

20-ZONEPA-0023

(JOEL DOCK, DPDS CASE MANAGER)

Change in zoning from R-4 & R-6 to C-2 to bring the site into compliance with the Land Development Code (“LDC”) for an office/warehouse site on approximately 2.18 acres at 3618 Kramers Lane and 4703 Beech Drive

c/o Charles Sondergeld

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Neighborhood Meeting Letter

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • 1000 N. BURGESS BLVD. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40203
(502) 426-6666 • WWW.BARTLAW.NET

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Email: PAUL@BARTLAW.NET
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Email: PREGHENICO@BARTLAW.NET
Mobile: (502) 426-4633

June 19, 2020

RE: Neighborhood meeting for proposed change in zoning for property located on the south side of Kramers Lane, just east of Beech Drive at 3618 and 4703 Beech Drive

Dear Neighbor:

We are writing to notify you about an upcoming "neighborhood meeting" regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

Our client Charles Sondergeld, Jr. is seeking to rezone the property referenced above from R-4 & R-6 to C-2 to bring the existing office/warehouse site into compliance with the Land Development Code ("LDC"). The applicant is also proposing two additional buildings and providing 43 parking spaces on the property. The overall project is located on approximately 2.43 acres. We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number 20-ZONEPA-0023, and the assigned case manager is Joel Dock.

The virtual meeting will be held on Tuesday, July 7th beginning at 6:30 p.m.

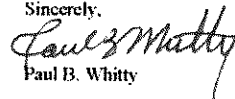
Enclosed for your review are the following:

1. The development plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet
5. Instruction sheet on how to join the virtual meeting.
6. Information sheet on how to obtain case information online from PDS' online customer service portal.
7. PDS' "After the Neighborhood Meeting" sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me, or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

Sincerely,


Paul B. Whitty

cc: Hon. Jessica Green, Councilwoman, District 1
Joel Dock, case manager with Division of Planning & Design Services
Alex Rosenberg, land planner with AL Engineering, Inc.
Charles Sondergeld, Jr., Applicant

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Process

- Pre-App Filing
- Neighborhood Meeting
- Formal Filing
- Land Development & Transportation Committee (LD&T)
- Planning Commission (PC)
- Metro Council

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**DPDS Case
Manager
Contact
Information**

Joel P. Dock, AICP

**Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202**

Joel.Dock@louisvilleky.gov

502-574-5860

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NOTICE OF POTENTIAL CHANGES

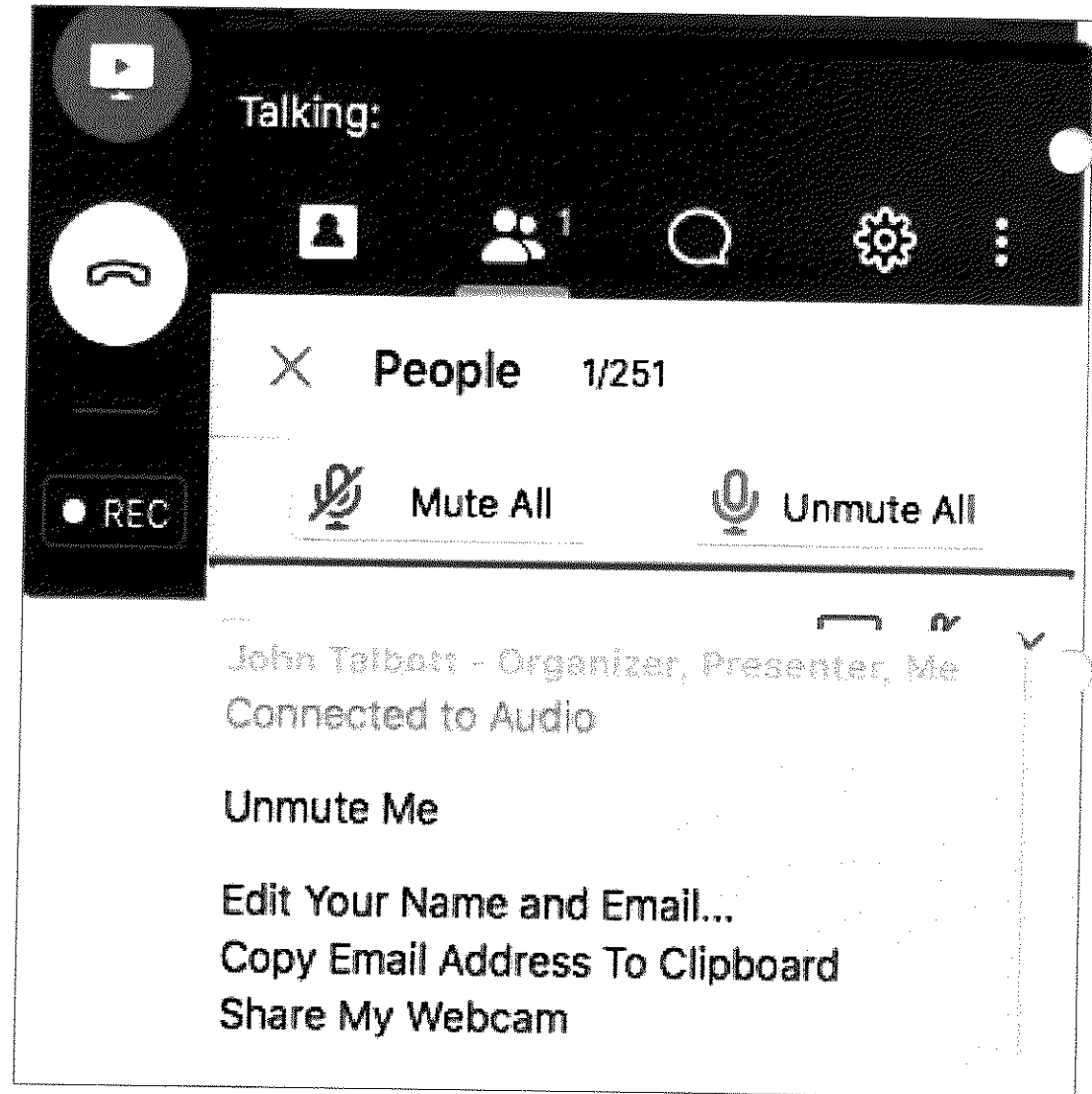
- Please be advised that every effort is made to make the information today accurate, but it is subject to change and correction.
- Changes will likely be made to the development plan and use after various agencies and DPDS staff review the plan.
- Plan changes will be available for review with Louisville Metro Planning & Design's Online Customer Service Portal and at the time of the public hearing.
- 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.

