NEIGHBORHOOD MEETING SUMMARY

Meeting Date and Time:	**Monday, February 16, 2026 at 6:00 PM (the meeting started at 6:06 P.M.)**
Applicant:	**WSA Realty Properties LLC**
Owners:	**Alex Thornton, Sr., Estate of Dorothy Dowe, Jathaniel Mark Dorsey and family**
Properties:	**13112, 13118, 13206 and 13200 R. Old Henry Road, Louisville, Kentucky 40223**
Location of Meeting:	**Front corner of the gym at Mid America East, 2401 Stanley Gault Parkway, Louisville, Kentucky 40223 [moved to cafeteria because of noise in the gym]**
Request:	**Change in zoning from R-4, Single-Family Residential to PEC, Planned Employment Center Case No. 25-ZONEPA-0157**

[Site Plan displayed on easel at the front of the room]

Jon Baker began the meeting by introducing himself and members of the Applicant's development team, including Nima Mahmoodi, engineer with the Kleingers Group and Chelsea Sellers and Laura van Vactor with WSA Realty Properties LLC. Mr. Baker thanked the attendees for participating in the change in zoning process. Mr. Baker explained how the current application is a separate and different application and development from the rezoning proposal found in the 2023 change in zoning file, Case No. 23-ZONE-0141.

Mr. Baker explained the zoning process in Louisville Metro and touched upon the two new changes to the Louisville Metro change in zoning process. First, Mr. Baker explained how it may no longer be required for a zoning application to go before the LD&T committee, assuming all participating reviewing Louisville Metro agencies provide pre-approval. Second, if a zoning application receives a unanimous vote from the Louisville Metro Planning Commission, then it may not need to proceed to the legislative body for a vote, unless a council person calls up the case.

By using the Site Plan on the easel up at the front of the room, Nima Mahmoodi advised the attendees how the Property is to be used by the Applicant, walked through the site plan to discuss access, screening, grading of the Property, employees, if any, etc.

After Nima Mahmoodi concluded presenting the site plan, the meeting was opened up to attendees for comments and questions:

One question was "will PEC zoning allow you to move forward?"

An attendee from Rogers Group commented "Are you parking this site at a higher density of vehicles than the western properties?"

The Rogers Group representatives inquired who owns the mineral rights to the Property.

One attendee asked "where is your proposed cut-through?" The proposed access point is the existing Alex Thornton driveway, but it will be made wider to meet commercial curb cut standards.

One attended asked about MSD and stormwater drainage and the absorption rate. An explanation was made of the differences between a gravel driveway and an asphalt driveway and attendees were told that MSD will require the Applicant to provide calculations based upon the gravel driveway being impervious.

Another attendee asked "does KYTC review similar to how MSD reviews?"

Comment: additional traffic concern.

The meeting ended at approximately 6:47 P.M.

Members of the Applicant's team stayed after conclusion of the meeting.