



Civil Engineering
Surveying
Land Planning
Construction Inspection

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January 29th, 2023

NOTICE OF NEIGHBORHOOD MEETING

Our client, the applicant, Mag Estate, LLP is seeking an approval for rezoning of the existing commercial site from C-1 to C-2 and to allow for an expansion of the existing building . A plan for application review has been filed with the Division of Planning and Design Services (DPDS) that has been assigned case number 22-ZONEPA-0005 and case manager, Jay Luckett.

In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before the full application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan, and discuss this proposed project with the developer and the project engineer. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment

PROJECT ADDRESS: **5401/5405/5411 New Cut Road**

CASE#: **22-ZONEPA-0005**

The meeting to discuss this Rezoning request will be held on:

DATE/TIME: **Monday, February 13, 2023 - 6:00-7:00 PM**

LOCATION: **ON FIRE Christian Church 5627 New Cut Road
Louisville, Kentucky 40214**

Enclosed for your review are the following:

1. The Site Plan;
2. The LOJIC Zoning Map showing the location of the site;
3. Detailed Summary of the project;
4. Contact Information;
5. Information on how to obtain case information online from Louisville Metro Planning & Design's online customer service portal.
6. "After the Meeting" Information Sheet

If you have any questions or comments, please feel free to write me, email me or call me, or contact Planning and Design Services manager Jay Luckett, as listed on the attached Contact Information sheet.

We look forward to seeing you. Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Crumpton'.