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How to edit name



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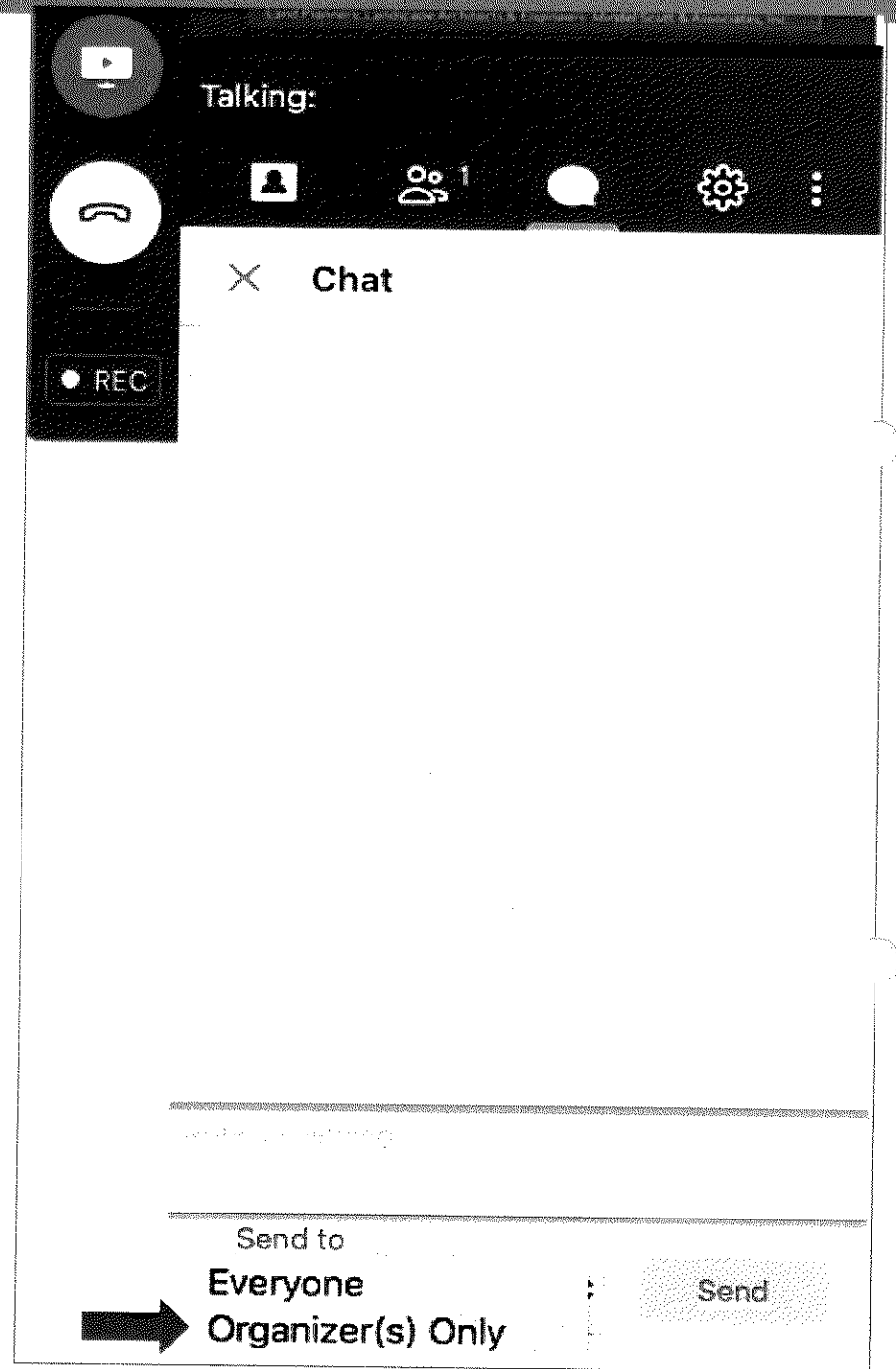
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Send to Organizer only
“your name and address”
in Chat for identification,
questions and to add to
our mailing list if not
already on list

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Marathon Petroleum

M1

Independent Concrete Pipe

Forterra Pipe and Precast

E21

D6

Beech Drive

Kramers Ln

Southwest Church

Mc Junkin Red Man Corp.

