Waterfront Park

August 4, 2022

Jewell Bollinger
Stoplite Liquor & Deli, LLC
5600 Timber Creek Ct.
Prospect, KY 40059-9222

Dear Jewell,

I hope this letter finds you well. I left a message for your real estate agent, Krista Bicer, asking for your phone number, but I haven't yet heard back from her. I wanted to let you know we are proposing to update the W-2 Waterfront District zoning regulation to expand the list of uses permitted in the district. The only use we are proposing to eliminate from the permitted use list is 'automobile service station.' While much of the property that will be affected by this proposed amendment is within Waterfront Park, a few adjacent properties, including the one you own at 1346-1348 River Road, are also in the W-2 Waterfront District.

Because your property will be affected by the proposed zoning regulation amendment, we wanted to formally notify you that the **Louisville Metro Planning Commission will hold a public hearing on the proposed W-2 Waterfront District amendment on August 18, 2022 at 1:00 PM at the Old Jail building, 514 W. Liberty Street, Louisville, KY 40202.** It is not necessary that you attend, but you may if you would like to provide any comments on the proposal. A copy of the proposed amendment to the W-2 Waterfront District and additional information about the public hearing are enclosed for your reference.

If you have any questions or concerns about the proposal, please don't hesitate to contact me or Ashley Smith at 502-574-3768.

Regards,

Deborah Bilitski
Enclosures

David K. Karem Building
129 River Road
Louisville, KY 40202

502.574.3768
ourwaterfront.org

NOTICE OF PUBLIC HEARING

You are invited to attend a public hearing on a **PROPOSED AMENDMENT TO SECTION 2.6.5 OF THE LAND DEVELOPMENT CODE RELATED TO THE W-2 WATERFRONT DISTRICT**.

Case Number:	**22-LDC-0004**
Case Manager:	**CHRIS FRENCH** (Christopher.french@louisvilleky.gov)
Meeting Type:	**PLANNING COMMISSION**
Meeting Date:	**THURSDAY, AUGUST 18, 2022**
Time:	Meeting will begin at **1:00 PM** and continue until all cases are heard
Location:	**514 W Liberty Street, 40202**

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Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.

Proposed Amendment to Land Development Code

2.6.5 W-2 Waterfront District

The following provisions shall apply in the W-2 Waterfront District unless otherwise provided:

A. Permitted Uses:

Antique shops and interior decorating shops

Art galleries

Artist studios

Bakeries, retail sales on premises only

Banquet and event facilities

Bed and breakfasts

Bicycle sales and service

Bookstores and stationary stores

Breweries and distilleries, including accessory tasting rooms and tap rooms (where production activities occur indoors in a space 15,000 square feet or less)

Candy stores, retail sales on premises only

~~Automobile service stations, c~~Convenience stores and branch banks ~~when located on parcels without river frontage~~

Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

Libraries, museums, historical buildings and grounds, arboretums, aquariums

Offices: professional, general

Pleasure boat sales and boat service if contained within a building or performed in the water

Private river-oriented recreational facilities, including boat charter, private boat docking, sight seeing

Public assembly and festival gathering

Public parks, playgrounds and recreational facilities

Recreation, sports, and similar entertainment uses (excluding night clubs, bars, and adult businesses)

Restaurants (indoor and outdoor alcohol sales and consumption with proper ABC license)

~~River-theme retail commercial uses including restaurants and other r~~Retail establishments complementary to uses listed above

B. Prohibited Uses:

All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 8.0
2. Maximum Density:
   a. For 0 bedroom dwelling units only.....435 dwellings per acre
   b. For 1 bedroom dwelling units only.....217 dwellings per acre
   c. For 2 or more bedroom dwelling units only....145 dwellings per acre

Waterfront Park

August 4, 2022

Kasey Maier
Waterfront Botanical Garden
P.O. Box 5056
Louisville, KY 40255-0056

Dear Kasey,

Thank you for taking the time to talk with me about the proposed amendment to the W-2 Waterfront District zoning regulation. As we discussed, we are proposing to update the regulation to expand the list of uses permitted in the district. The only use we are proposing to remove from the permitted use list is 'automobile service station.' While much of the property that will be affected by this proposed amendment is within Waterfront Park, a few adjacent properties are also in the W-2 Waterfront District, including the properties owned by Waterfront Botanical Gardens and Botanica.

Because your property is affected by the proposal, we wanted to formally notify you that the **Louisville Metro Planning Commission will hold a public hearing on the proposed W-2 Waterfront District amendment on August 18, 2022 at 1:00 PM at the Old Jail building, 514 W. Liberty Street, Louisville, KY 40202.** It is not necessary that you attend, but you may if you would like to provide any comments on the proposal. A copy of the proposed amendment to the W-2 Waterfront District and additional information about the public hearing are enclosed for your reference.

If you have any questions or concerns about the proposal, please don't hesitate to contact me or Ashley Smith at 502-574-3768.

