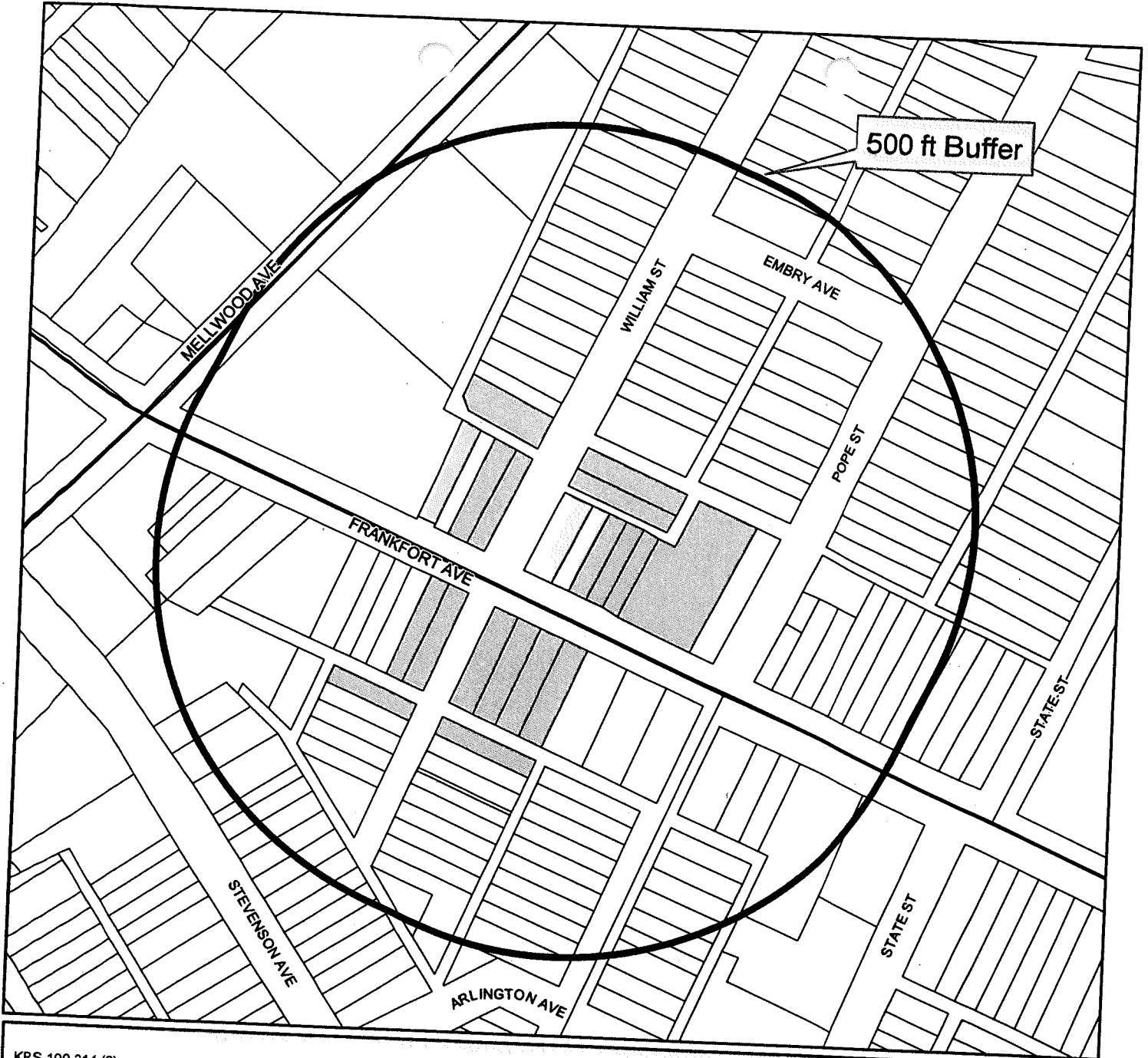


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



1520VE (04/9



KRS 100.214 (2)

