

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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## **NOTIFICATION OF VIRTUAL NEIGHBORHOOD MEETING RE: REZONING OF PROPERTY**

Date Sent: September 2, 2020

To: 1<sup>st</sup> and 2<sup>nd</sup> Tier Adjoining Property Owners of 3311 Tucker Station Road, Louisville, KY and Councilperson Stuart Benson for District 20

Case #: 20-ZONEPA-0043

From: Tucker Station Development, LLC

Re: **Virtual Neighborhood Meeting to Discuss Change in Zoning from R-4, Single-Family Residential Zoning to PRD, Planned Residential District Zoning and Joint Subdivision Plan**

We are writing to notify you about an upcoming “neighborhood meeting” on the above referenced rezoning proposal. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting is being held virtually instead of in person and the details are set forth in this letter and the supporting attachments.

The virtual meeting will be held on **Wednesday, September 16, 2020 at 6:30 p.m.**  
Please join this meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/732631589>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679  
United States: +1 (571) 317-3116  
Access Code: 732-631-589

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/732631589>

Enclosed for your review are the following:

1. Detailed Summary
2. Contact Information
3. The LOJIC Zoning Map showing the location of the site and surrounding zoning
4. The Color Site Plan of the proposed development
5. After the Neighborhood Meeting sheet

If you have additional questions about the information you have received with this meeting notification and/or wish to speak to me directly about the proposal, feel free to call me or email me using the contact information provided herein.

We look forward to seeing and hearing from you at the virtual meeting.

Best Regards,



John C. Talbott  
Bardenwerper Talbott & Roberts, PLLC  
(502) 741-8783

cc: Benson, Stuart, Councilman, District 20  
Doug Schultz, Landscape Architect with Sabak, Wilson & Lingo, Inc.

**DETAILED SUMMARY SHEET**

Tucker Station Development, LLC, the applicant, is seeking a joint change in zoning from R-4 to PRD for the property located at 3311 Tucker Station Road as well as review and approval of the major preliminary subdivision plan for the property. The property will remain in its current Neighborhood Form District.

The existing property consists of 7.6 acres of land. Once the required right of way for Tucker Station Road is granted, the property will net 7.39 acres. The proposed major preliminary subdivision plan proposes 42 single family lots that would yield a net 7.19 dwelling units per acre. The expected product to be constructed on the lots will be attached single family townhomes utilizing façade building materials of brick, stone and hardy plank siding to create an attractive residential community. The plan includes over an acre of contiguous open space with  $\frac{3}{4}$  of that being open space for recreation, including an on site water body with path and benches.

As it relates specifically to the transportation component of the plan, the community will have one entry/exit off of Tucker Station Road, a primary collector road with a scenic corridor designation. The entry/exit will be located on the north of the current property drive access which has two access points onto Tucker Station Road.

Drainage and sanitary have been reviewed with MSD. On site drainage will be captured at the location of the existing farm pond which will be reshaped and enlarged to capture runoff before it is released to the southwest in a manner that ensures that the post development rates of run-off do not exceed pre-development conditions. Sanitary will be gravity driven to the southwest and tie into a manhole located south of Dominion Way. MSD has verified capacity at that location.

If you desire to access further information on this zoning proposal online, use the following link to view the case file assembled and maintained by Louisville Metro Planning & Design Services:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Then click on the "Search" tab; then "Planning Applications"; Enter case number in "Record Number" data field; then click "Record Info" tab.

CASE #: 20-ZONEPA-0043

PDS CASE MANAGER: Dante St. Germain

**NOTICE OF POTENTIAL SUBDIVISION/DEVELOPMENT PLAN CHANGES.** Please be advised that this "Detailed Summary" is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the subdivision/development plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS's online customer service portal information sheet. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

