

Louisville Metro Planning Commission Public Hearing - April 10, 2025
Louisville Metro Land Development & Transportation Committee - February 13, 2025
Neighborhood Meetings - June 5, 2024 & March 18, 2025

Docket No. 24-ZONE-0105

Zone Change from R-4 to C-1 and OR-1
to allow a Goodwill retail store and future office buildings on the
property located at 8803, 8805 & 8807 Old Bardstown Road

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers - Arnold Consulting



Search Addresses



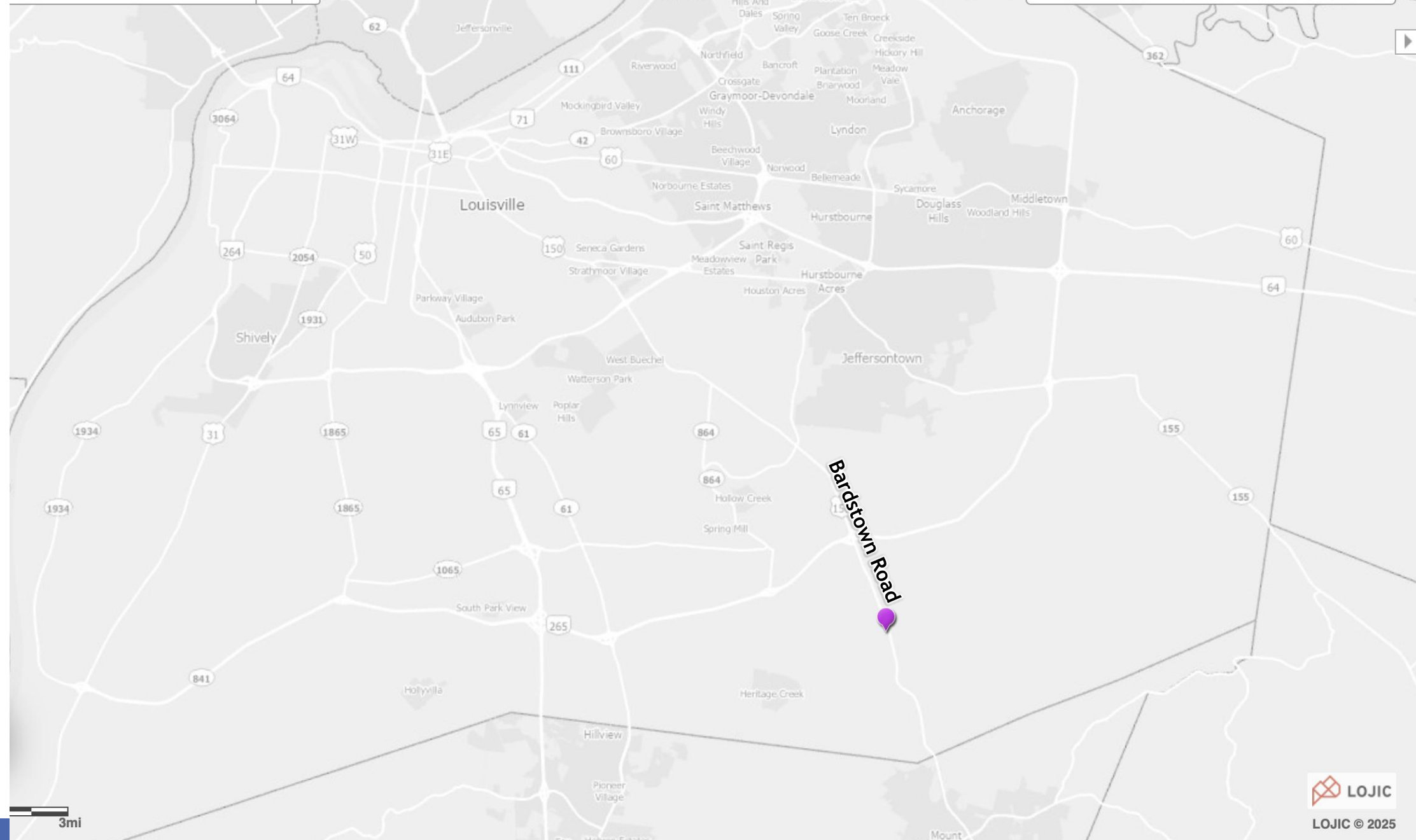
Gray

Basic

Aerial

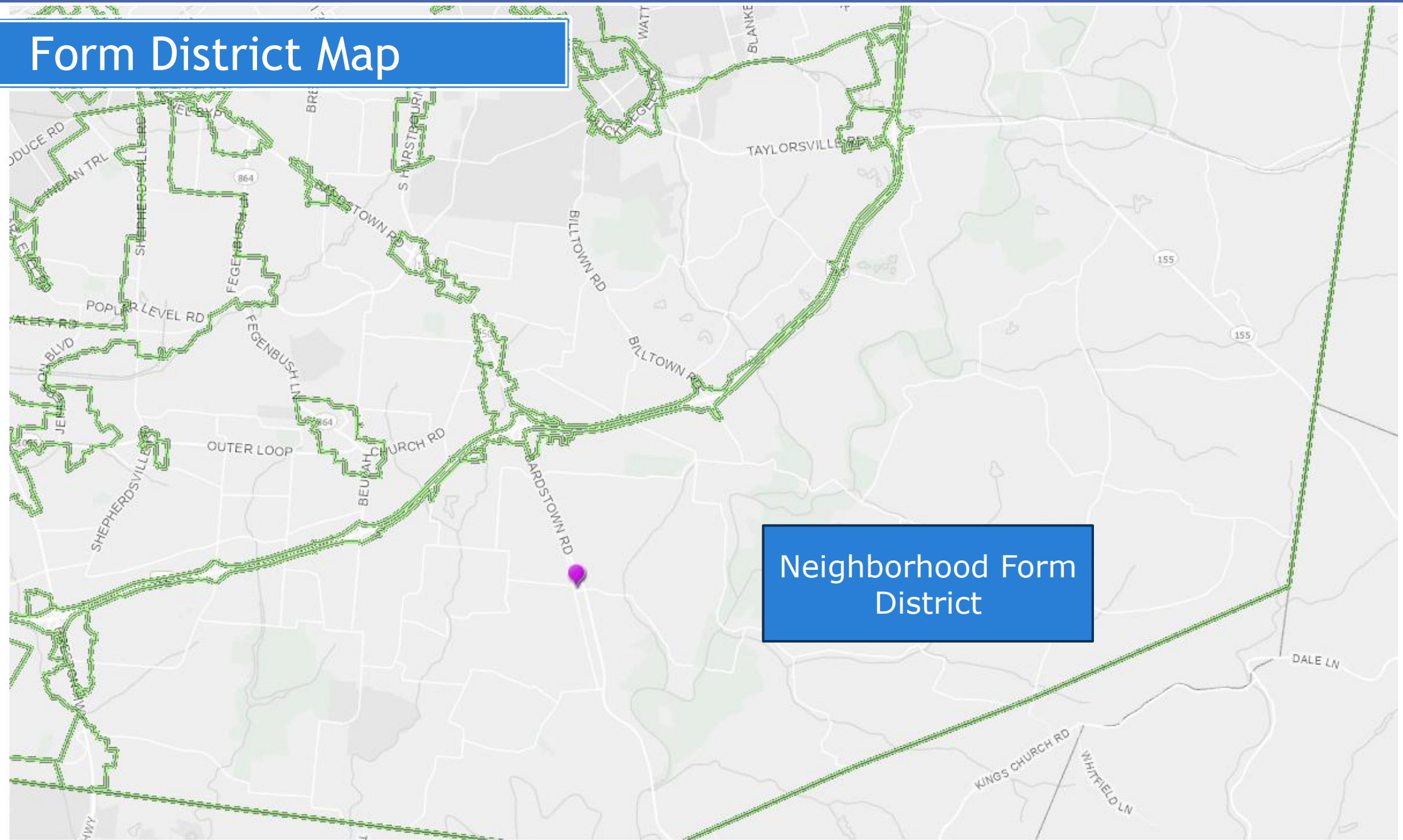
Base

Labels



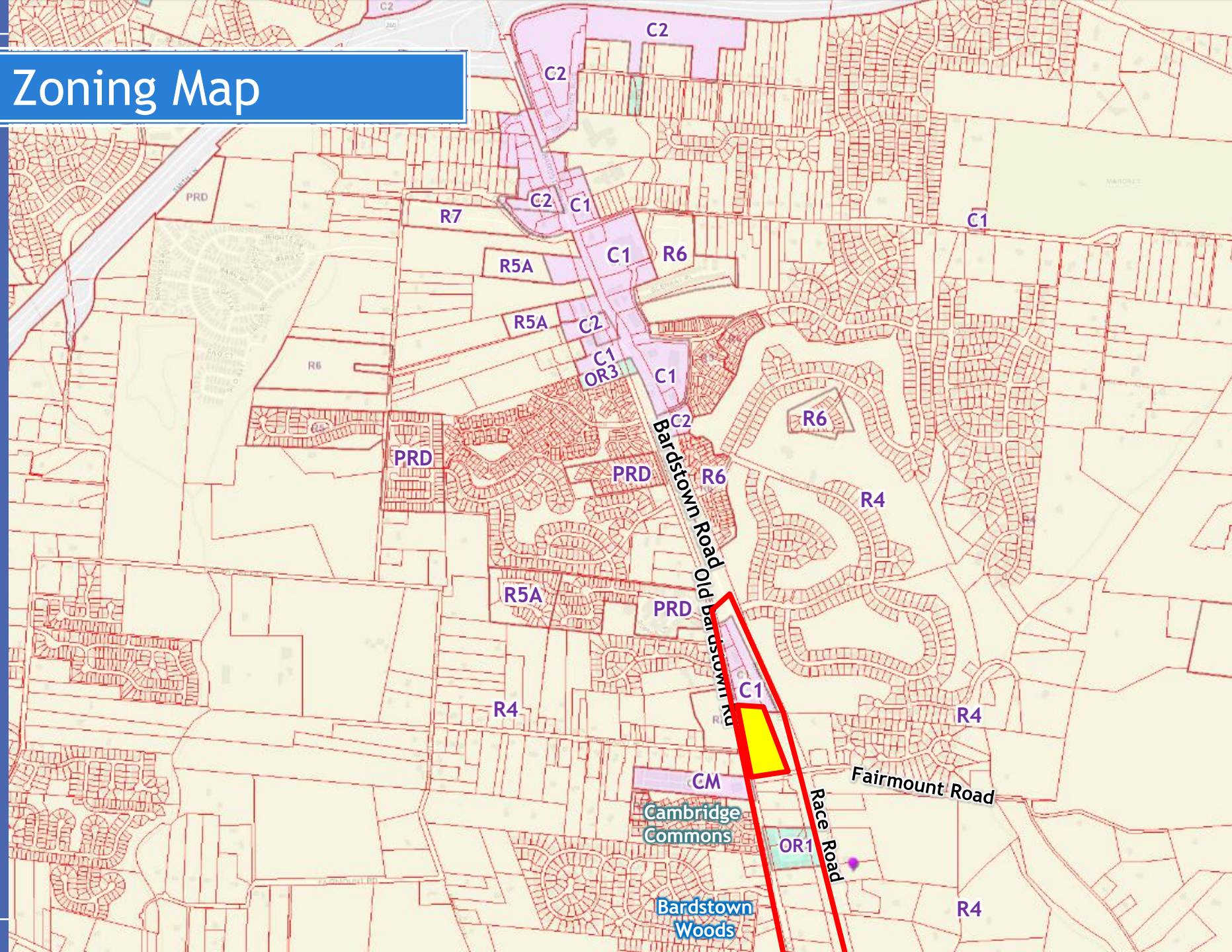
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Form District Map