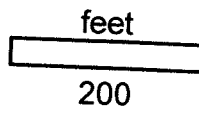
Notice of the hearing shall be given at least fourteen (14) days in advance of the hearing by first-class mail, with certification by the commission secretary or other officer of the planning commission that the notice was mailed, to the mayor and city clerk of any city of the fifth or sixth class so affected, to an owner of every parcel of property adjoining at any point the property the classification of which is proposed to be changed, to an owner of every parcel of property directly across the street from said property, and to an owner of every parcel of property which adjoins at any point the adjoining property or the property directly across the street from said property; provided, however, that no first-class mail notice, required by this subsection, shall be required to be given to any property owner whose property is more than five hundred (500) feet from the property which is proposed to be changed. It shall be the duty of the person or persons proposing the map amendment to furnish to the planning commission the names and addresses of the owners of all property as described in this subsection. Records maintained by the property valuation administrator may be relied upon conclusively to determine the identity and address of said owner. In the event such property is in condominium or cooperative forms of ownership, then the person notified by mail shall be the president or chairman of the owner group which administers property commonly owned by the condominium or cooperative owners. A joint notice may be mailed to two (2) or more co-owners of an adjoining property who are listed in the property valuation administrator's records as having the same address

Legend

-  Suggested Property
-  2nd Tier Property
-  1st Tier Property
-  Subject Site



Pre-App Tax Map
15ZONE1049



Map Created: 10/9/2015

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Copyright (c) 2012, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), LOUISVILLE METRO GOVERNMENT and JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR (PVA). All Rights Reserved.

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1520NF1049



Land Development Report

September 21, 2015 9:49 AM

[About](#) [LDC](#)

Location

Parcel ID: 069A00340000
Parcel LRSN: 44805
Address: 1741 FRANKFORT AVE

Zoning

Zoning: R5B
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: CLIFTON
National Register District: CLIFTON
Urban Renewal: NO
Enterprise Zone: NO
System Development District: NO
Historic Site: YES

Environmental Constraints

Flood Prone Area
FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0027E

Protected Waterways

Potential Wetland (Hydric Soil): NO
Streams (Approximate): NO
Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
Sewer Recapture Fee Area: NO
Drainage Credit Program: CSO131 - Project(s) Value between \$.04 - \$1.5

Services

Municipality: LOUISVILLE
Council District: 9
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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DESIGN SERVICES

1520vE049



Land Development Report

September 21, 2015 9:50 AM

About LDC

Location

Parcel ID: 069A00350000
Parcel LRSN: 44896
Address: NONE

Zoning

Zoning: R5B
Form District: TRADITIONAL MARKETPLACE CORRIDOR
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: CLIFTON
National Register District: CLIFTON
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Council District: 9
Fire Protection District: LOUISVILLE #2
Urban Service District: YES

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15200 E CO V7

MAIL TAX BILL, IN-CARE-OF:
JDA Properties, LLC,
a Kentucky Limited Liability Company
Attn: William S. Abel, Jr.
3401 Bashford Avenue Court
Louisville, KY 40218

GENERAL WARRANTY DEED

THIS GENERAL WARRANTY DEED between **THE TRUSTEES OF THE JAMES LEES MEMORIAL PRESBYTERIAN CHURCH OF LOUISVILLE, ALSO KNOWN AS THE TRUSTEES OF THE JAMES LEES MEMORIAL PRESBYTERIAN CHURCH OF LOUISVILLE, INCORPORATED, NOW KNOWN AS THE PRESBYTERY OF MID-KENTUCKY**, Grantor, with a mailing address of 1044 Alta Vista Road, Louisville, Kentucky 40205 to **JDA PROPERTIES, LLC**, a Kentucky Limited Liability Company, Grantee, with a mailing address of 3401 Bashford Avenue Court, Louisville, Kentucky 40218 is dated this 27th day of April, 2015.

WITNESSETH: That for a valuable consideration in the sum of \$295,000.00, the receipt of which is hereby acknowledged, the Grantor does hereby sell and convey unto the Grantee, in fee simple, with Covenant of GENERAL WARRANTY, the following described property known as 1741 Frankfort Avenue, located in Louisville, Jefferson County, Kentucky, to-wit:

Tax Lot 35

Beginning at a point in the original north line of Frankfort Avenue distant 220 feet west of the northwest corner of Frankfort Avenue and Pope Street; thence west with said north line of Frankfort Avenue 25 feet and extending back northwardly of the same width in lines parallel with Pope and Williams Streets 130 feet to a 10 foot alley. Being the same property acquired by Trustees of the James Lees Memorial Presbyterian Church of Louisville, Kentucky, by deed dated July 11, 1899, and recorded in Deed Book 522, Page 173, in the Office of the Clerk of the County Court.

