



Legal Counsel.

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1st Notice

RE: Property: 3042 Hikes Lane.
Case: 20-ZONEPA-0035

Dear Neighbor:

Our client, LDG Development, LLC, has filed for a pre-application review to change the zoning for the property located at 3042 Hikes Lane for the proposed construction of an apartment community.

Under the current Order of the office of the Governor of Kentucky, we are unable to hold an in-person meeting. However, under the current Planning Commission By-laws, we have obtained approval to conduct a virtual neighborhood meeting. Accordingly, we are inviting nearby property owners and neighborhood group representatives to an online neighborhood meeting to discuss the proposal as indicated below.

TO JOIN WEBEX MEETING:

<https://dinsmore.webex.com/dinsmore/j.php?MTID=mc4c020f5de73daa6b14bbcf584d47fb4>

Meeting number (access code): 129 604 9472

Meeting password: gCMT3fjPs25

Date: June 17, 2020

Time: 6:00 p.m.

If you would like to attend only via phone, you may do so by calling 1-415-655-0002 and entering the access code (129 604 9472). If you would like us to email you a calendar invite to provide easier access, please contact Sheri Werling at Sheri.Werling@dinsmore.com or 502-540-2535. We will also provide a copy of the materials presented at the meeting via email upon request.

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**

The property located at 3042 Hikes Lane is approximately 9.5 acres and is currently zoned R-4 (Single Family Residential) in the Neighborhood Form District. The proposal will require the property to be rezoned to R-8A (Multi Family Residential).

The proposed apartment complex will consist of a 4 story apartment building with an overall total of five hundred seven (507) units, a 4 story parking garage, a clubhouse, pool and other outdoor spaces and amenities.

Traffic entry into the complex will be from Hikes Lane, with left and right turn exits out of the complex onto Hikes Lane.

Storm water will be controlled by a proposed water detention area on the west side of the property. Further storm water control will be reviewed by and approval requested from MSD.

Since the building is proposed to be over 2 stories, the rear yard set-back is required to be 50 feet. The building height maximum allowed is 45 feet.

A mixture of landscape buffering and fencing is proposed as indicated on the plan, but a specific landscape plan has not yet been submitted for approval.

2. **Proposed Development Plan**

Attached please find a copy of the proposed development plan for your review.

3. **Location of Proposed Project**

Attached please find a map showing the location of the property for the proposed project.

4. **Contact Information**

Planning and Design Services

Case Manager: Joel Dock
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: (502) 574-6230
Email: Joel.Dock@louisvilleky.gov

Attorney for Applicant

Clifford H. Ashburner
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101 S Fifth Street, Suite 2500
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Plan prepared by:

John Campbell
Heritage Engineering, LLC
642 South 4th Street
Louisville, KY 40202
Phone: 502-562-1413
Email: jcampbell@heritageeng.com

If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the above referenced contact at Planning and Design Services.

5. **Case Information**

To obtain documents related to this proposal, please visit:
<http://louisvilleky.gov/government/planning-design> and click on Search Case Information, select the planning tab, and enter Case No. 20-ZONEPA-0035.

6. **After the Neighborhood Meeting**

Attached please find a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design for your review.

If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Very truly yours,



Clifford H. Ashburner



After the 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. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

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 meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office 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 obtain other Planning & Design Services information.