Neighborhood Form
District

Zoning Map

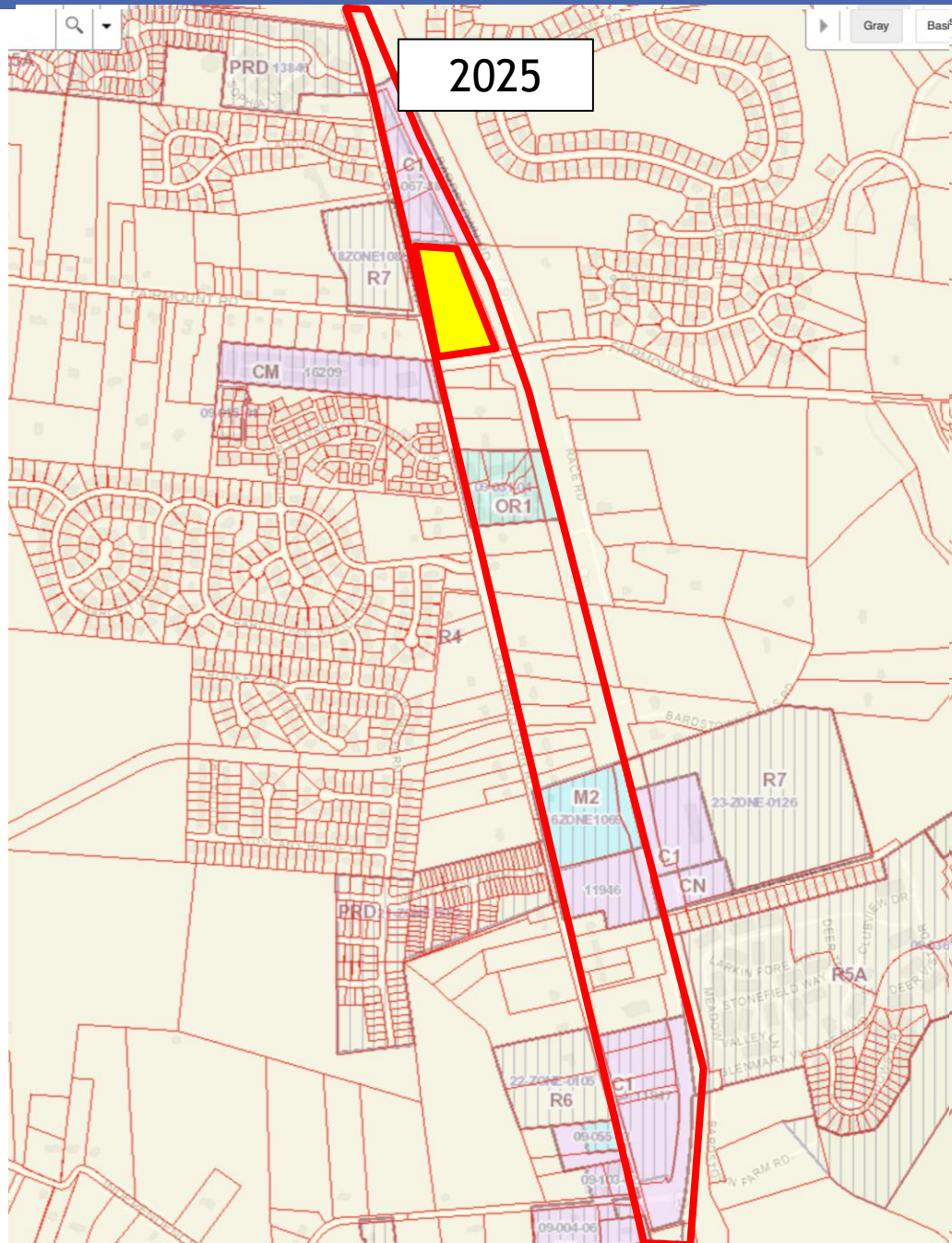


1997 View

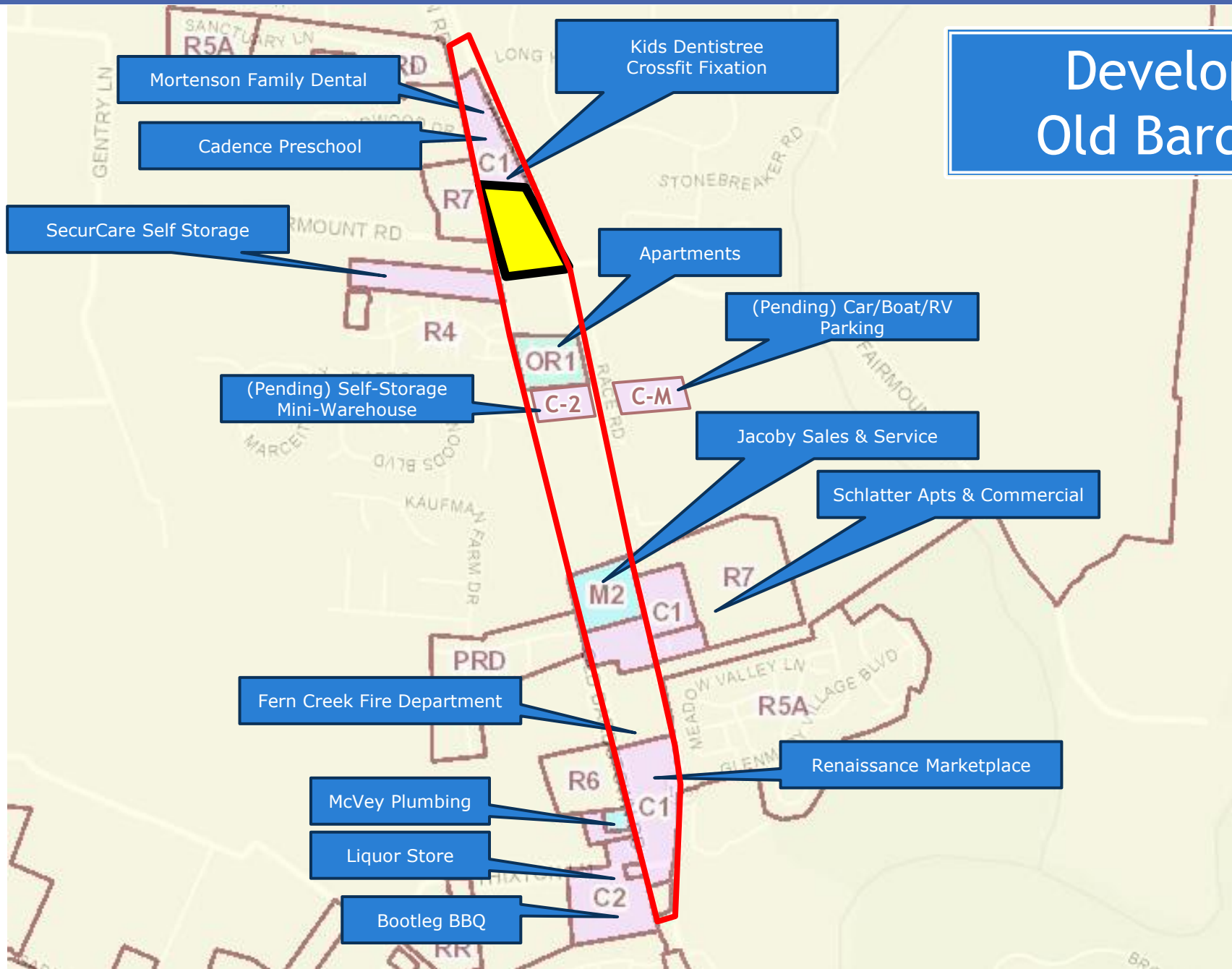


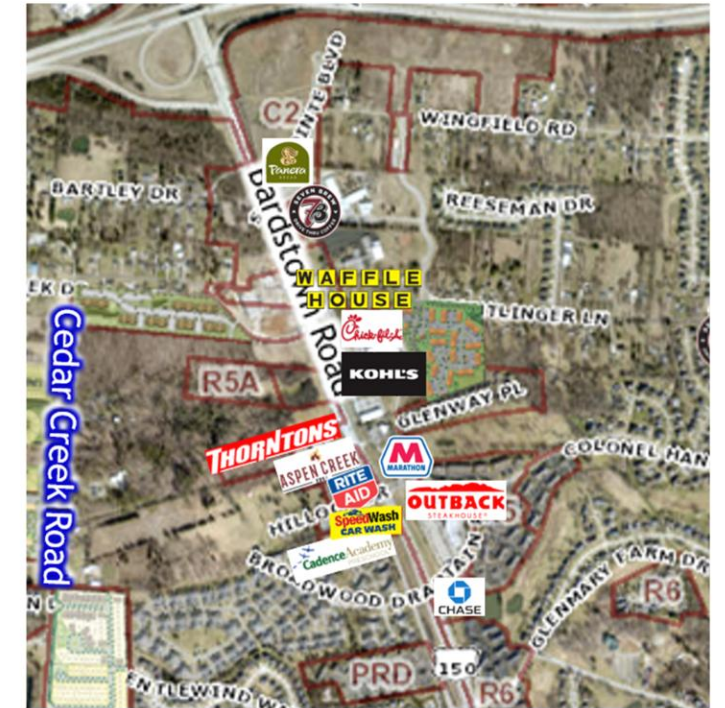
2002 View





Development within the Old Bardstown Road Island







BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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John C. Talbott
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March 4, 2025

RE: Neighborhood meeting for a proposed change in zoning from R-4 to C-1 and OR-1 to allow a Goodwill retail store and future office buildings on property located at 8803, 8805 & 8807 Old Bardstown Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change and Detailed District Development Plan (DDDP) to allow a Goodwill retail store and future office buildings to be located as above.

Accordingly, this case is scheduled to go to public hearing on March 20th, however the residents of Glenmary Grove Senior Apartments were inadvertently not invited to the first neighborhood meeting on June 5, 2024, therefore we are holding a second meeting with a full group of adjacent neighbors, including the Glenmary Grove residents, to inform you of our zone change application.

A zone change plan and application were filed with the Office of Planning, assigned case number **24-ZONE-0105** with case manager Molly Clark. The applicant is proposing to construct a 16,003 sf Goodwill retail store with 42 parking spaces, as well as future office buildings. Of note, we originally were intending retail, but changed a portion of the plan to office use. There will be an entrance to the Goodwill lot on Fairmount Road with two additional entrances to the development from Old Bardstown Road.

Our second meeting will be held on Tuesday, March 18, 2025 beginning at 6:00 p.m. at the Fern Creek Community Association & Chamber of Commerce, Inc. in the Community Room located at 6104 Bardstown Road. (Please enter through the side door that faces the gas station.)

Enclosed for your review are the following:

1. The development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet and Information on how to obtain case information online from the Office of Planning' online customer service portal
5. Office of Planning' "After the Neighborhood Meeting" sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,

John C. Talbott

cc: Hon. Kevin Bratcher, Councilman, District 22
Molly Clark, case manager with the Office of Planning
Daniel Whitley, Project Manager with Arnold Consulting Engineering Services, Inc.
John Barnett, Applicant representative with Goodwill Industries of KY, Inc.

