

Glenn Price

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Neighborhood Meeting Notification

To: 1st and 2nd tier adjoining property owners of 2070 South Preston Street
Marianne Butler, Metro Louisville Councilperson, District 15

From: Glenn Price, Attorney for Bar of Soap, LLC
Frost Brown Todd, LLC

Re: A Zone Change re a proposed laundry, tavern, and arcade.
Case #17Zone1058, Laura Mattingly, Planning case manager
An update will also be provided on the parking lot at 2071 South Preston St
Case #16CUP1025, Jon Crumbie, Planning case manager

An application for a zone change to allow a laundry, tavern, and arcade was submitted to Louisville Metro Planning and Design Services on November 6, 2017. We cordially invite adjoining property owners and neighborhood group representatives to discuss this proposal before it appears at a meeting of the Louisville Metro Planning Commission.

This will be an informal meeting to give you the opportunity to review the proposed plan, as well as to discuss the proposal with the owners and their representatives. This meeting will be held in addition to the established procedures of the Louisville Division of Planning and Design Services, including a full public hearing before the Louisville Metro Planning Commission.

The meeting to discuss this proposal will be held on:

Date: May 8, 2018

Time: 6:30 p.m.

Place: 2069 South Preston Street
Louisville, KY 40217

At this meeting, representatives for the Applicant will explain the proposal and then discuss any concerns you may have. The purpose of this meeting is to increase your understanding of this case. We encourage you to attend this meeting and to share any concerns you may have about this proposal.

Should you have any questions prior to the meeting, please feel free to contact Glenn Price at 589-5400.

To view documents related to this proposal, please visit:

<http://louisvilleky.gov/government/planning-design> and click on *Search Case Information*

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SUMMARY OF NEIGHBORHOOD MEETING
2070 SOUTH PRESTON STREET
ZONING CHANGE
HELD ON MAY 8, 2018

On Tuesday, May 8, 2018, at 6:30 p.m. Wettig Properties, LLC (the "Applicant") hosted a Neighborhood Meeting to explain the proposal for a Zoning Change on the property located at 2070 South Preston Street. The meeting was held at the house located at 2069 South Preston Street.

There were approximately 8 guests in attendance.

Those present on behalf of the applicant included:

Glenn Price, Frost Brown Todd LLC

Jonas Wilson, Frost Brown Todd LLC

Antz & Jon Wettig, Wettig Properties, LLC

Chris Brown, BTM Engineering, Inc.

Ted Bressoud, Bressoud Architecture, Inc.

Glenn Price introduced the proposal. Mr. Price briefly discussed the zoning process, the location, and the members involved. Chris Brown then gave details about both the development plan and the Conditional Use Permit on the related parking lot. Antz Wettig explained that much of the impetus for the project came from discussions with neighbors wanting a laundromat in the area.

Q: Are there any similar concepts in town?

A: No. There is something similar in Brooklyn, but not in this region.

Q: What hours do you expect to be open?

A: We are currently considering opening at 8 am and closing around midnight on weekdays and possibly later on weekends.

Q: Will there be live music?

A: No.

Q: Will any part the building be preserved?

A: No. There is very little of the building that is salvageable.

Q: Will there be any food service?

A: No.

Q: When do you hope to open?

A: Hopefully by the end of the year.

Q: Is there any proposed landscaping?

A: Not other than the existing street trees.

Q: Will this proposal be competitive in pricing with the laundry down the street?

A: Yes, we expect to have similar pricing structures, but also expect to have a different clientele. The existing laundromat is smaller and has limited hours.

Q: Do you have enough parking?

A: Yes, we are meeting the parking requirements. The parking lot, with the street parking, allows the proposal to meet the requirements.

Q: What is proposed in the second floor?

A: Arcade machines.

Q: Is there any residential included in the proposal?

A: No.

Several members of the audience expressed excitement for the project. Glenn Price thanked everyone for coming.