Tax Lot 34

Beginning at the northeast corner of Frankfort Avenue and Williams Street; thence running eastwardly along the north side of Frankfort Avenue 43 feet and extending back northwardly of the width throughout, the west line of said lot binding on the east side of Williams Street, 130 feet to a 10 foot alley. Being the same property acquired by Trustees of the James Lees Memorial Presbyterian Church of Louisville, Kentucky, by deed dated December 18, 1899, of record in Deed Book 533, Page 332, in the Office of the aforesaid Clerk.

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DESIGN SERVICES

1520061048

Being the same property conveyed to The Trustees of the James Lees Memorial Presbyterian Church of Louisville, Also Known As The Trustees of the James Lees Memorial Presbyterian Church of Louisville, Incorporated, Now Known As The Presbytery of Mid-Kentucky, by Deed dated July 11, 1899, of record in Deed Book 522, Page 173, in the Office of Jefferson County, Kentucky.

Being the same property conveyed to The Trustees of the James Lees Memorial Presbyterian Church of Louisville, Also Known As The Trustees of the James Lees Memorial Presbyterian Church of Louisville, Incorporated, Now Known As The Presbytery of Mid-Kentucky, by Deed dated December 18, 1899, of record in Deed Book 533, Page 332, in the Office of the Clerk of Jefferson County, Kentucky.

The parties hereto state the consideration reflected in this deed is the full consideration paid for the property. The Grantee joins this Deed for the sole purpose of certifying the consideration pursuant to KRS 382.135.

The Grantor further covenants lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances created by, through or on behalf of Grantor (but not otherwise), except roads, highways and other public rights of way, easements and restrictions of record, zoning laws affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2015, which said taxes shall be prorated between the parties hereto and all future State, County, City and School taxes thereafter shall be assumed and paid by the Grantee.

IN TESTIMONY WHEREOF, witness the signatures of the parties on this 27th day of April, 2015.

THE TRUSTEES OF THE JAMES LEES MEMORIAL PRESBYTERIAN CHURCH OF LOUISVILLE, ALSO KNOWN AS THE TRUSTEES OF THE JAMES LEES MEMORIAL PRESBYTERIAN CHURCH OF LOUISVILLE, INCORPORATED, NOW KNOWN AS THE PRESBYTERY OF MID-KENTUCKY, Grantor

**JDA PROPERTIES, LLC,
a Kentucky Limited Liability Company,
Grantee**

James Garrett

By: James Garrett, Chairman of the Presbytery Finance Committee and Board of Trustees of the Presbytery of Mid-Kentucky

William S. Abel, Jr.

By: William S. Abel, Jr., Member

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1520NE 1040

STATE OF KENTUCKY

COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 27th day of April, 2015, the foregoing instrument was produced to me in said State and County by James Garrett, the duly authorized Chairman of the Presbytery Finance Committee and Board of Trustees of the Presbytery of Mid-Kentucky, the Grantor, and was acknowledged and sworn by him to be his duly authorized act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 27th day of April, 2015.

My Commission Expires: 11-9-2017

NOTARY PUBLIC, STATE AT LARGE, KY

STATE OF KENTUCKY

COUNTY OF JEFFERSON

I, a Notary Public, within and for the State and County aforesaid, hereby do certify that on the 27th day of April, 2015, the foregoing instrument was produced to me in said State and County by William S. Abel, Jr., the duly authorized Member of JDA Properties, LLC, a Kentucky Limited Liability Company, Grantee, and was acknowledged and sworn by him to be his duly authorized act and deed.

IN WITNESS WHEREOF, I hereunto affix my signature this 27th day of April, 2015.

My Commission Expires: 11-9-2017

NOTARY PUBLIC, STATE AT LARGE, KY

THIS INSTRUMENT PREPARED BY:

PAUL B. CONWAY, Attorney At Law
Conway Law Office
608 Baxter Avenue
Louisville, KY 40204
(502) 749-3600

Document No.: 0M2015051909
Lodged By: CONWAY
Recorded On: 04/29/2015 02:20:32
Total Fees: 312.00
Transfer Tax: 295.00
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY
Deputy Clerk: AMASHD

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END OF DOCUMENT

1530WF 10/19

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1530NE1049

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1520NF



TRUE
NORTH

WILLIAMS STREET
60' R/W

N25°35'34"E
124.8'

S67°03'11"E

43.0'

S67°10'48"E

25.0'

10' UNIMPROVED ALLEY

125.4'

S25°35'34"W

SITE

SITE AREA - .27 ACRES
R-5B TO CR

P.O.B.

