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JAN 15 2025

**OFFICE OF
PLANNING**

January 9, 2025

To: Adjoining property Owners and Metro Council Representative for District 18

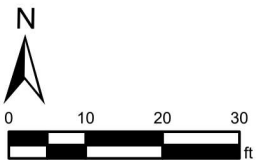
Re: Neighborhood Meeting to review and discuss the plan to change the zoning of 8210 and 8212 Whipps Mill Rd from R-5 to OR-1 to accommodate low-impact professional offices utilizing the existing structures.

This will be an informal meeting to provide you with the opportunity to review and discuss the proposed plan with the owner. This meeting will be held in addition to the established public hearing procedures of the Metro Louisville Planning Commission after the formal application has been filed.

The Meeting will be held Monday February 10, 2025 at 6pm at:

Lyndon City Hall
515 Wood Rd.
Louisville, KY 40222

At this meeting, the proposal will be explained and any concerns or questions you may have will be addressed. We encourage you to attend this meeting to share your thoughts



8210 & 8212 Whipps Mill Rd

Wednesday, January 15, 2025 | 11:53 AM



LOJIC © 2025

This map is not a legal document and should only be used for general reference and identification.

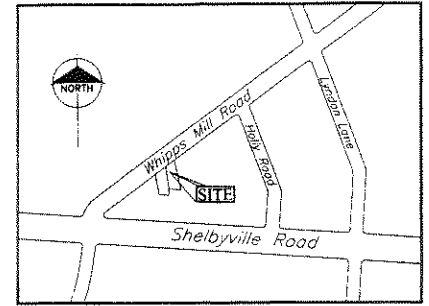
200 Copper Creek Circle
Parcel# 002101570000
CRA B1 Brookside LLC
DB9808 P24

8211 Whipp's Mill Road
Parcel# 002109250000
Mario Martinez
DB11142 P203

8211 Whipp's Mill Road
Parcel# 002106020000
VTR MGS Louisville LLC
DB12849 P466

Whipp's Mill Road

Collector 80' R/W



LOCATION MAP

GENERAL NOTES

1. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
2. Slopes and pavement cutback at least 2" high and 4" wide shall be provided to prevent vehicle tires from encroaching sidewalks, properties or public rights of ways to protect landscaped areas and adjacent properties. Such sidewalks or curbing shall be at least three feet from any adjacent property line, unless otherwise indicated.

ARCD NOTES

1. Magnification measures for sheet control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

MSD NOTES

1. Drainage pattern depicted by arrows (→) is for information purposes only; all areas of the site are to be paved or finish graded in a manner that results in direct flow to adjacent. No areas of ponding water will be accepted.
2. Construction plans and documents shall comply with the Louisville & Jefferson County Metropolitan Sewer District Design Manual and National Specification and other local, state and federal ordinances.
3. MSD Single Family, Demolition or Small Commercial Permit required prior to issuance of Building Permit.

FLOODPLAIN NOTE

NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN PER FEMA PANEL NO. 211100026, DATED DEC. 5, 2006

IMPERVIOUS AREA

EXISTING IMPERVIOUS 4,592 SF PROPOSED IMPERVIOUS 6,561 SF INCREASE 1,970 SF

Site Data *AS*

EXISTING ZONING: **R4** PROPOSED ZONING: **C4-DR-1**
 EXISTING & PROPOSED FORM DISTRICT: **N**
 PROPOSED LAND USE: **MIXED COMMERCIAL**
 TRACT #1 SITE AREA: **0.32 ACRES / 13,875 SF**
 BUILDING AREA: **888 SF**
 TRACT #2 SITE AREA: **0.32 ACRES / 13,875 SF**
 BUILDING AREA: **895 SF** GARAGE: **547 SF**
 TRACT #3 SITE AREA: **0.32 ACRES / 13,875 SF**

FLOOR AREA RATIO: 0.20

PARKING CALCULATION

Maximum Allowed 1,781sf @ 1 space / 200sf = 9 spaces

Minimum Required 1,781sf @ 1 space / 500sf = 4 spaces

PARKING PROVIDED: 9 SPACES

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District Development Plan

TRACT #1 PARCEL #025900530000 DB 8776 P433
 TRACT #2 PARCEL #025900400000 DB 8776 P431
 TRACT #3 PARCEL #025900880000 DB10569 P500

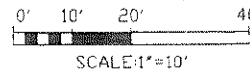
Whipp's Mill

8210 & 8212 Whipp's Mill Road
Louisville, KY 40204

Owner/Developer Neal Campbell
2602 Fallen Leaf Court
Louisville, KY 40241-6226

LEGEND

- UP ● UTILITY POLE
- CB CATCH BASIN
- - - EXISTING CONTOUR
- FENCE AS NOTED
- EX PAVEMENT TO BE REMOVED
- EX TREE TO BE REMOVED



8208 Whipp's Mill Road
Parcel# 025900410000
Benjamin Kennedy
DB 10391 P 668

8214 Whipp's Mill Road
Parcel# 025900880000
Raymond Edward & Robert Ferrer
DB 5016 P 515

8209 Shelbyville Road
Parcel# 025900430000
Lee R Lorch
DB4829 P11

8211 Shelbyville Road
Parcel# 025900440017
Neal Campbell
DB 8776 P429

8213 Shelbyville Road
Parcel# 025900860018
Neal Campbell
DB10569 P900

MILLER · WIHRY
 PUBLIC
 Engineers · Surveyors · Planners
 1387 South Fourth Street, Louisville, KY 40208 (502)639-5501

REVISIONS	SCALE
	1" = 10'

FILE #241
DB
DP

After the Neighborhood Meeting

Why a Neighborhood Meeting

This neighborhood meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:
<https://louisvilleky.gov/government/planning-design/notifications>
Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the "sign-in" sheet, you will receive a notice of the public hearing.

Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

<https://louisvilleky.gov/government/planning-design/citizen-guides>

Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to <https://louisvilleky.gov/government/planning-design> to view meeting agendas, search case information, or to obtain Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website



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