E21

R11

B and H Environmental

River Oaks Mobile Home Park

C2

Richmont Terrace Subd.

C2

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Marathon Petroleum

Independent Concrete Pipe

Forterra Pipe and Precast

McJunkin Red Man Corp.

Southwest Church

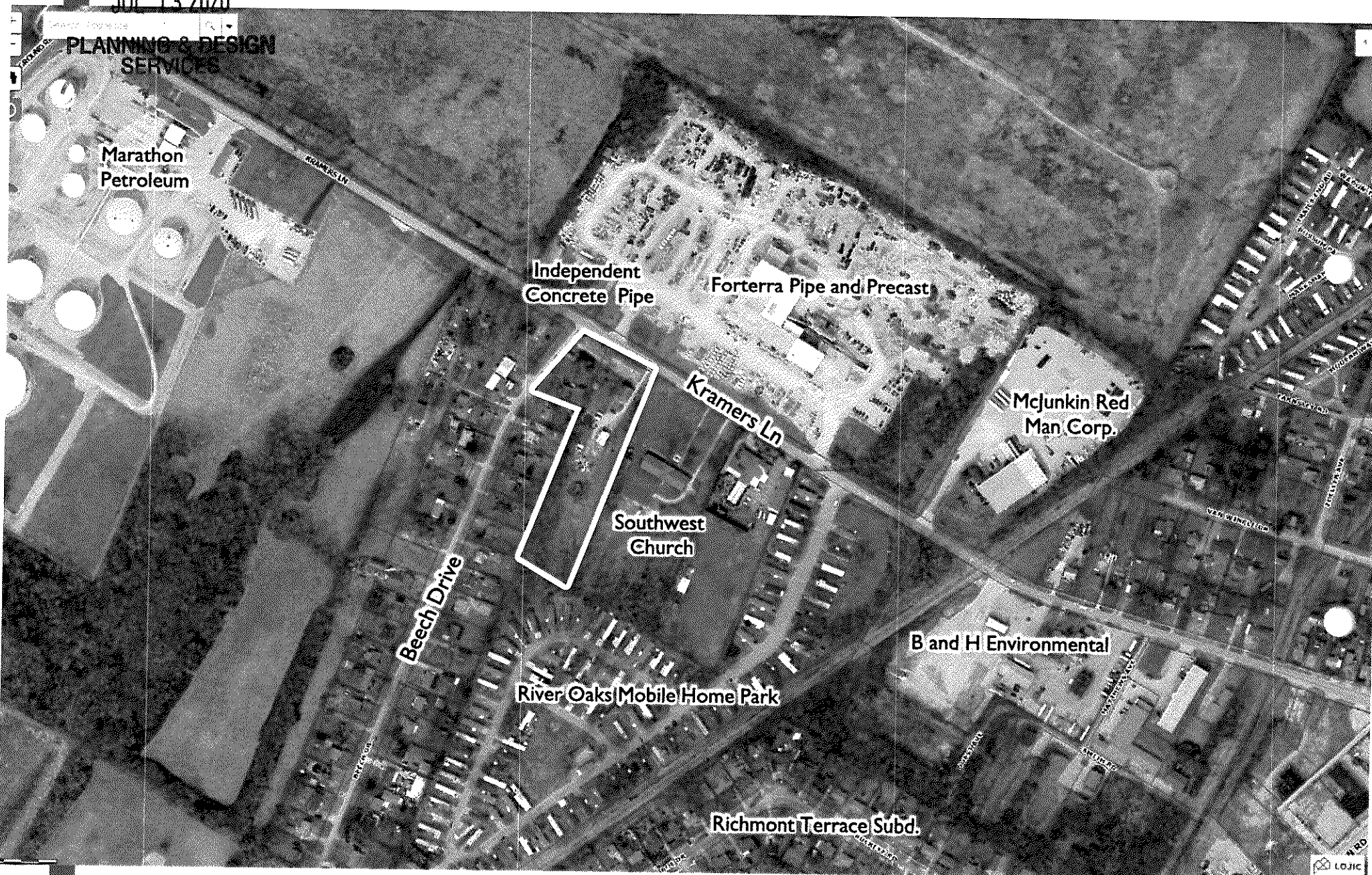
B and H Environmental

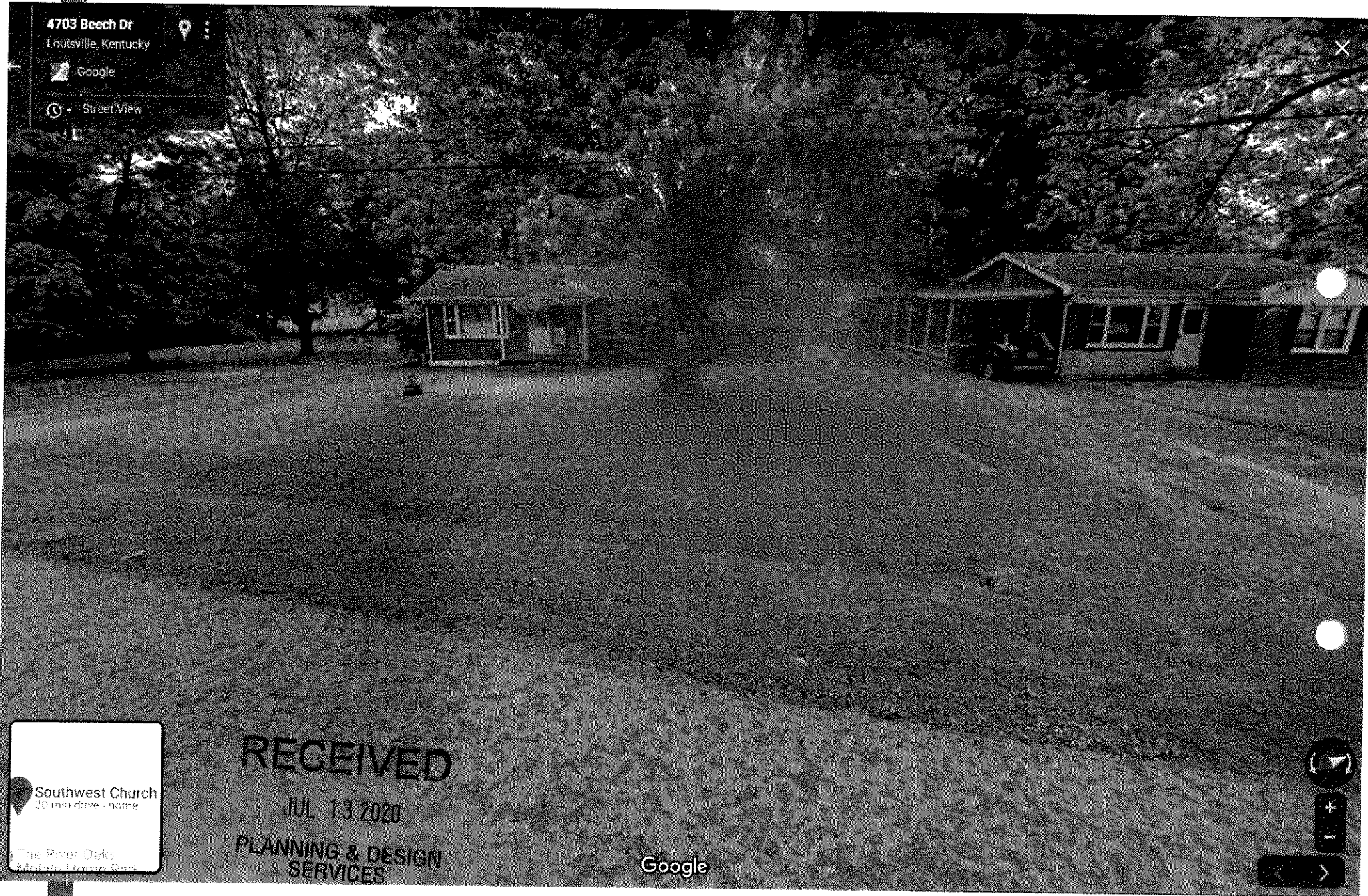
River Oaks Mobile Home Park

Richmont Terrace Subd.