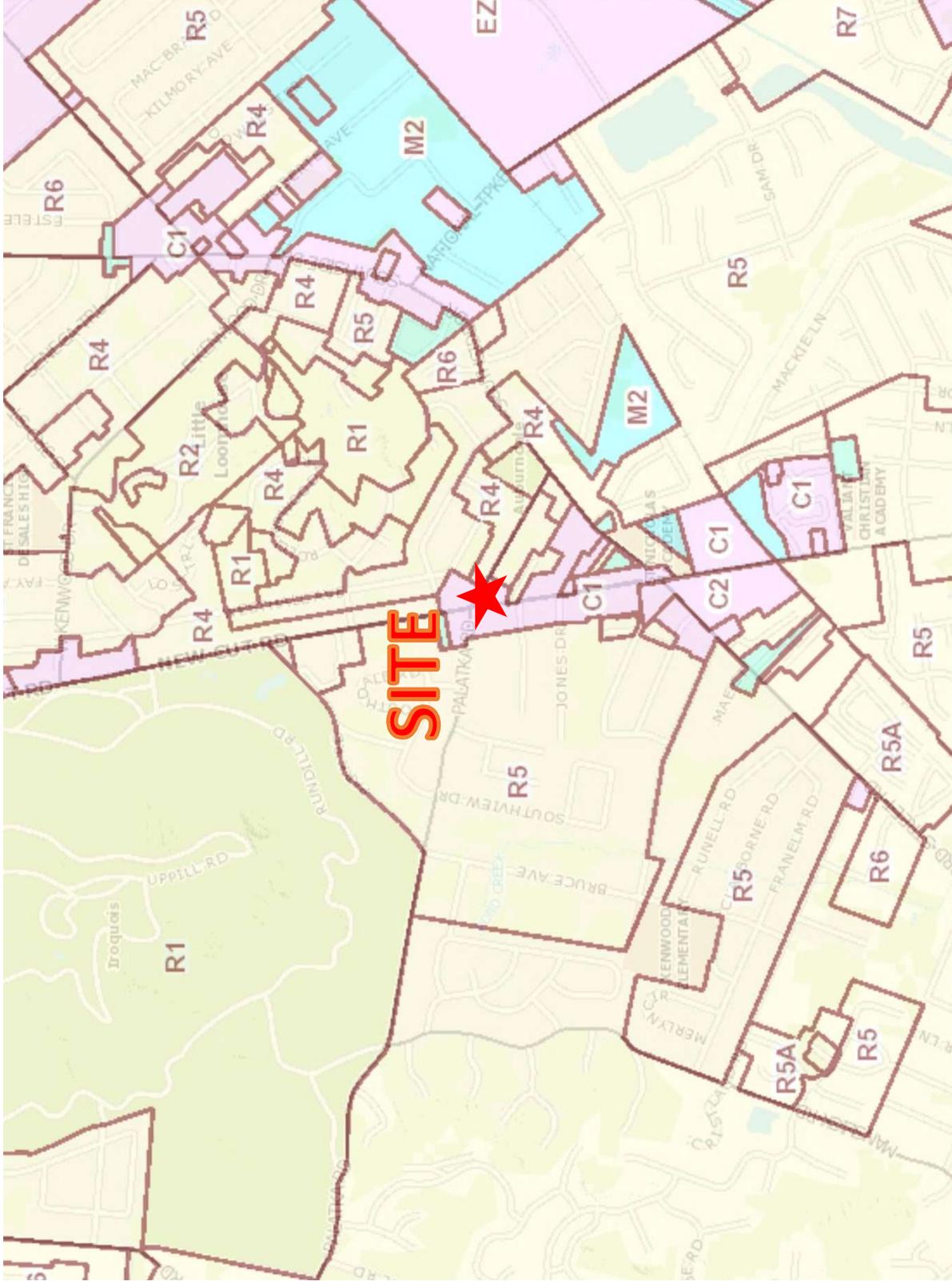
Chris Crumpton, P.E.
Project Manager

cc: Hon. Khalil Batshon, Councilman, District 25
Jay Luckett, Case Manager with Planning & Design Services

5401/5405/5411 NEW CUT ROAD REZONING FROM C1 TO C2 (22-ZONEPA-0005)



5401/5405/5411 NEW CUT ROAD
REZONING FROM C1 TO C2 (22-ZONEPA-0005)



DETAILED SUMMARY

Our client, the applicant, Mag Estate, LLP is seeking a Rezoning Approval from C-1 to C-2 under the Land Development Code (the “LDC”) to improve property located at 5401/5405/5411 New Cut Road, as shown on the attached “LOJIC Site Location” attachment. We filed a plan for rezoning application review with the Division of Planning and Design Services (DPDS) that has been assigned case number 22-ZONEPA-0005 and case manager, Jay Luckett.

The present zoning for the property is C-1 Commercial (requested to be C-2), with a form district of Town Center, which will remain the same. The landscaping, screening and buffering will be in compliance with Chapter 10 of the Land Development Code and provided prior to the issuance of a building permit. A tree preservation plan will be provided to the planning commission’s staff landscape architect for approval prior to beginning any construction activities if required. All , transformers, AC units, generator pads (if any) shall be screened pursuant to Chapter 10 of the Land Development Code. The project has sewers currently which will not change. Road access will remain from New Cut Road and Palatka Road, and some entrance improvements with be made.

NOTICE OF POTENTIAL CHANGES. Please be advised that this “Detailed Summary” is required to be provided in order to schedule the “neighborhood meeting” and to begin the application process. While every effort is made to make it accurate, changes will likely be made to the development plan before or after the neighborhood meeting, and after various agencies and DPDS staff review the plan. Those changes will be available for review with Louisville Metro Planning & Design’s Online Customer Service Portal. Instructions how to access this information is provided in the last exhibit. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the DPDS case manager if you have any questions, or contact any others listed on the Contact Information Page where contact information is provided.

CONTACT INFORMATION

1. ENGINEERING FIRM

*Bluestone Engineers, PLLC
4350 Brownsboro Rd, Suite 110
Louisville, KY 40207
Attn: Chris Crumpton – 502-292-9288
chris@bluestoneengineers.com*

2. APPLICANT

*Mag Estate, LLC
5405 New Cut Road
Louisville, KY 40214
Attn: Mr. Magouh*

3. CASE MANAGER OR SUPERVISOR

*Jay Luckett
Metro Planning & Design Services
444 South 5th Street, Suite 300
Office: 502-574-5159
Jay.Luckett@louisvilleky.gov
<https://louisvilleky.gov/government/planning-design>*

LOUISVILLE METRO PLANNING & DESIGN'S ONLINE CUSTOMER SERVICE PORTAL

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 **22-ZONEPA-0005** in Record Number” box

Click on “Record Info” tab

AFTER THE NEIGHBORHOOD MEETING SHEET

After the 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. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

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 meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office 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 obtain other Planning & Design Services information.