Invite letter to 2nd Neighbor Meeting and sign in sheet

Developer's Neighborhood Meeting

Meeting Date and Time March 18, 2025 @ 6:00 pm Developer's Name Goodwill Industries of KY, Inc.
Location of Meeting Fern Creek Community Association & Chamber of Commerce, Inc., 6104 Bardstown Rd., Louisville, KY
Description of Proposal Zone change from R-4 to C-1 to allow a Goodwill retail store and future retail buildings
Subject Site Location 8803, 8805 & 8807 Old Bardstown Road, Louisville, KY

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	EMAIL ADDRESS
PLEASE PRINT CLEARLY			
✓ Diane Potts	9600 Harvard Commons Court	40291	dee.potts@twc.com
✓ CATHERINE KLEIN	9601 CORNELL DR.	40291	ccatzsklein@aol.com
✓ PAUL GRISANT	2401 MERRICK ROAD	40207	PAUL@GRISANTGROUP.com
✓ RON ADAMS	9802 RIVER BIRCH DR	40291	Homes
✓ J. Feusner	10900 Cambridge Commons Dr	40291	djfeusner@gmail.com
✓ Greg michels	8700 Old Bardstown Rd. Apt #237	40291	
✓ Judy Britt	8700 Old Bardstown Rd. Apt #242	40291	judy.britt@yashan.com
✓ Carol Kipley	9701 Pepperdine Dr 40291	40291	ckipley@aol.com
✓ KENNY RIDDLE	10906 Old Bardstown Road 40291	40291	KENNY RIDDLE@ATT.NET
✓ ED & GALE ROGERS	11000 RUTGERS CT. LOUISVILLE 40291	40291	galene5674@gmail.com
✓ Bill Harper	10809 Bardstown Woods Blvd	40291	
✓ Rob Taylor	10817 Bardstown Woods Blvd	40291	taylor.made4rt@aol.com