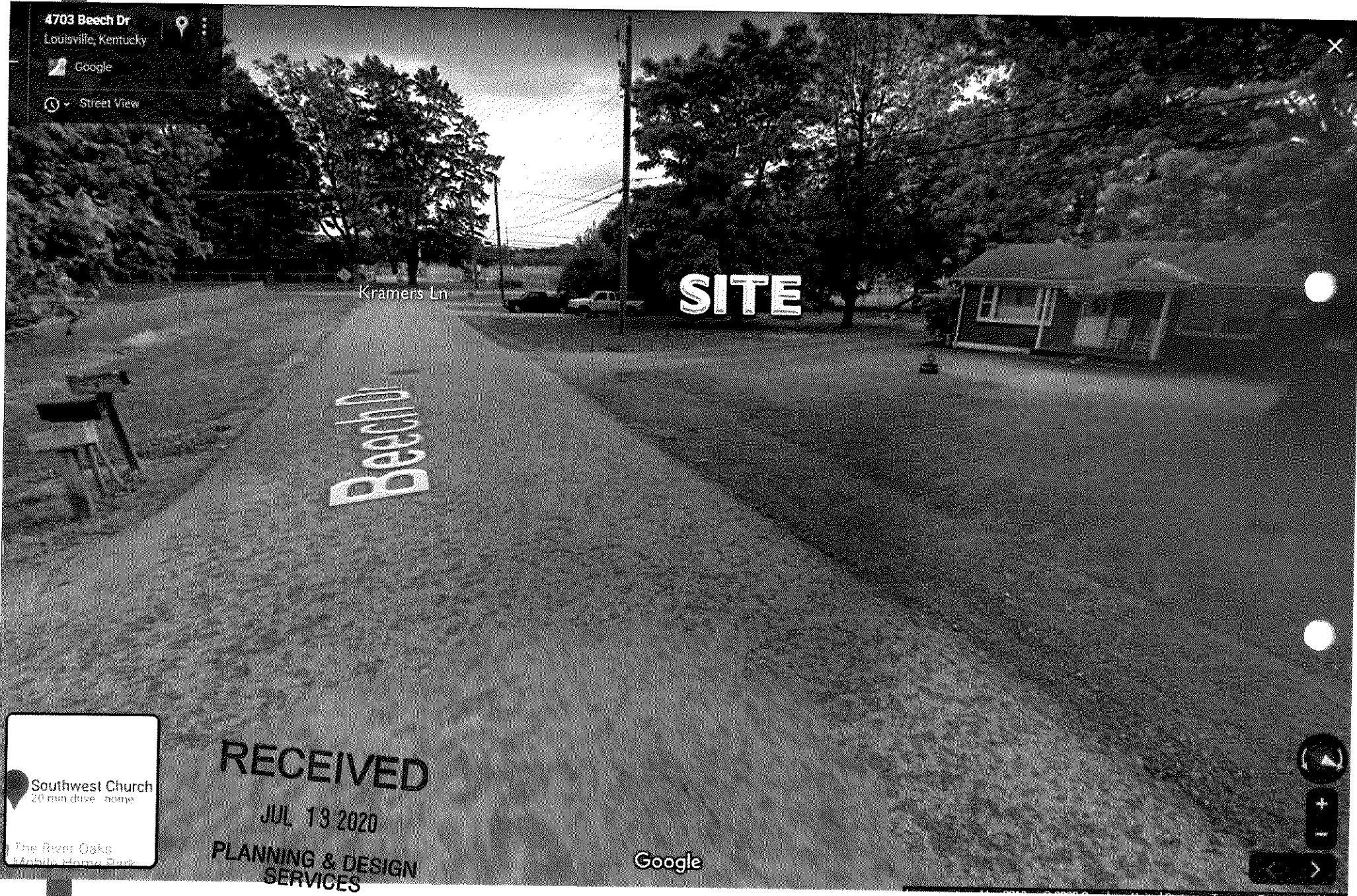
Beech Drive

Kramers Ln





View of existing house on Beech Drive that will be platted off.



Looking north down Beech Drive towards Kramer Lane. Site is to the right.

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4701 Beech Dr
Louisville, Kentucky

Google

Street View

SITE

Kramers Ln

BEECH

Beech Street

Southwest Church
20 min drive home

Looking at site from intersection of Beech Drive and Kramers Ln.