N66°40'04"W

43.0'

N66°40'04"W

25.0'

FRANKFORT AVENUE
60' R/W

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OCT 26 2015

TITLE:

ZONING EXHIBIT

DWG REF.:

1.00

DATE:

10-26-15

SCALE:

1" = 20'

SHEET NO.:

BTM PROJECT NO.:

150218

PROJECT INFO:

1741 FRANKFORT AVENUE

JDA PROPERTIES, LLC
3401 BASHFORD AVENUE COURT
LOUISVILLE, KENTUCKY 40218



BTM Engineering, Inc.

Consulting Engineers, Landscape Architects, Planners & Surveyors
"Serving the Bluegrass and Beyond"

3001 Taylor Springs Drive Louisville, Kentucky 40220
(502) 459-8402 (502) 459-8427 Fax
www.btmeng.com

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1520ME 10/18



Certificate of Land Use Restriction

Name and Address of Property Owners

JDA Properties LLC
3401 Bashford Manor Ct
Louisville, KY 40218

Address of Property

1741 Frankfort Ave

Name of Subdivision or Development (if applicable)

Deed Book and Page of Last Recording: 10397 pg 106

Tax Block and Lot number: Block 69A Lots 34 & 35

Planning Commission Docket Number: 15 Zone 1049

Type of Restriction

Zoning Map amendment

Development Plan

Variance

Other _____
Specify

Conditional Zoning Condition

Subdivision Plan

Conditional Use Permit

Name and address of Planning Commission, Board of Zoning Adjustment, Legislative body, or Fiscal court which maintains the original records containing the restrictions.

Louisville Metro Planning and Design Services
444 South Fifth Street, Suite 300
Louisville, Kentucky 40202

Stephen A Lutz, AICP
Planning Supervisor

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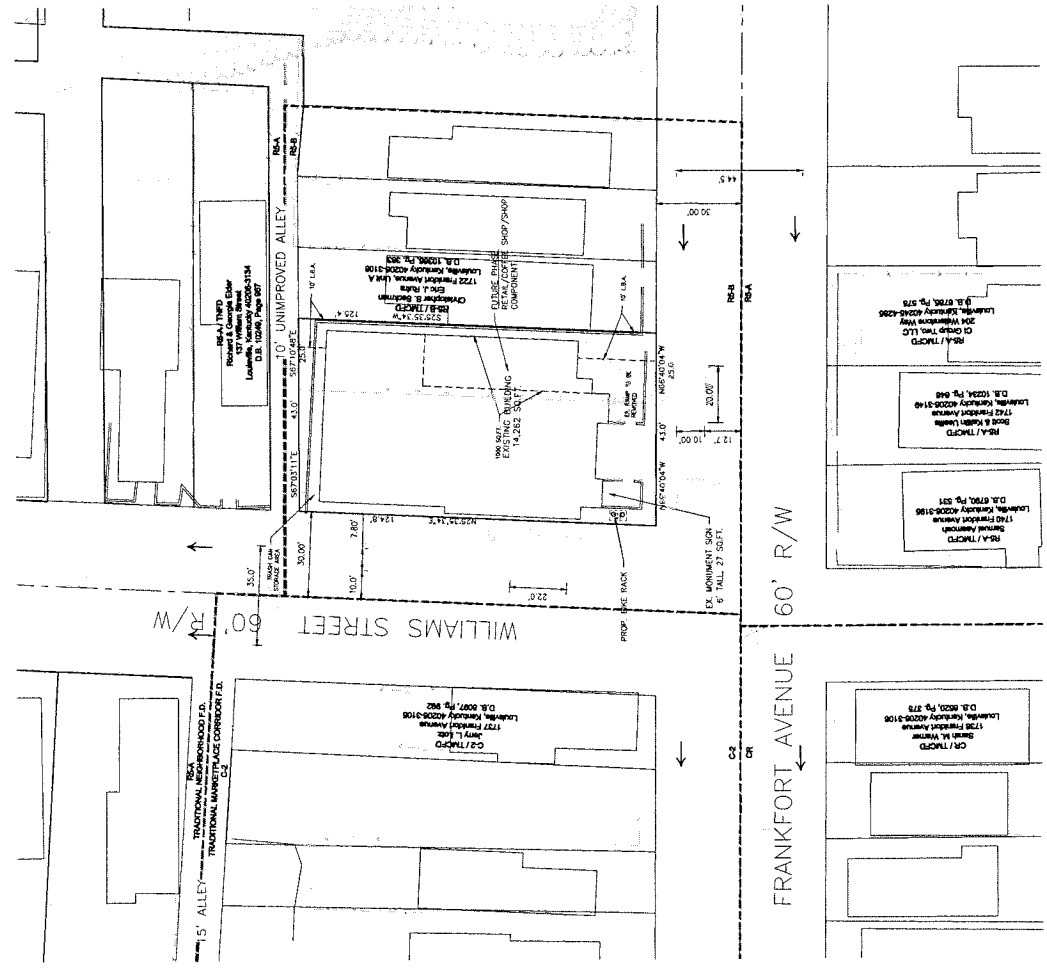
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15 ZONE 1049