2 Apt
Residents



Fairmount Rd

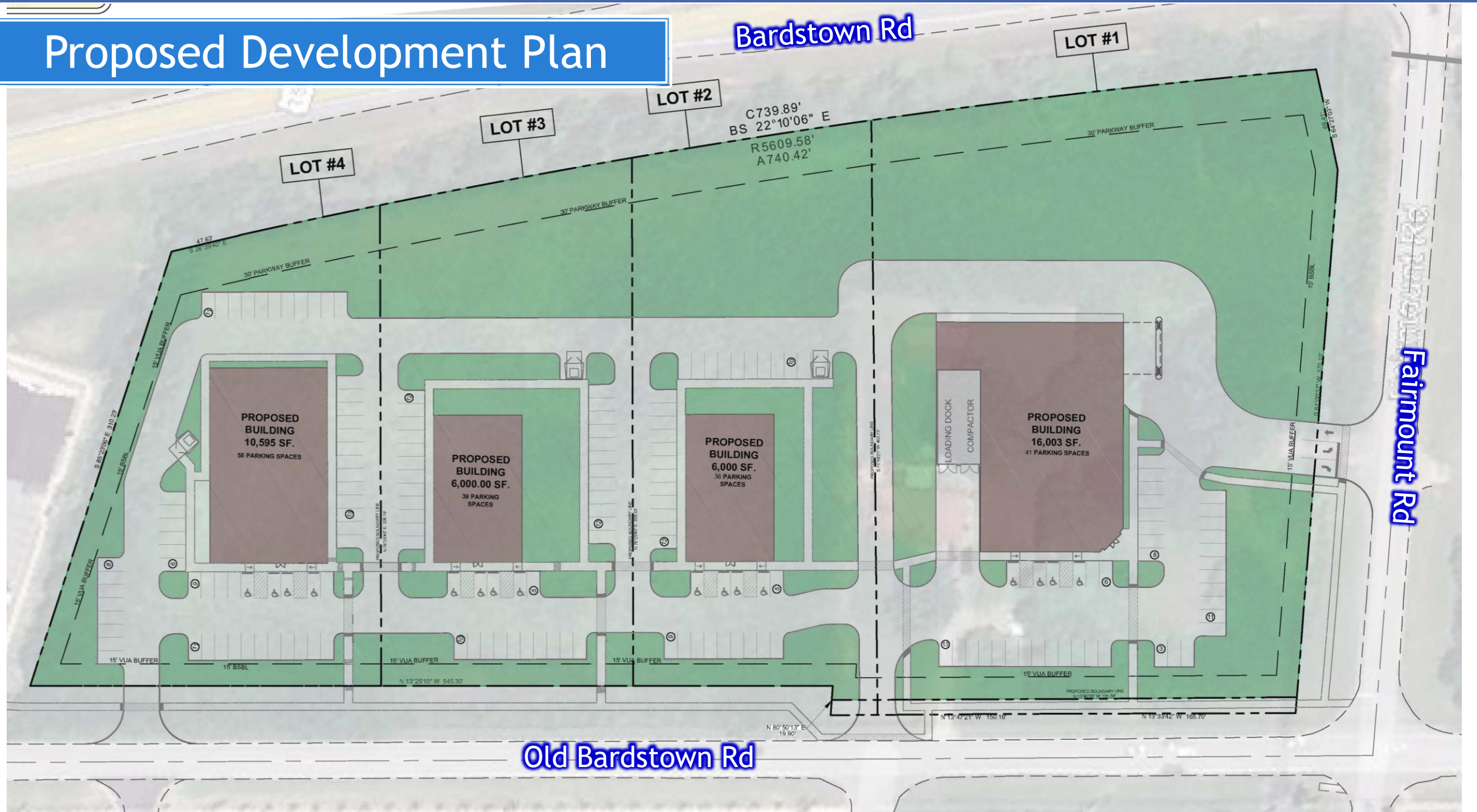
Old Bardstown Rd

Bardstown Rd

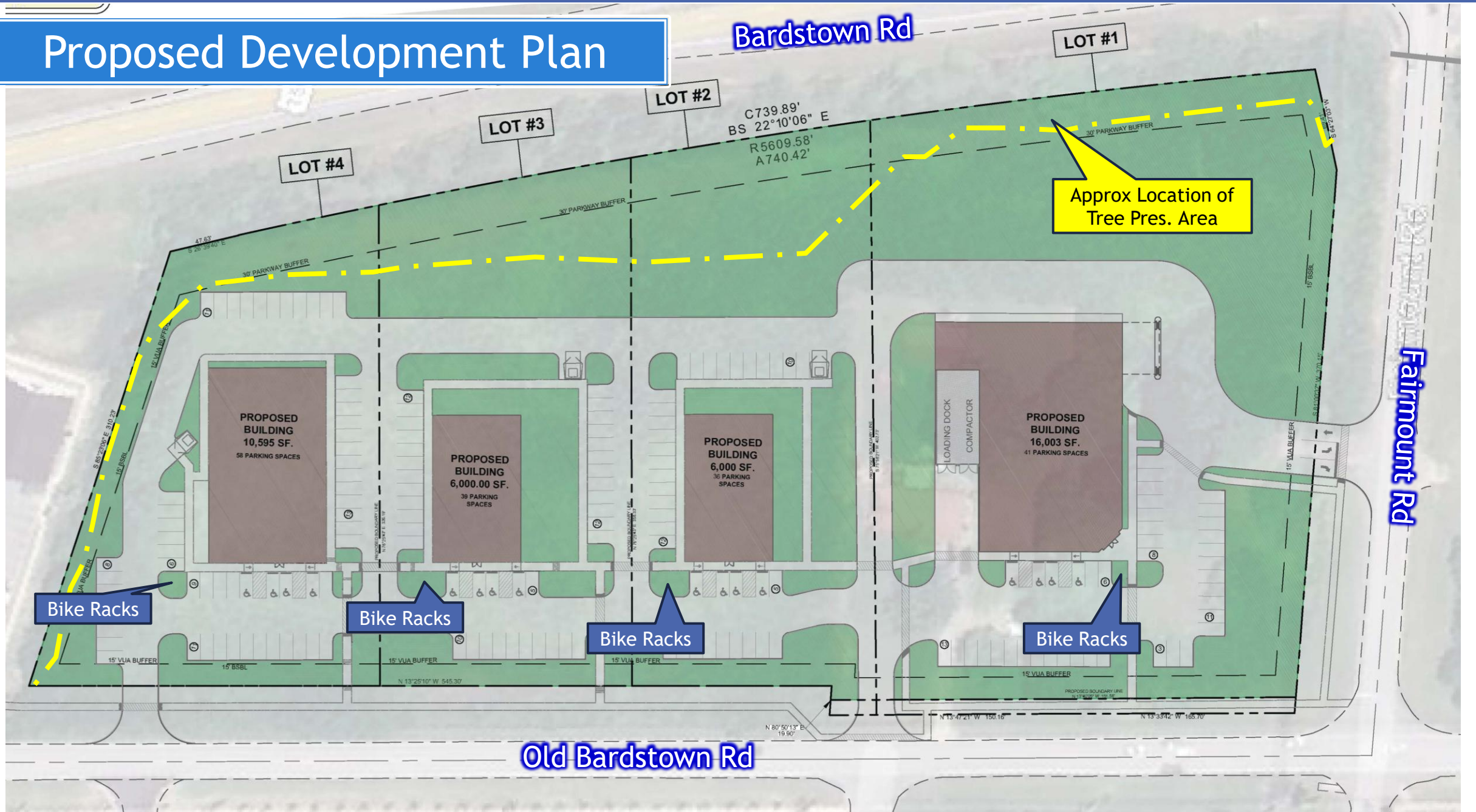
Layers

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Proposed Development Plan



Proposed Development Plan



Proposed Development Plan

Bardstown Rd

Zone Change
to OR-1

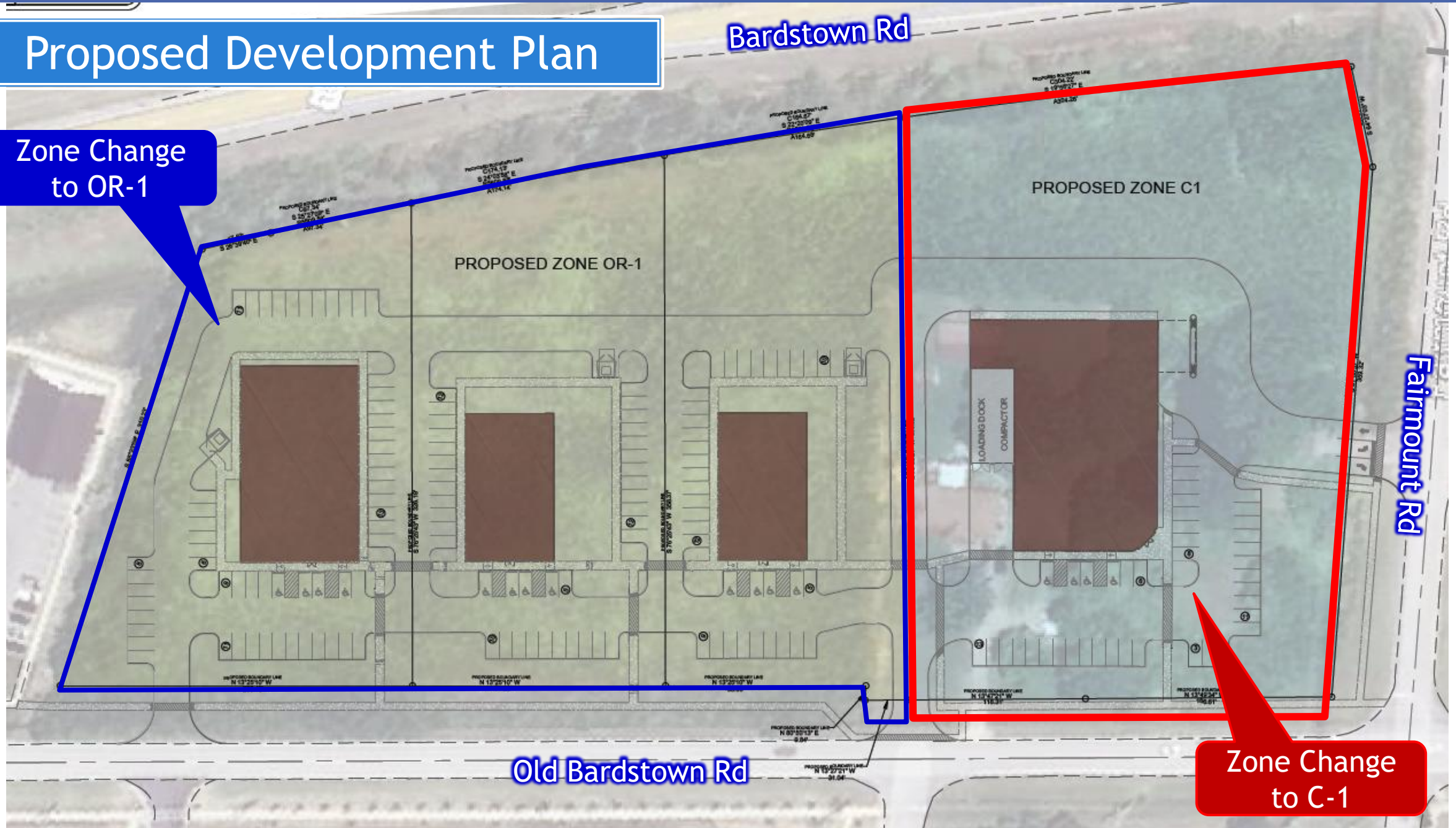
