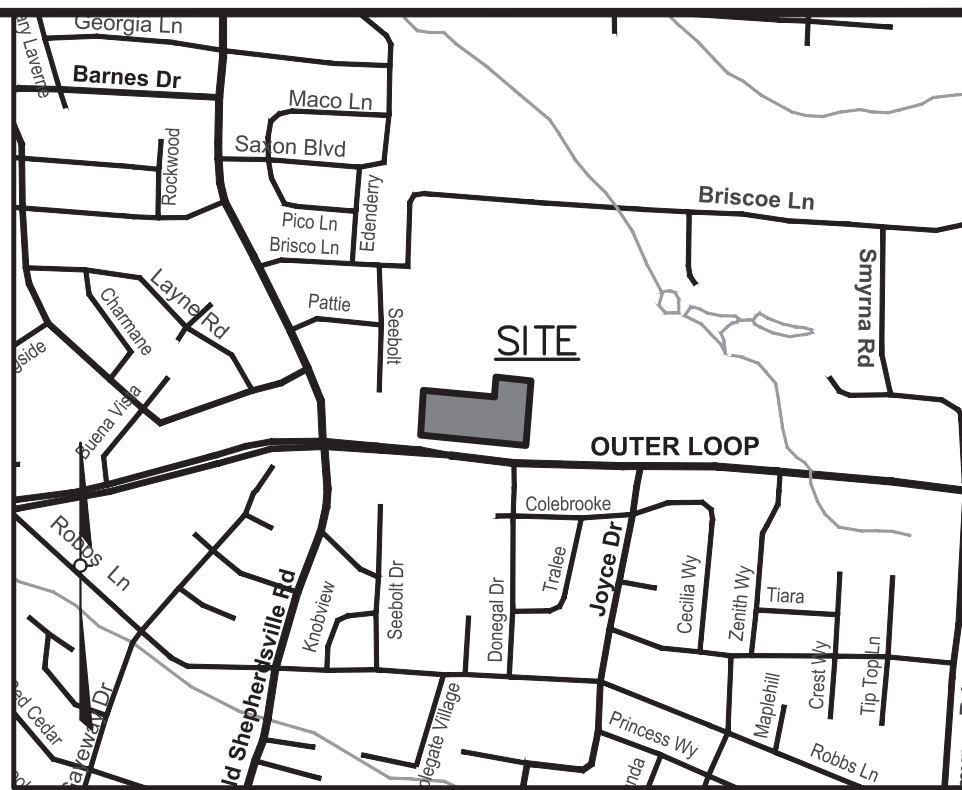
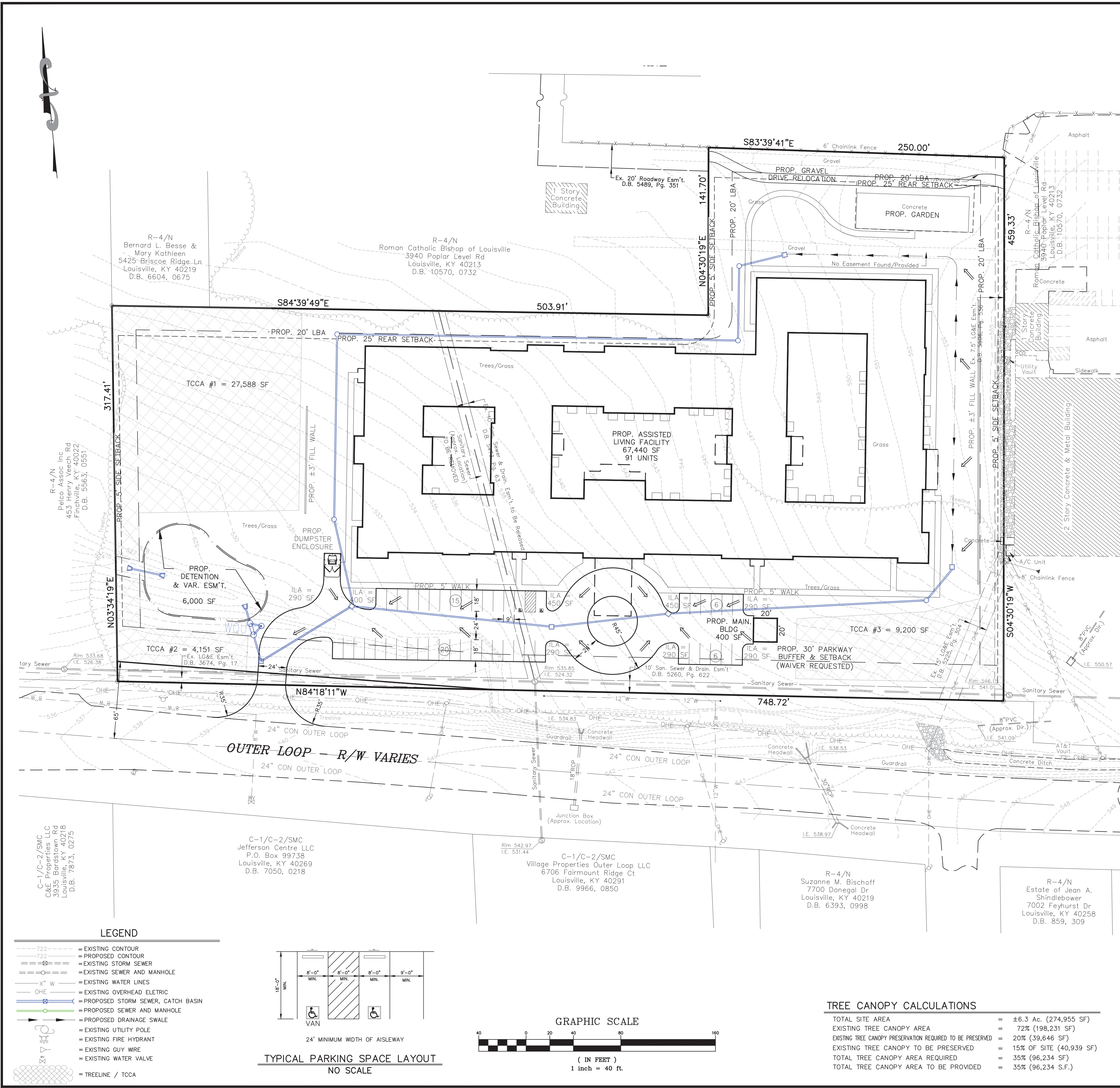
If you are unable to attend this meeting and would like to submit comments on the record, please forward those comments in writing to the above referenced contact at the Office of Planning.