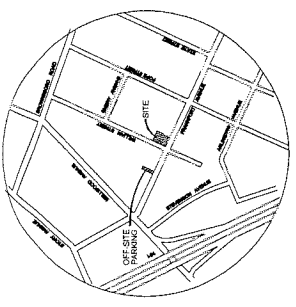
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SITE DEVELOPMENT PLAN
 0' 10' 20' 30' 40'
 SCALE 1" = 20'



- GENERAL NOTES**
1. SHOWN ARE THE PROPOSED BUILDING FOOTPRINTS ONLY.
 2. ALL SHOWN ARE THE PROPOSED BUILDING FOOTPRINTS ONLY. THE SHOWN ARE THE PROPOSED BUILDING FOOTPRINTS ONLY.
 3. ALL SHOWN ARE THE PROPOSED BUILDING FOOTPRINTS ONLY.
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 6. ALL SHOWN ARE THE PROPOSED BUILDING FOOTPRINTS ONLY.
 7. ALL SHOWN ARE THE PROPOSED BUILDING FOOTPRINTS ONLY.

17. EXISTING AND PROPOSED INFORMATION FROM DEEDS AND OLD LOC MAPS.
18. EXISTING AND PROPOSED INFORMATION FROM DEEDS AND OLD LOC MAPS.
19. EXISTING AND PROPOSED INFORMATION FROM DEEDS AND OLD LOC MAPS.
20. EXISTING AND PROPOSED INFORMATION FROM DEEDS AND OLD LOC MAPS.
21. EXISTING AND PROPOSED INFORMATION FROM DEEDS AND OLD LOC MAPS.
22. EXISTING AND PROPOSED INFORMATION FROM DEEDS AND OLD LOC MAPS.



SITE DATA

GROSS SITE AREA: 0.27 ACRES
 EXISTING ZONING: R-2B
 EXISTING DISTRICT: CHURCH
 EXISTING USE: CHURCH
 PROPOSED ZONING: OFFICE
 PHASE 1: OFFICE & RETAIL
 PHASE 2: OFFICE & RETAIL

FLOOR AREA LEVEL: 5,240 SQ FT
 MAIN LEVEL: 5,409 SQ FT
 TOTAL FLOOR AREA: 10,649 SQ FT
 TOTAL LOT AREA: 1,721 SQ FT

FLOOR AREA RATIO: 1.72

EXISTING CHURCH SEATING: 140 SEATS
 (9' 18" INCHES PER SEAT PER MY BUILDING CODE)

EXISTING PARKING REQUIRED: 47 SPACES
 (1.5 SPACES / SEAT)

MIN. CHURCHING SPACES PER LOC. CHAPTER 91.182.C: 28 SPACES

PARKING CALCULATIONS:
 MINIMUM PARKING REQUIRED (LOC. 91.182.A): 28 SPACES
 MIN. PARKING RATIO w/ 100% ARC CREDIT: 47 SPACES
 MIN. PARKING RATIO w/ 20% NATIONAL REGISTER CREDIT: 47 SPACES
 MIN. PARKING RATIO w/ 10% NATIONAL REGISTER CREDIT: 47 SPACES
 MAXIMUM PARKING ALLOWED (129 / 200 SF): 71 SPACES

PARKING PROVIDED:
 EX. ON-STREET PARKING: 5 SPACES
 TOTAL REQUIRED PARKING WINDOW-COMFORMING CREDIT: 42 SPACES
 (1.4 MIN. FOR OFFICE USE - 47 NON-COMFORMING FOR CHURCH USE)

BICYCLE PARKING:
 4 LONG TERM SPACES
 4 (NOSE BUILDING)

DETAILED DEVELOPMENT PLAN
 1741 FRANKFORT AVENUE
 LOUISVILLE, KENTUCKY 40206

BTM Engineering, Inc.
 2001 10th Street
 Louisville, KY 40203
 (502) 639-8462
 www.btmeng.com