3618 Kramers Ln
Louisville, Kentucky

Google

Street View

SITE

Southwest Church
20 min drive - home

The River Oaks
Mobile Home Park

Google

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Existing house on site to remain as office.



3616 Kramers Ln
Louisville, Kentucky

Google

Street View

SITE

 Southwest Church
29 min drive - home

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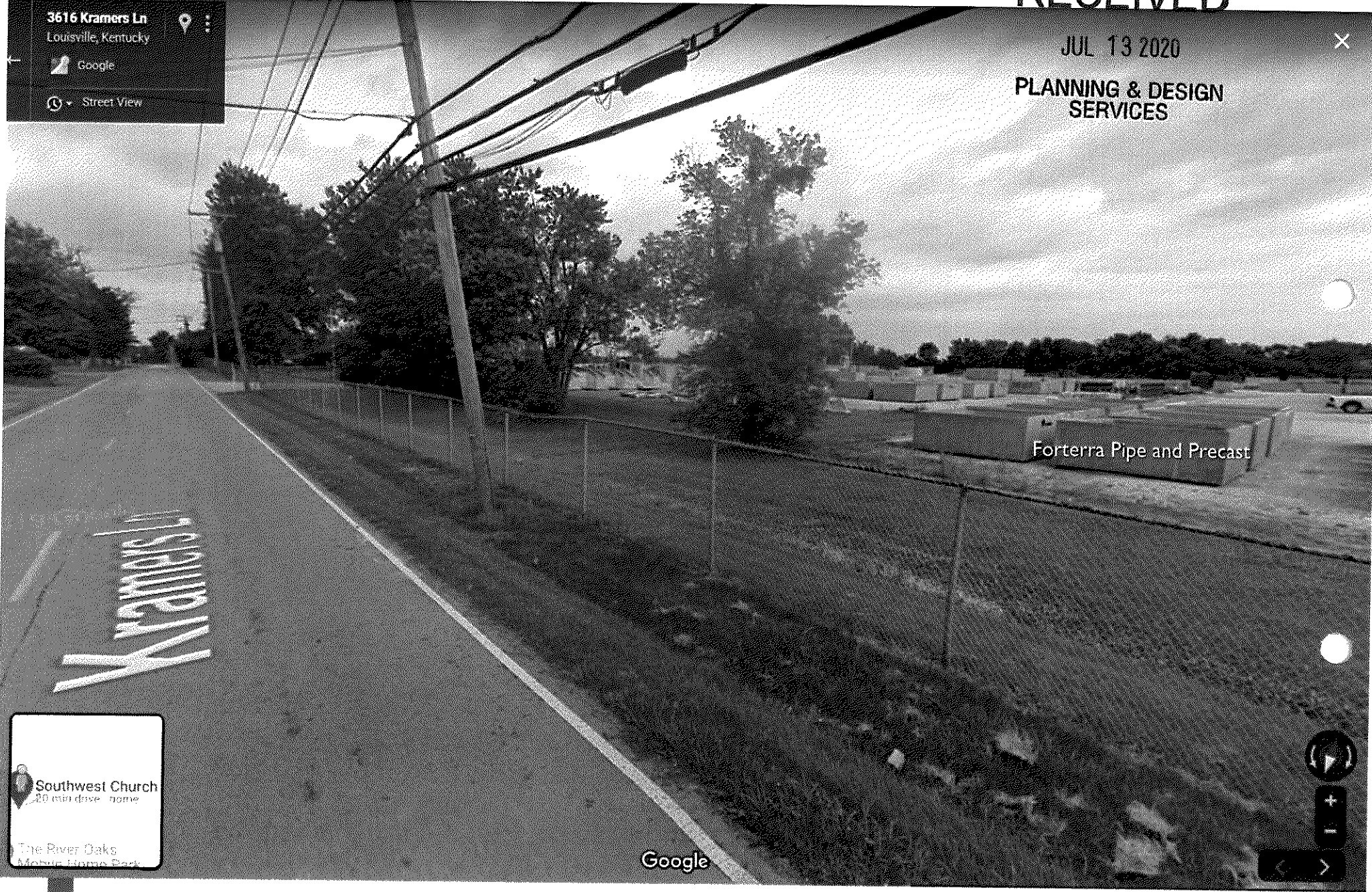
View of church adjacent to site.

