



Civil Engineering  
Land Planning  
Construction Inspection

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October 22, 2018

**SUBJECT: 4141 Bardstown Road  
(2210 Fairland Avenue)  
C-2 REZONING for Existing CUP Area  
Justification Statement/Request**

Planning & Design Services:

Application is being provided for rezoning the eastern portion of the subject property from R-4 to C-2. Currently the eastern rear portion of the property provides a conditional use permit to allow an off-street parking area within an R-4 zoning district. Since the rest of the property is currently zoned C-2 and since this portion of R-4 zoning lies within the suburban marketplace corridor form district, this application is submitted to update and correct the R-4 zoning portion of this parcel. No additional modifications are proposed for this site at this time. This property currently contains a 5,400 square foot building that is in operation. Additional widening/improvements to Fairland Avenue are currently in process with Metro Public Works. We believe that a correction of this zoning for this portion of the property will help meet code requirements and operation in Conformance with Cornerstone 2020.

Please review this submittal and let us have your comments. As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Chris Crumpton'.

Christopher T. Crumpton, P. E.  
Director of Engineering/Principal

CTC/mlr

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18 ZONE 1016