DATE: _____
 DRAWN: _____
 CHECKED: _____
 APPROVED: _____

NO. BT: _____
 DATE: _____
 DESCRIPTION: _____

SCALE: 1" = 20'

1.00

MSD WM #11277

NOT FOR CONSTRUCTION

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APO Listing for Formal Filing
1741 Frankfort Ave
JDA Properties
1st Tier

Block 069A Lot 0043
RICHARD & GEORGIA ELDER
137 WILLIAM ST
LOUISVILLE, KY, 40206-3134

Block 069A Lot 0036
CHRISTOPHER S SECKMAN & ERIC
RUFRA
1722 FRANKFORT AVE UNIT A
LOUISVILLE, KY, 40206-3106

Block 069K Lot 0145
CI GROUP TWO LLC
204 WATERSTONE WAY
LOUISVILLE, KY, 40245-4285

Block 069K Lot 0144
SCOTT & KAITLIN USELLIS
1742 FRANKFORT AVE
LOUISVILLE, KY, 40206-3149

Block 069K Lot 0143
SAMUEL ASAMOAH
1740 FRANKFORT AVE
LOUISVILLE, KY, 40206-3195

Block 069A Lot 0033
JERRY L LOTZ
1737 FRANKFORT AVE
LOUISVILLE, KY, 40206-3105

2nd Tier

Block 069A Lot 0028
CRENTALS, LLC
1115 S 4TH ST STE 1
LOUISVILLE, KY, 40203-4100

Block 069A Lots 32 & 44
JERRY L LOTZ
1737 FRANKFORT AVE
LOUISVILLE, KY, 40206-3105

Block 069A Lot 0041
ALEXA PROPERTIES LLC
9100 MARKSFIELD RD STE 100
LOUISVILLE, KY, 40222-5383

Block 069A Lot 0038
BARKER, LANCE T KING EMILY K
1749 FRANKFORT AVE
LOUISVILLE, KY, 40206-3150

Block 069A Lot 0037
PATRICK HUNT MALONE
1747 FRANKFORT AVE
LOUISVILLE, KY, 40206-3150

Block 069K Lot 0146
TRES COJONES LLC
1748 FRANKFORT AVE
LOUISVILLE, KY, 40206-3149

Block 069K Lot 0131
JASON HOLZWORTH
135 WILLIAM ST
LOUISVILLE, KY, 40206-3107

Block 069K Lot 0103
MICHAEL L HIRTH
6006 ZARING MILL RD
SHELBYVILLE, KY, 40065-9258

Block 069K Lot 0091
SARAH M WARNER
1738 FRANKFORT AVE
LOUISVILLE, KY, 40206-3106

Others

Glenn Price
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

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John Addington
BTM Engineering Inc.
3001 Taylor Springs Drive
Louisville, KY 40220

William Abel
JDA Properties LLC
3401 Bashford Avenue Ct
Louisville, KY 40218

Laura Leach
JDA Properties LLC
3401 Bashford Avenue Ct
Louisville, KY 40218

Christopher Brown
Metro Planning and Design Services
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Joey Keck
131 Vernon Avenue
Louisville, KY 40206

Michael O'Leary
1963 Payne Street
Louisville KY 40206

John M. Addington
BTM Engineering, Inc.
3001 Taylor Springs Drive
Louisville, Kentucky 40220

Jason Crowder
Bravura Corporation
111 W Washington Street
Louisville, KY 40202

Paul Hirn
Vice President of Design
Abel Construction Company, Inc.
3401 Bashford Avenue Court
Louisville, KY 40218

D. Jason Crowder
2228 Payne Street
Louisville, KY 40206

David Coyte
203 N Clifton Ave
Louisville, KY 40206

**Attendees of Neighborhood Meeting
Not Previously Mentioned**

BT & Paula Kimbrough
225 Crescent Hill Pl #106
Louisville, KY 40206

Jackie Read
2108 Payne St #309
Louisville, KY 40206

Gordon Seiffert
316 South Ewing Ave
Louisville, KY 40206

Barbara Sinai
60 Eastover Court
Louisville, KY 40206

Cassandra Culin
185 North Bellaire Ave
Louisville, KY 40206

Aaron Stephenson
6404 Fern Valley Way Apt 6
Louisville, KY 40219

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(SENE 1019

APO Listing for Formal Filing
1741 Frankfort Ave
JDA Properties
1st Tier

Block 069A Lot 0043
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LOUISVILLE, KY, 40206-3106

Others

Glenn Price
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

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DESIGN SERVICES
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BTM Engineering, Inc
3001 Taylor Springs Drive
Louisville, KY 40220