**CONTACT INFORMATION**

**PRIMARY CONTACT**

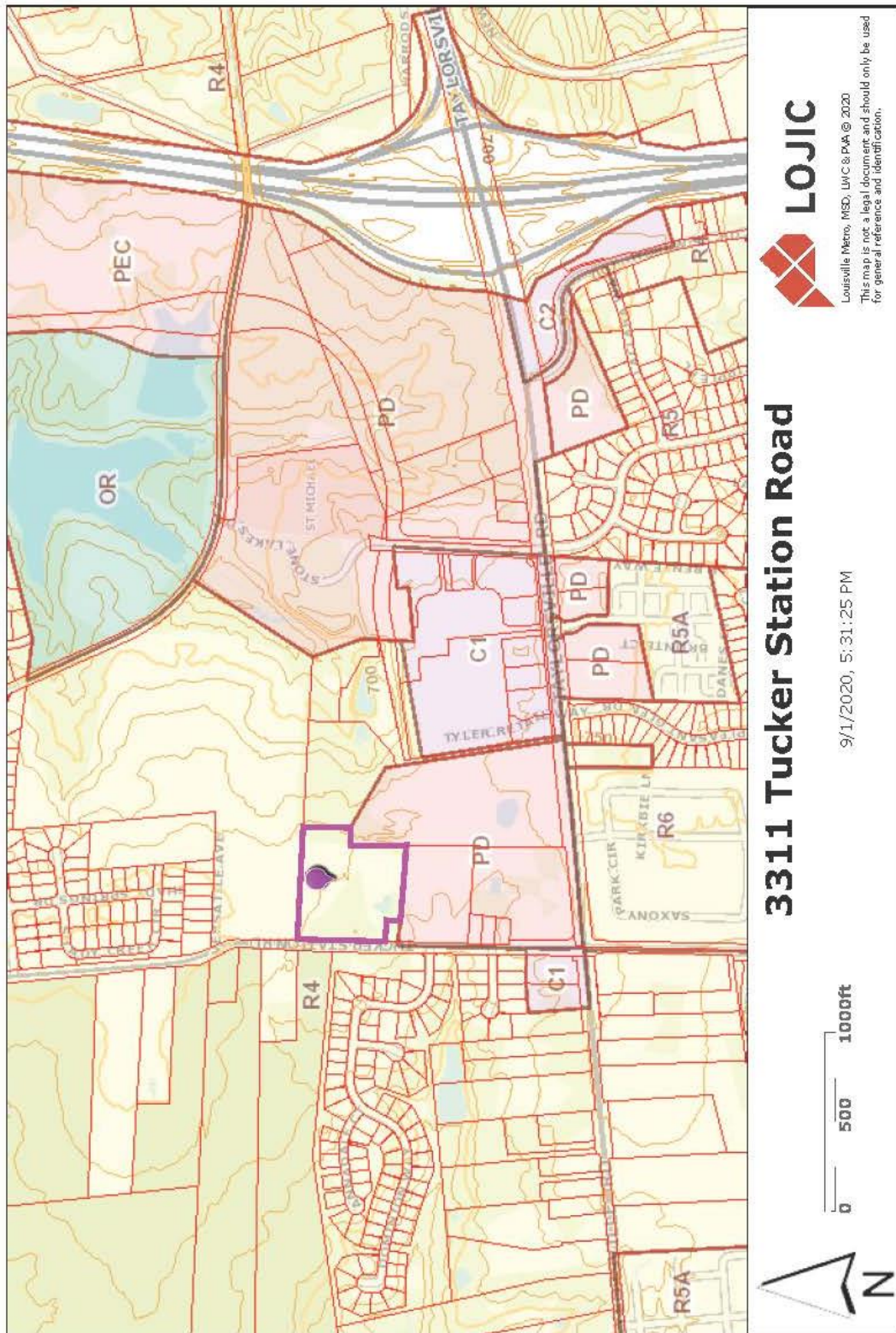
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**DEVELOPER**

Tucker Station Development, LLC  
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**LANDSCAPE ARCHITECT**

Sabak, Wilson & Lingo, Inc.  
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(502) 584-6271  
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**AFTER THE NEIGHBORHOOD MEETING SHEET**

**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 with 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. Please contact the case manager if you are interested in learning how to request a night hearing or hearing in the district of the project.

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.