

September 12, 2022

Louisville Metro Planning & Design Services
444 S. Fifth Street, Suite 300
Louisville, KY 40202

RE: Southpointe Commons' Revised District Development Plan
for 10435 Southpointe Boulevard (Bubba's 33)

To Whom It May Concern:

This firm represents Bardstown Capital Corp., the Property Owner and Applicant, with respect to the Revised District Development Plan Application it submits today requesting changes to the revised development plan recently approved on March 3, 2022, under Case No. 22-DDP-0079; Case No. 22-DDP-0079 primarily involved review and approval of a development plan for a Hy-Vee grocery store (the "Hy-Vee Plan"), the anchor land user within Phase I of the Southpointe Commons regional retail center. Southpointe Commons is generally located at the intersection of Bardstown Road and Southpointe Boulevard, just south of and adjacent to the Gene Snyder Freeway. The subject Property is 1.09 acres and located at 10435 Southpointe Boulevard (the "Property"). On the Hy-Vee Plan, the property was identified as Tract D; on the Plan filed today, the Property is now identified as Tract 6.

With the Hy-Vee Plan, the Property was approved for 11,207 sq. ft. of medical use; today, the Applicant proposes 7,575 sq. ft. of restaurant use for the Property – a reduction in 3,632 sq. ft. for the proposed footprint. Required Parking for the change to restaurant use is similar to what was required for the previously-approved medical use. The Property is zoned C-2 Commercial and within the Regional Center Form, and, therefore, the proposed amendment is an appropriate change given the Property's zoning. Considering the proposed revision is for less buildable area on the Property than it was approved for under the Hy-Vee Plan, the Applicant respectfully requests staff review of the RDDP. Building renderings for the restaurant are submitted alongside the Application.

We look forward to receiving your comments on the Revised Plan. If you have questions or need additional information, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Baker", written over a horizontal line.

Jon Baker

cc: John Campbell

100944493.1