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131 Vernon Avenue
Louisville, KY 40206

Michael O'Leary
1963 Payne Street
Louisville KY 40206

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Louisville, Kentucky 40220

158205 (10/17)

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Bravura Corporation
111 W Washington Street
Louisville, KY 40202

Paul Hirn
Vice President of Design
Abel Construction Company, Inc.
3401 Bashford Avenue Court
Louisville, KY 40218

D. Jason Crowder
2228 Payne Street
Louisville, KY 40206

David Coyte
203 N Clifton Ave
Louisville, KY 40206

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Barbara Sinai
60 Eastover Court
Louisville, KY 40206

Cassandra Culin
185 North Bellaire Ave
Louisville, KY 40206

Aaron Stephenson
6404 Fern Valley Way Apt 6
Louisville, KY 40219

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OCT 26 2015

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DESIGN SERVICES

33 APOs

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OCT 28 2015

PLANNING &
DESIGN SERVICES

1520 E/019

Glenn Price
Member
502.779.8511 (t)
502.581.1087 (f)
gaprice@fbtlaw.com

October 7, 2015

Neighborhood Meeting Notification

To: 1st and 2nd tier adjoining property owners of 1741 Frankfort Avenue
Bill Hollander, Metro Louisville Councilmember, District 9

From: Glenn Price, Attorney for JDA Properties LLC
Frost Brown Todd, LLC

Re: A Zone Change from R-5B to CR and a development plan.

An application for a rezoning from R-5B residential to CR commercial and a development plan for the parcel located at 1741 Frankfort Ave will be submitted to Louisville Metro Planning and Design Services. This will allow office uses on the site with the future possibility of a coffee shop or similar small scale use. In accordance with the procedures of Louisville Metro Planning and Design Services, we wish to invite adjoining property owners and neighborhood group representatives to discuss this proposal before it appears before a meeting of the Louisville Metro Planning Commission.

This will be an informal meeting to give you the opportunity to review the proposed plan, as well as to discuss the proposal with the owners and their representatives. This meeting will be held in addition to the established procedures of the Louisville Division of Planning and Design Services, including a full public hearing before the Louisville Metro Planning Commission.

The meeting to discuss this proposal will be held on:

Date: October 22, 2015

Time: 6:30 p.m.

Place: Clifton Campus of Northeast Christian Church
131 Vernon Avenue
Louisville, KY 40206

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At this meeting, representatives for the Applicant will explain the proposal and then discuss any concerns you may have. The purpose of this meeting is to increase your understanding of this case. We encourage you to attend this meeting and to share any concerns you may have about this proposal.

Should you have any questions prior to the meeting, please feel free to contact Glenn Price at 589-5400.

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APO Listing for Neighborhood Meeting
1741 Frankfort Ave
JDA Properties
1st Tier

