

**LAND DESIGN & DEVELOPMENT, INC.**  
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE  
503 Washburn Avenue, Suite 101  
Louisville, Kentucky 40222  
(502) 426-9374 FAX (502)426-9375

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OCT 09 2017  
LAND DESIGN &  
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September 15, 2014

Re: 12500H Dixie Highway

Dear Neighbor,

We encountered a scheduling conflict for our originally scheduled neighborhood meeting on Sept 28, so we have rescheduled for Tuesday Oct. 3<sup>rd</sup> at 6:30. We apologize for any inconvenience or confusion.

Our client 1812 Neville LLC is applying for a conditional use permit at 12500H Dixie Hwy for off-street parking in an R-4 Residential Zone and a 6,250 sf restaurant on a portion of the same property that is zoned C-2 Commercial.

We are inviting nearby property owners and neighborhood group representatives to discuss the proposal at an informal meeting we are hosting. The meeting to discuss this proposal will be held on Tuesday October 3<sup>rd</sup>, 2017 at 6:30 p.m. at the Southwest Regional Library Meeting Room located at 9725 Dixie Hwy, Louisville, KY 40272.

If you have any comments in the meantime or any questions you'd like us prepared to answer, please contact me at the above address.

Sincerely,



Derek Triplett

Cc: Courtney Hatley, Library Programs Coordinator  
Southwest Regional Library  
Cindi Fowler, Metro Council District 14  
Chris Thieneman, 1812 Neville LLC

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**10-3-17 Neighborhood Meeting Summary**  
**Case# 17DEVPLAN1178 & 17CUP1061**

- Derek Triplett of LD&D conducted the meeting, which began at 6:30.
- Meeting was started by explaining the planning process and timeline for the Category 2B Development Plan, Conditional Use Permit, waivers and variance
- A rendered Site Plan was presented of the proposed development and all aspects of explained to the neighbors in attendance
- An aerial image of the surrounding area was presented to explain how this development would fit in the context of the area.
- After LD&D's presentation was complete, the floor was opened up for questions.
  - An owner of a nearby business was concerned about parking not being adequate.
    - LD&D explained that parking was being provided to meet the requirements as outlined in the Land Development Code
  - A neighbor asked if Orell Rd would receive any improvements, as it is currently difficult to turn into the O'Reilly Autoparts property off of Orell.
    - LD&D explained that while this development is not triggering a need to widen Orell Rd, the same developer that's proposing this development is proposing a warehouse across the street on Orell Rd, which will be widening Orell Rd well past the O'Reilly's entrance.
  - A question was raised as to where deliveries for the restaurant will take place
    - The owner of the proposed restaurant was present and stated that a delivery truck can function within the site as currently laid out, but would consider a pull-off area for delivery trucks.
- Meeting was adjourned at approximately 7:30 pm

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Land Design & Development, Inc.

#05140  
Orell - Restaurant

DESIGN SERVICES NEIGHBORHOOD MEETING ATTENDANCE SIGN IN SHEET

Name	Address	Zip Code	Phone	E-Mail
David E Tobrowsky	Ualls Station 5410	40272	502 255-5469	d.tobrowsky@csd.com
David Rehmans	6307 West Pages	40258	502-376-8158	Richmond Property <del>DALE EG MAN</del> .com
Jim Kilgore	4509 Blevins Gap Rd	40272	502-326-0714	Jim @ Blue Grass LAWN AND GARDEN.COM
Christi Dwin	9803 Valley Farms Blvd	40272	502-439-6931	Christidwin@yahoo.com
Angela Kaeli	4915 Lila Ave	40258	502-594-0312	angelkaelie@att.net
Chris Webb	813 Dorsey Way	40273	502-599-0494	<del>Chris Webb</del>
Kristi Webb	8010 Cannad Dr	40258	502-410-8970	Kymwebb78@gmail.com
John Brackley	6500 Glen Jean way	40258	502 888 3839	Robrack@aol.com

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