PROPOSED ZONE OR-1

PROPOSED ZONE C1

Fairmount Rd

Old Bardstown Rd

Zone Change
to C-1

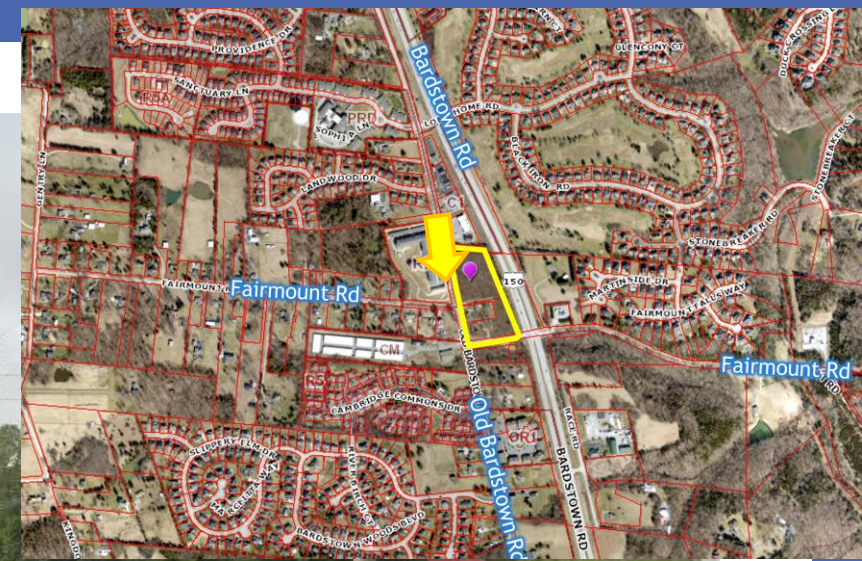




View of site from Fairmount Road



View of Old Bardstown Road looking south. Site is to the left.





View of site from corner of Old Bardstown Road and Fairmount Road looking north. Site is to the right.