Block 069A Lot 0043
RICHARD & GEORGIA ELDER
137 WILLIAM ST
LOUISVILLE, KY, 40206-3134

Block 069A Lot 0036
CHRISTOPHER S SECKMAN & ERIC
RUFRA
1722 FRANKFORT AVE UNIT A
LOUISVILLE, KY, 40206-3106

Block 069K Lot 0145
CI GROUP TWO LLC
204 WATERSTONE WAY
LOUISVILLE, KY, 40245-4285

Block 069K Lot 0144
SCOTT & KAITLIN USELLIS
1742 FRANKFORT AVE
LOUISVILLE, KY, 40206-3149

Block 069K Lot 0143
SAMUEL ASAMOAH
1740 FRANKFORT AVE
LOUISVILLE, KY, 40206-3195

Block 069A Lot 0033
JERRY L LOTZ
1737 FRANKFORT AVE
LOUISVILLE, KY, 40206-3105

2nd Tier

Block 069A Lot 0028
CRENTALS, LLC
1115 S 4TH ST STE 1
LOUISVILLE, KY, 40203-4100

Block 069A Lots 32 & 44
JERRY L LOTZ
1737 FRANKFORT AVE
LOUISVILLE, KY, 40206-3105

Block 069A Lot 0041
ALEXA PROPERTIES LLC
9100 MARKSFIELD RD STE 100
LOUISVILLE, KY, 40222-5383

Block 069A Lot 0038
BARKER, LANCE T KING EMILY K
1749 FRANKFORT AVE
LOUISVILLE, KY, 40206-3150

Block 069A Lot 0037
PATRICK HUNT MALONE
1747 FRANKFORT AVE
LOUISVILLE, KY, 40206-3150

Block 069K Lot 0146
TRES COJONES LLC
1748 FRANKFORT AVE
LOUISVILLE, KY, 40206-3149

Block 069K Lot 0131
JASON HOLZWORTH
135 WILLIAM ST
LOUISVILLE, KY, 40206-3107

Block 069K Lot 0103
MICHAEL L HIRTH
6006 ZARING MILL RD
SHELBYVILLE, KY, 40065-9258

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Others

Block 069K Lot 0091
SARAH M WARNER
1738 FRANKFORT AVE
LOUISVILLE, KY, 40206-3106

Glenn Price
Frost Brown Todd LLC
400 West Market Street Suite 3200
Louisville, KY 40202

John Addington
BTM Engineering Inc.
3001 Taylor Springs Drive
Louisville, KY 40220

William Abel
JDA Properties LLC
3401 Bashford Avenue Ct
Louisville, KY 40218

Laura Leach
JDA Properties LLC
3401 Bashford Avenue Ct
Louisville, KY 40218

Christopher Brown
Metro Planning and Design Services
444 South 5th Street, 3rd Floor
Louisville, KY 40202

Joey Keck
131 Vernon Avenue
Louisville, KY 40206

Michael O'Leary
1963 Payne Street
Louisville KY 40206

John M. Addington
BTM Engineering, Inc.
3001 Taylor Springs Drive
Louisville, Kentucky 40220

152061017

Jason Crowder
Bravura Corporation
111 W Washington Street
Louisville, KY 40202

Paul Hirn
Vice President of Design
Abel Construction Company, Inc.
3401 Bashford Avenue Court
Louisville, KY 40218

D. Jason Crowder
2228 Payne Street
Louisville, KY 40206

David Coyte
203 N Clifton Ave
Louisville, KY 40206

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OCT 22
NEIGHBORHOOD MEETING

<u>NAME</u>	<u>ADDRESS</u>
MIKE O'LEARY.	1963 PAYNE ST. 40206
Jackie Bead	2108 Payne St. #309 40206
Gordon Seiffertt	316 S. Ewing, Ave. 40206
BARBARA SINAI	60 EASTOVER CT 40206
Cassandra Cullin	135 N. Belleaire Ave. 40206
Arnon Stephens	6409 Fern Valley Way, Apt. 6
BT = Paula Kumbrough	225 Crescent Hill Pl # 40219
	# 106, Louisville, KY 40206

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SUMMARY OF NEIGHBORHOOD MEETING
1741 FRANKFORT AVE
ZONING CHANGE
HELD ON OCTOBER 22, 2015

On Thursday, October 22nd, 2015, at 6:30 p.m. JDA Properties LLC (the "Applicant") hosted a Neighborhood Meeting to explain the proposal for a Zoning Change from R-5B to CR on the property located at 1741 Frankfort Avenue. The meeting was held at the Clifton Campus of Northeast Christian Church, 131 Vernon Avenue, Louisville, KY 40206.

There were approximately 8 guests in attendance.

Those present on behalf of the applicant included:
Glenn Price, Frost Brown Todd LLC
Laura Leach, JDA Properties LLC
Paul Hirn, Abel Construction Company, Inc.
Robert Candler, BTM Engineering, Inc.
Camilla Schroeder, Advance Ready-Mix Concrete, Inc.

Paul Hirn introduced himself and asked the team to introduce themselves as well. Ms. Schroeder gave a brief history of the Abel family's involvement in the area and specifically with the church itself. Mr. Hirn then explained the proposal further before allowing questions.

Q: We would like to see more pedestrian and bicycle access.
A: We understand and will do our best to provide adequate access.

Laura Leach discussed an ADA access point into the building and the intention to match the historical elements of the existing access.

Q: The zoning request is what would be required to have a coffee shop along with the offices?
A: Yes. It happens that an area of the building is laid out perfectly to allow the next generation of the Abel family to propose a coffee shop, book store, or similar small store. The current proposal does not include definite plans and a revised plan will be required when a retail proposal does occur.

Q: Is there a second entrance on Frankfort Ave?
A: Yes, in addition to the main entrance, there is an access point at the top of the ramp. That ramp is proposed to be removed.

Q: Will you add steps to that entrance once the ramp is removed?
A: Yes.

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Q: What color will the dome be?

A: We would like to restore it to the original colors. We believe that was gold, but we are still confirming.

The attendees were thanked for coming and encouraged to contact members of the team if they had any more questions.

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