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3616 Kramers Ln
Louisville, Kentucky
Google
Street View



Forterra Pipe and Precast

Southwest Church
20 min drive home
The River Oaks
Mobile Home Park

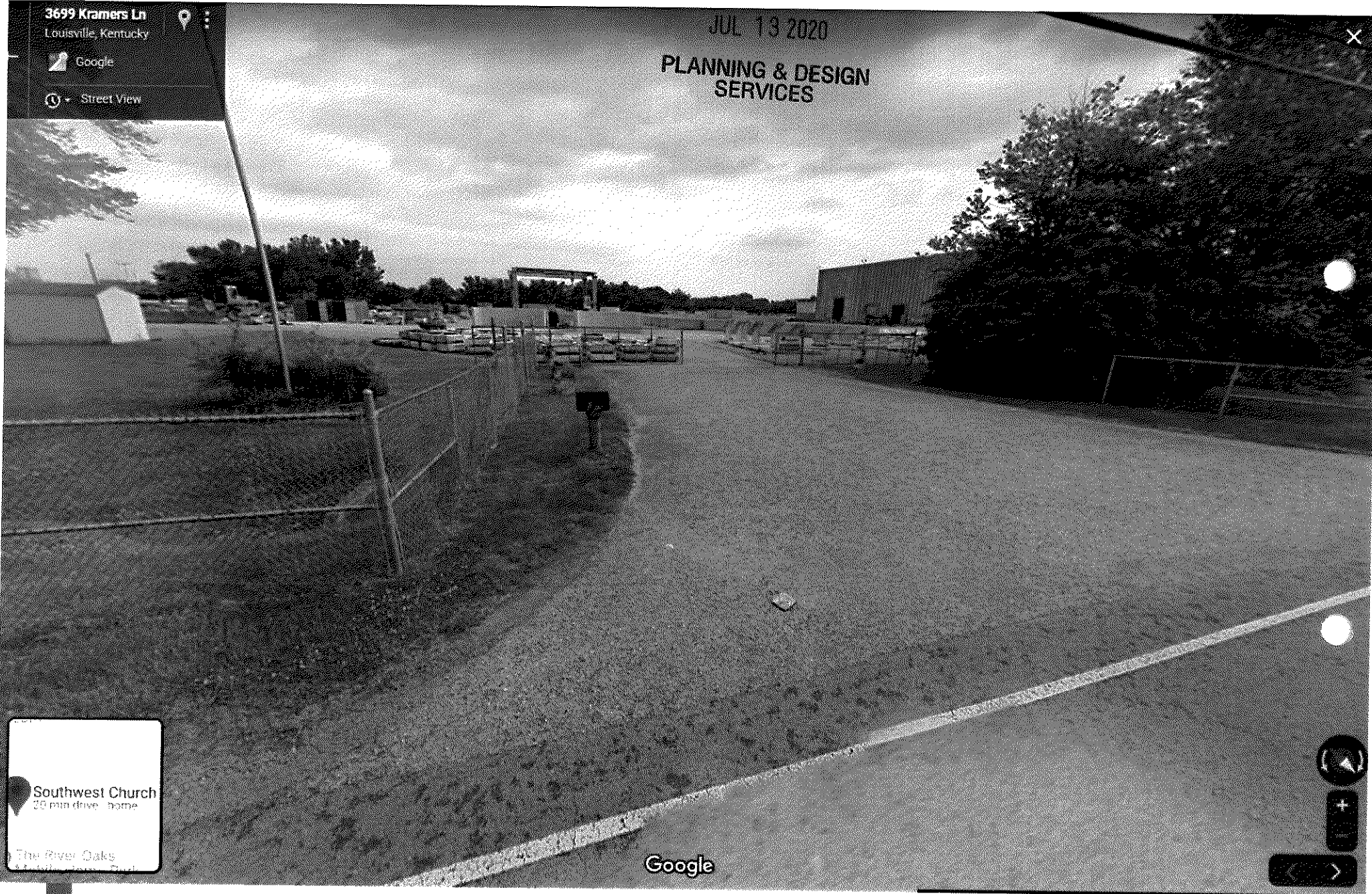
Google

View of the business across Kramers Lane from site.