Regards,

Deborah Bilitski

Enclosures

David K. Karem Building
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Louisville, KY 40202

502.574.3768
ourwaterfront.org

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Candy stores, retail sales on premises only

~~Automobile service stations, c~~Convenience stores and branch banks ~~when located on parcels without river frontage~~

Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

Libraries, museums, historical buildings and grounds, arboretums, aquariums

Offices: professional, general

Pleasure boat sales and boat service if contained within a building or performed in the water

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Restaurants (indoor and outdoor alcohol sales and consumption with proper ABC license)

~~River-theme retail commercial uses including restaurants and other r~~Retail establishments complementary to uses listed above

B. Prohibited Uses:

All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 8.0
2. Maximum Density:
   a. For 0 bedroom dwelling units only.....435 dwellings per acre
   b. For 1 bedroom dwelling units only.....217 dwellings per acre
   c. For 2 or more bedroom dwelling units only....145 dwellings per acre

Waterfront Park

August 4, 2022

Joey Griesbeck
Nugent Sand / Towhead Island Company LLC
1833 River Road
Louisville, KY 40206-0072

Dear Joey,

This is to follow up the conversation I had with Bob Holt earlier this week regarding the proposed amendment to the W-2 Waterfront District zoning regulation, which I understand he conveyed to you. As I explained to him, we are proposing to update the regulation to expand the list of uses permitted in the district. The only use we are proposing to eliminate from the permitted use list is 'automobile service station.' While much of the property that will be affected by this proposed amendment is within Waterfront Park, a few adjacent properties, including Towhead Island, are also in the W-2 Waterfront District.

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If you have any questions or concerns about the proposal, please don't hesitate to contact me or Ashley Smith at 502-574-3768.

Finally, thank you again for your support of our Waterfront Park 4th of July – we couldn't do it without you!

Regards,

Deborah Bilitski
Enclosures

David K. Karem Building
129 River Road
Louisville, KY 40202

502.574.3768
ourwaterfront.org

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Bed and breakfasts

Bicycle sales and service

Bookstores and stationary stores

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Candy stores, retail sales on premises only

~~Automobile service stations, c~~Convenience stores and branch banks ~~when located on parcels without river frontage~~

Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

Libraries, museums, historical buildings and grounds, arboretums, aquariums

Offices: professional, general

Pleasure boat sales and boat service if contained within a building or performed in the water

Private river-oriented recreational facilities, including boat charter, private boat docking, sight seeing

Public assembly and festival gathering

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Restaurants (indoor and outdoor alcohol sales and consumption with proper ABC license)

~~River-theme retail commercial uses including restaurants and other r~~Retail establishments complementary to uses listed above

B. Prohibited Uses:

All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

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E. Maximum Density and FAR

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Waterfront Park

August 5, 2022

Jerry Wenz
Port Leisure Marine, Inc.
7088 Brunerstown Road
Shelbyville, KY 40065-9185

Dear Mr. Wenz,

I hope this letter finds you well. I have been trying to find a phone number for you so that I might share this information with you more personally, unfortunately, I have had no luck. We are proposing to update the W-2 Waterfront District zoning regulation to expand the list of uses permitted in the district. The only use we are proposing to eliminate from the permitted use list is 'automobile service station.' While much of the property that will be affected by this proposed amendment is within Waterfront Park, a few adjacent properties are also in the W-2 Waterfront District, including the one you own at 1338 River Road.

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Regards,

Deborah Bilitski
Enclosures

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~~Automobile service stations, c~~Convenience stores and branch banks ~~when located on parcels without river frontage~~

Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

Libraries, museums, historical buildings and grounds, arboretums, aquariums

Offices: professional, general

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Waterfront Park

August 5, 2022

Sarah Galvin
Outfront Media - Louisville
1501 Lexington Road
Louisville, KY 40206

Dear Sarah,

Thank you for taking the time to talk with me about the proposed amendment to the W-2 Waterfront District zoning regulation. As we discussed, we are proposing to update the W-2 Waterfront District zoning regulation to expand the list of uses permitted in the district. The only use we are proposing to eliminate from the permitted use list is 'automobile service station.' While much of the property that will be affected by this proposed amendment is within Waterfront Park, a few adjacent properties, including the one you own at 1346-1348 River, are also in the W-2 Waterfront District.

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Regards,

Deborah Bilitski
Enclosures

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ourwaterfront.org

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Case Manager: **CHRIS FRENCH** (Christopher.french@louisvilleky.gov)

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Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

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Waterfront Park

August 4, 2022

Steve Poe
Hank Hillebrand
River Park Apartments
1700 Marinas Edge Way, Suite 715
Louisville, KY 40206-1590

Dear Steve and Hank,

Thank you for taking the time to talk with me about the proposed amendment to the W-2 Waterfront District zoning regulation. As we discussed, we are proposing to update the regulation to expand the list of uses permitted in the district. The only use we are proposing to remove from the permitted use list is 'automobile service station.' While much of the property that will be affected by this proposed amendment is within Waterfront Park, a few adjacent properties, including the one you own at 1346-1348 River, are also in the W-2 Waterfront District.