Conceptual Birdseye View of the Site



Conceptual Elevations



VIEW FROM OLD BARDSTOWN ROAD

Conceptual Elevations



VIEW FROM OLD BARDSTOWN ROAD

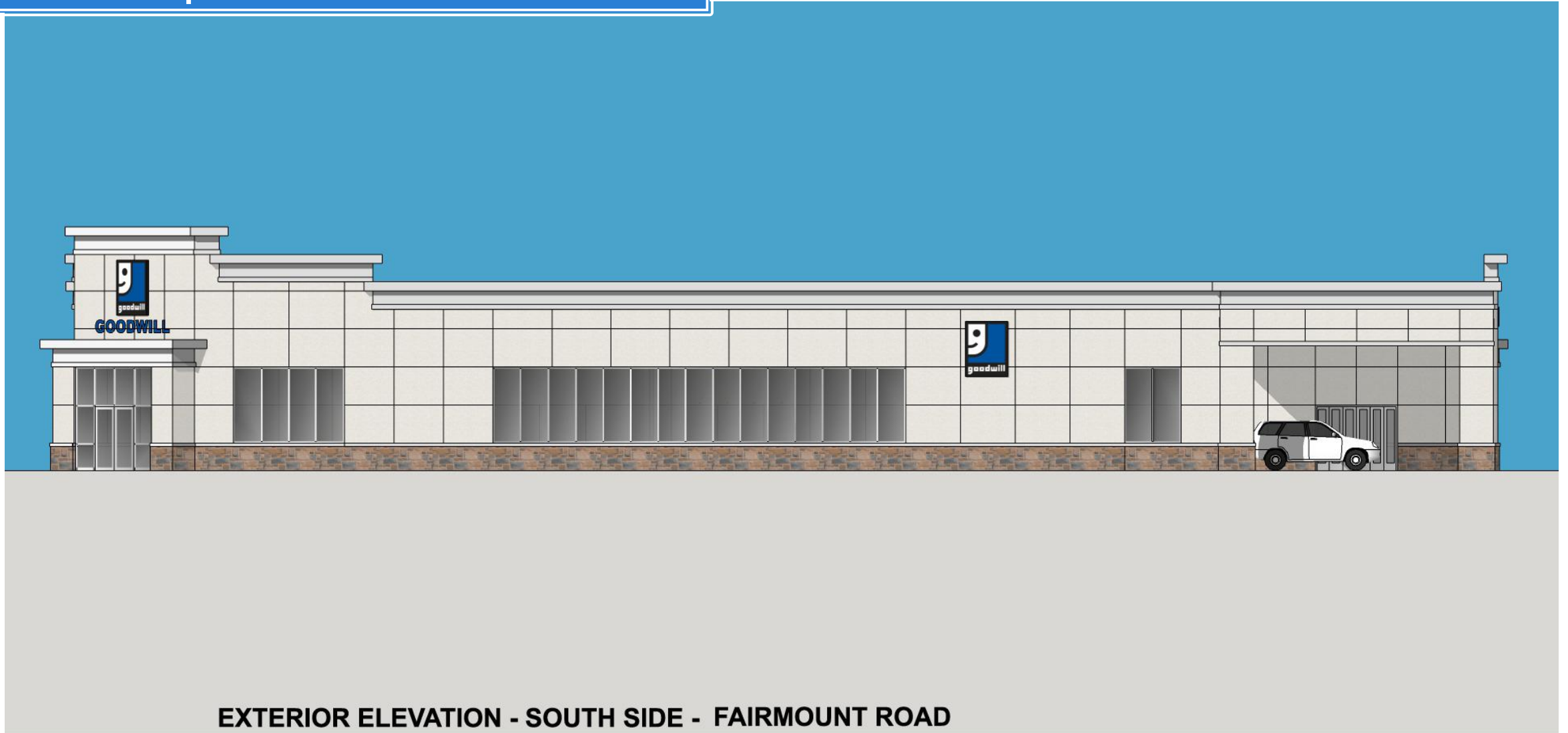
Proposed Elevations



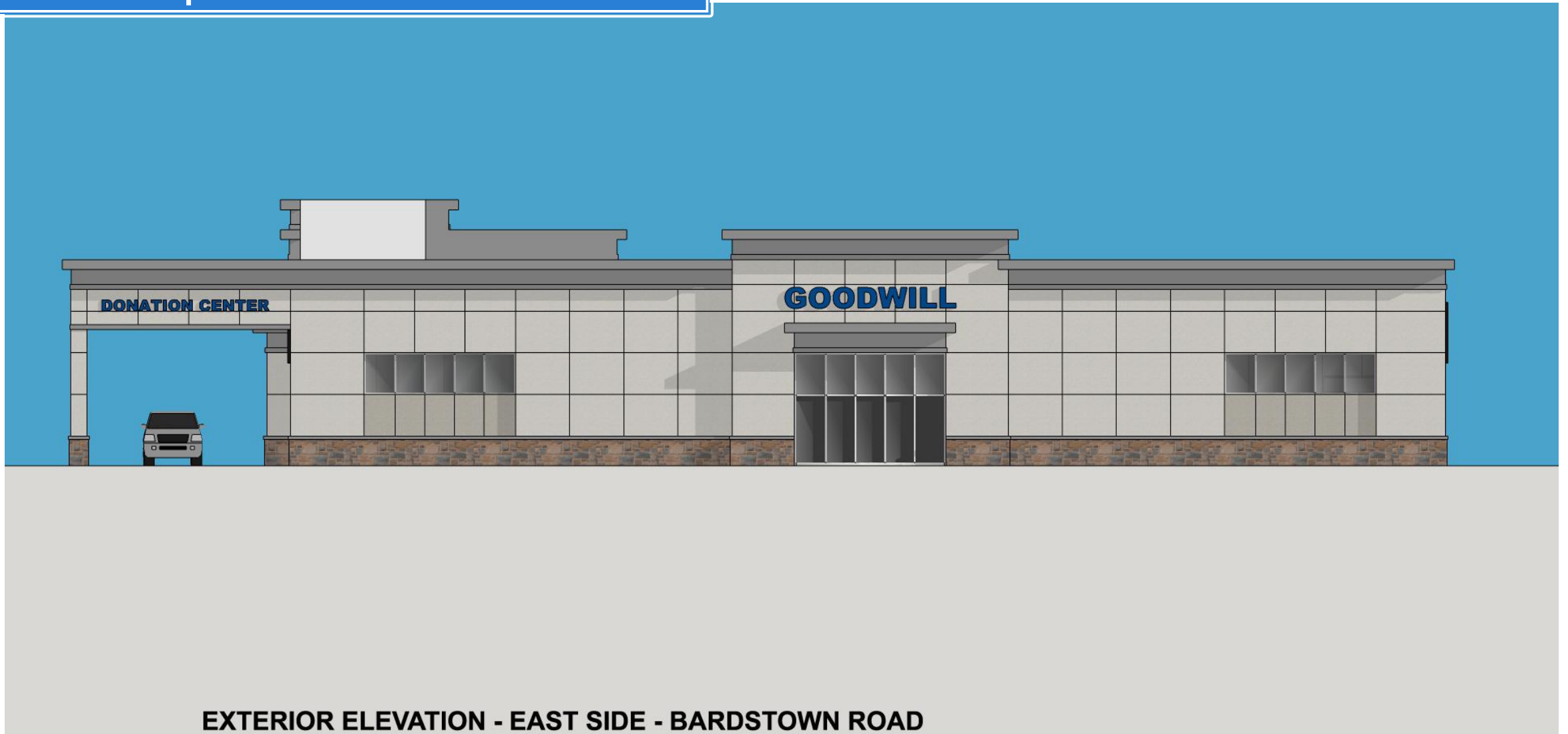
Proposed Elevations



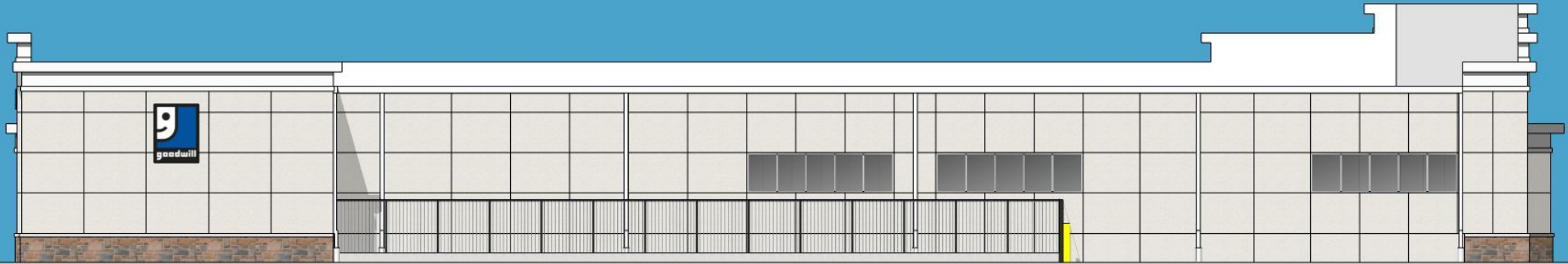
Proposed Elevations



Proposed Elevations



Proposed Elevations



EXTERIOR ELEVATION - NORTH SIDE

Questions?