5. **Case Information**
To obtain documents related to the proposal, please visit:
<http://louisvilleky.gov/government/planning-design> and click on Search Case Information, select the Planning tab, and enter 26-ZONEPA-0139.

6. **After the Neighborhood Meeting**
Attached please find a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Office of Planning for your review.

Very truly yours,

Clifford H. Ashburner



LOCATION MAP
NOT TO SCALE

WAIVER REQUESTED

A WAIVER IS REQUESTED FROM SECTION 10.3.5.A.1.7. OF THE LOUISVILLE LAND DEVELOPMENT CODE TO ALLOW PARKING TO ENCROACH INTO THE REQUIRED 30' PARKWAY BUFFER.

PROJECT DATA

TOTAL SITE AREA	=	+63.46 Ac. (274,955 SF)
R/W DEDICATION AREA	=	+0.06 Ac. (2,680 SF)
NET SITE AREA	=	+63.4 Ac. (272,275 SF)
EXISTING ZONING	=	R-4
PROPOSED ZONING	=	R-5
FORM DISTRICT	=	NEIGHBORHOOD
EXISTING USE	=	UNDEVELOPED
PROPOSED USE	=	ASSISTED LIVING FACILITY
BUILDING HEIGHT	=	1 STORY (35' MAX. ALLOWED)
TOTAL BUILDING AREA	=	61,840 SF
PROP. ASSISTED LIVING FACILITY	=	67,440 SF
PROP. MAINTENANCE BUILDING	=	400 SF
NO. OF UNITS	=	91 UNITS

PARKING REQUIRED

IBD BY PLANNING DIRECTOR

PARKING PROVIDED = 47 SPACES

TOTAL VEHICULAR USE AREA	= 22,317 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 1,674 SF (7.5%)
INTERIOR LANDSCAPE AREA PROVIDED	= 2,750 SF

EXISTING IMPERVIOUS	= 8,357 SF
PROPOSED IMPERVIOUS	= 104,526 SF (INCREASE)

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalk properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
10. Benchmark and topographical information shown herein were derived from survey data. Boundary information was taken from deeds.
11. Survey information placed on this plan does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
12. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0095 F dated February 26th, 2021.
- Drainage pattern depicted by arrows (====>) is for conceptual purposes.
- If the site has thru drainage an easement plot will be required prior to MSD granting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the flow control system, whichever is more restrictive.
- All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MS4. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

DETENTION BASIN CALCULATIONS

X = Δ CRA/12
 $\Delta C = 0.55 - 0.32 = 0.23$
A = 6.3 ACRES
R = 2.8 INCHES
 $X = (0.23)(6.3)(2.8)/12 = 0.3381$ AC.-FT.
REQUIRED X = 14,728 CU.FT.

PROVIDED BASIN = 6,000 SQ.FT.

TOTAL = 6,000 SQ.FT. @ APPROX. 2.5 FT. DEPTH
= 15,000 CU.FT. > 14,728 CU.FT.

OWNER:	SITE ADDRESS:	CASE #
RONALD ANTHONY PIVOT & MARCELLA ANNETTE BRAMER	5801 OUTER LOOP LOUISVILLE, KY 40219	RELATED CASE(S)
1470 KEITH KNOB RD BOSTON, KY 40107	TAX BLOCK 0644, LOT 0209 D.B. 11185, PG. 201	
COUNCIL DISTRICT - 24 FIRE PROTECTION DISTRICT - FERN CREEK MUNICIPALITY - LOUISVILLE		WATFR /S

[illegible]

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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