

September 12, 2016

Louisville Metro Planning & Design Services
555 South 5th Street Suite 300
Louisville, KY 40202

**Re: Change in Zoning from R-4 to C-M for
Vega Auto Repair & Sales located at
4933 Poplar Level Road
Louisville, KY 40219**

Dear Case Manager:

The applicant is seeking change in zoning from R-4 to C-M identified in this letter. As requested, we are submitting this letter of explanation outlining the proposal for the development of 4933 Polar Level Road, an auto repair shop.

The applicant, Mr. Luis Vega currently leases land (4937 Poplar Level Road) and operates an auto repair and sales shop immediately west of the 4933 property. He has purchased the subject property and intends to build a new facility and move his operations to the new address.

The 4933 Polar Level property has a frontage of 105 feet on Polar Level Road and 430 feet deep lot, and is vacant. He intends to build an auto repair shop with 8 service bays, and a small office, approximately 1200 S.F. The building will be 1-story, 25 ft in height. He will employ up to up to 8 service technicians for his business operations.

A preliminary site plan has been prepared showing the general layout of the building, access and circulation, parking, and relevant site data.

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The following tasks have been identified as key schedule items during the project development;

- Master Planning- Complete
- Change in zoning- In progress
- Preliminary Site Plan- Complete
- Technical Drawings and Specifications- November 2016 (estimated)
- Building Permit- TBD
- Construction- TBD

Development Team

Owner/Developer

Mr. Luis Vega
4937 Polar Level Road
Tel. 502-655-7253
Email: vegaautorepair@yahoo.es

Architecture/Engineering

Concepts21, PLLC
Mohammad Nouri
Tel. 502-292-7708
Email: mnouri@concepts21.net

General Contractor (TBD)

Please contact me if you have any questions or need additional information.

Sincerely;

CONCPETS21



Mohammad Nouri, P.E., LEED AP

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