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Deborah Bilitski

Enclosures

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~~River-theme retail commercial uses including restaurants and other r~~Retail establishments complementary to uses listed above

B. Prohibited Uses:

All uses other than those listed as permitted or similar to those permitted are prohibited. Specifically prohibited are adult entertainment uses and advertising signs/billboards (off-premises advertising).

C. Permitted Uses with Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 8.0
2. Maximum Density:
   a. For 0 bedroom dwelling units only.....:435 dwellings per acre
   b. For 1 bedroom dwelling units only.....217 dwellings per acre
   c. For 2 or more bedroom dwelling units only....145 dwellings per acre

Waterfront Park

August 5, 2022

John Clark
1860 Mellwood LLC
P.O. Box 21146
Louisville, KY 40221-0146

Dear Mr. Clark,

I hope this letter finds you well. I have tried reaching you by phone so that I might share this information with you more personally but, unfortunately, I have had no luck. We are proposing to update the W-2 Waterfront District zoning regulation to expand the list of uses permitted in the district. The only use we are proposing to eliminate from the permitted use list is 'automobile service station.' While much of the property that will be affected by this proposed amendment is within Waterfront Park, a few adjacent properties are also in the W-2 Waterfront District, including the property you own at 1700 River Road.

Because your property will be affected by the proposal, we wanted to formally notify you that the **Louisville Metro Planning Commission will hold a public hearing on the proposed W-2 Waterfront District amendment on August 18, 2022 at 1:00 PM at the Old Jail building, 514 W. Liberty Street, Louisville, KY 40202.** It is not necessary that you attend, but you may if you would like to provide any comments on the proposal. A copy of the proposed amendment to the W-2 Waterfront District and additional information about the public hearing are enclosed for your reference.

If you have any questions or concerns about the proposal, please don't hesitate to contact me or Ashley Smith at 502-574-3768.

Regards,

Deborah Bilitski
Enclosures

David K. Karem Building
129 River Road
Louisville, KY 40202

502.574.3768
ourwaterfront.org

NOTICE OF PUBLIC HEARING

You are invited to attend a public hearing on a **PROPOSED AMENDMENT TO SECTION 2.6.5 OF THE LAND DEVELOPMENT CODE RELATED TO THE W-2 WATERFRONT DISTRICT**.

Case Number:	**22-LDC-0004**
Case Manager:	**CHRIS FRENCH** (Christopher.french@louisvilleky.gov)
Meeting Type:	**PLANNING COMMISSION**
Meeting Date:	**THURSDAY, AUGUST 18, 2022**
Time:	Meeting will begin at **1:00 PM** and continue until all cases are heard
Location:	**514 W Liberty Street, 40202**

Learn how to watch and participate online at
https://louisvilleky.gov/government/upcoming-public-meetings

To view documents related to this proposal, please visit https://aca-prod.accela.com/LJCMG or:
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor,
Louisville, KY 40202
(502) 574-6230

Or visit https://louisvilleky.gov/government/planning-design for:

- More information on zoning processes
- Public comment opportunities
- Applications for a petition for a night hearing, including procedures to change the time and/or location of a public hearing to 6:00 pm or later downtown, or to a convenient location.
- Visit https://louisville.legistar.com/Calendar.aspx for meeting agenda and staff report

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.

Proposed Amendment to Land Development Code

2.6.5 W-2 Waterfront District

The following provisions shall apply in the W-2 Waterfront District unless otherwise provided:

A. Permitted Uses:

Antique shops and interior decorating shops

Art galleries

Artist studios

Bakeries, retail sales on premises only

Banquet and event facilities

Bed and breakfasts

Bicycle sales and service

Bookstores and stationary stores

Breweries and distilleries, including accessory tasting rooms and tap rooms (where production activities occur indoors in a space 15,000 square feet or less)

Candy stores, retail sales on premises only

~~Automobile service stations, c~~Convenience stores and branch banks ~~when located on parcels without river frontage~~

Dwellings, Multiple family

Florist shops

Governmental services

Hotels, motels; including accessory docking facilities

Libraries, museums, historical buildings and grounds, arboretums, aquariums

Offices: professional, general

Pleasure boat sales and boat service if contained within a building or performed in the water

Private river-oriented recreational facilities, including boat charter, private boat docking, sight seeing

Public assembly and festival gathering

Public parks, playgrounds and recreational facilities

Recreation, sports, and similar entertainment uses (excluding night clubs, bars, and adult businesses)

Restaurants (indoor and outdoor alcohol sales and consumption with proper ABC license)

~~River-theme retail commercial uses including restaurants and other r~~Retail establishments complementary to uses listed above

B. Prohibited Uses:

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