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Another view of the business across Kramers Lane from site.

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**MARATHON
PETROLEUM**

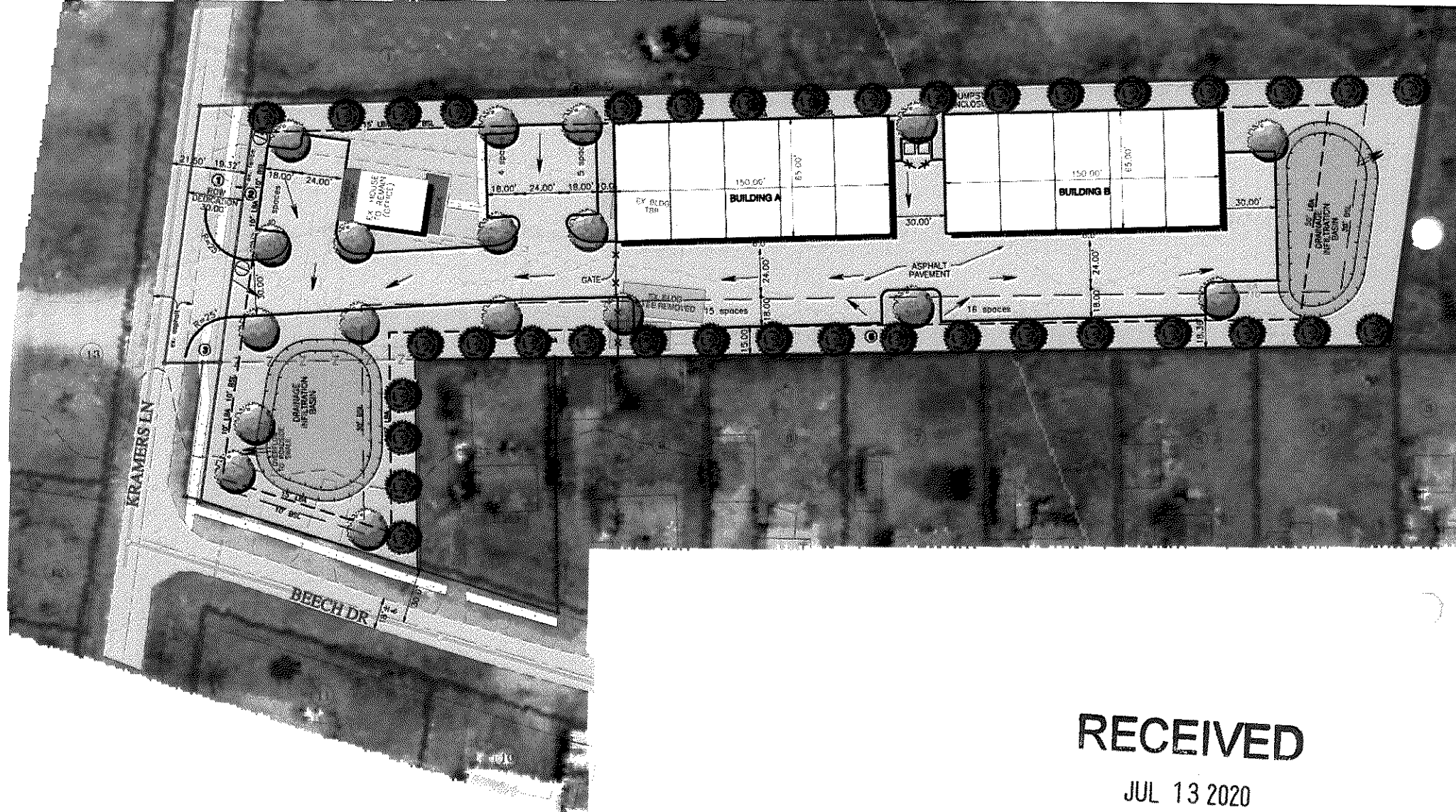
**FORTERRA
PIPE & PRECAST**

BEECH DRIVE

KRAMERS LANE

PADUCAH LOUISVILLE RAILROAD

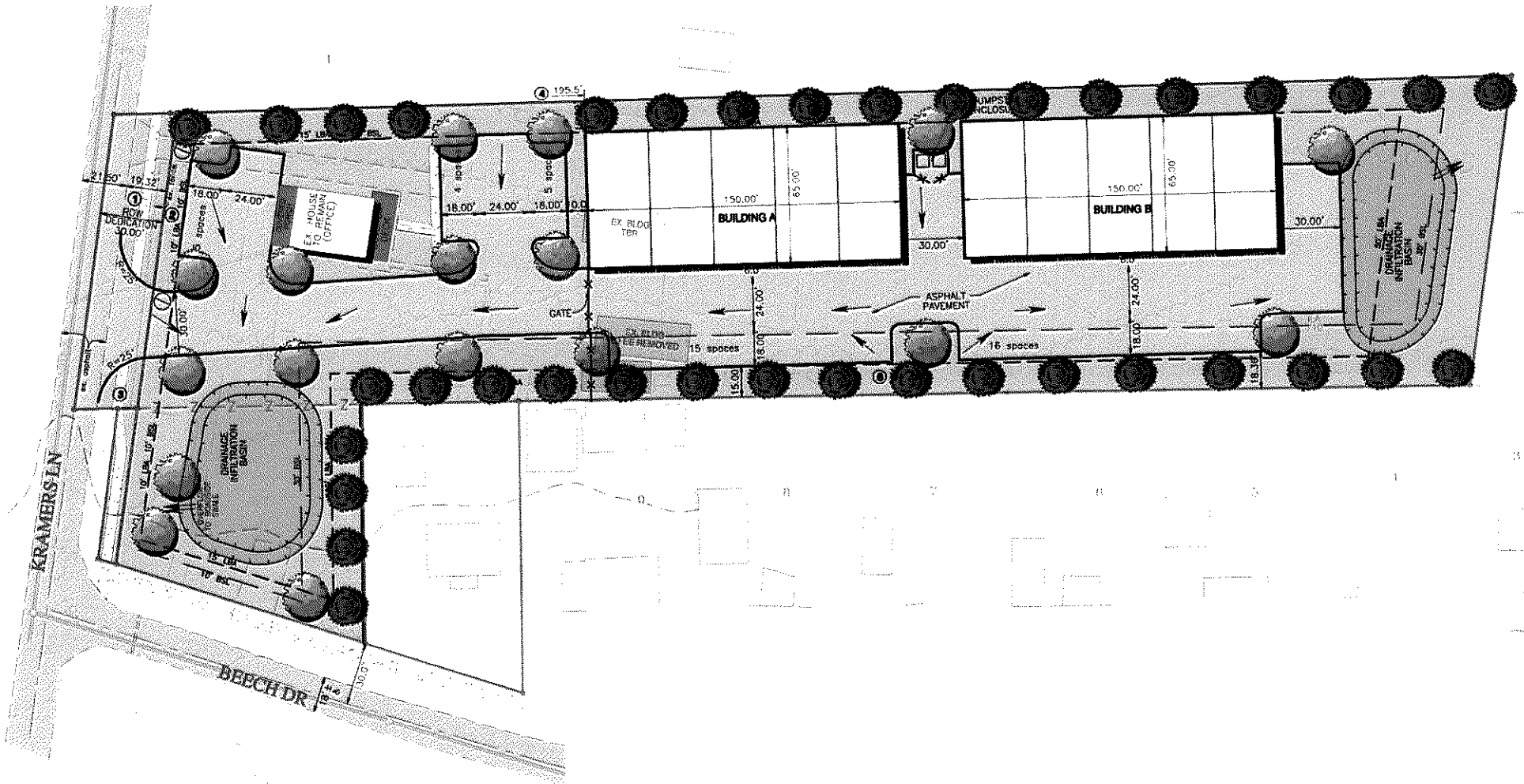
**B AND H
ENVIRONMENTAL**



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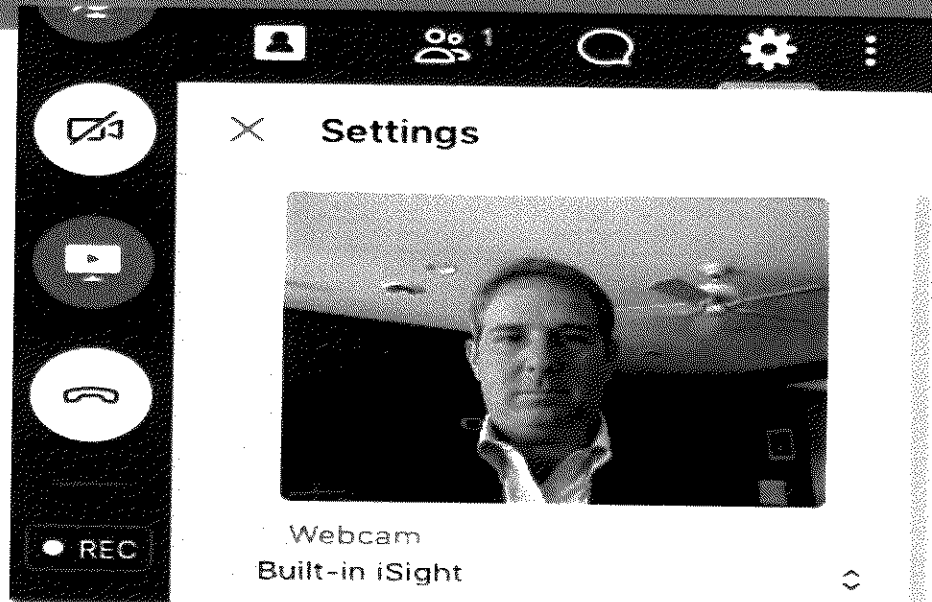


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Turn off Computer Speakers



Webcam
Built-in iSight

Computer

Phone

Computer audio is on

Microphone
Built-in Microphone

Speakers
Built-in Output

Turn Off Computer Audio

Tip: Turn off computer audio if you're dialed in by phone or in a room with other people connected to audio.

More



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Questions?

Please use the chat box feature and you will be called on one at a time.

If you did not receive a letter in the mail regarding this neighborhood meeting, please e-mail Anna Martinez at amc@bardlaw.net or call her at 502.426.6688 and she will add your name to the mailing list.

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