



## *Legal Counsel.*

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September 28, 2020

RE: Property: 7312 River Road  
Case: 20-ZONEPA-0085

Dear Neighbor:

Our clients, AGS Development, LLC and SJ Anderson, LLC, filed a zoning pre-application to rezone the property located at 7312 River Road. The proposal is to rezone approximately 3 acres from R-4 (Single-Family Residential), in the Village Form District to R-6 (Multi-Family Residential).

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 area stakeholders to an online neighborhood meeting to discuss the proposal as indicated below.

**Date: October 13, 2020 Time: 6:00 p.m.**

For easy access to the meeting, please email my paralegal, Sheri Werling, at [Swerling@Dinsmore.com](mailto:Swerling@Dinsmore.com) or call 502-540-2535, **and an electronic invitation** will be forwarded to you. Otherwise, you may join the Webex meeting as indicated below:

**<https://dinsmore.webex.com/dinsmore/j.php?MTID=md41cb3d125d7cd20477f0407dea2be6d>**

Meeting number (access code): 173 842 1948  
Meeting password: x4qEs9bbTf2

If you would like to attend only via phone, you may do so by calling 1-415-655-0002 or 1-800-726-5670 and entering the access code. If you will be attending by phone and would like a copy of the presentation materials beforehand, please contact my assistant as indicated above.

The subject property consists of approximately 3 acres on River Road at Mayfair Avenue. The proposal is for the construction of a condominium community ("The Lodges of Prospect"), which would require a change in the current zoning from R-4 (Single-Family Residential) to R-6 (Multi-Family Residential). The condo community would include 48 dwelling units and associated parking and amenity space. The development will have an entrance/exit from River Road and the plan indicates buffers along River Road and adjacent residential properties.

A copy of the proposed development plan and a map showing the location of the property are both attached for your review.

To further discuss this matter before or after the meeting, please feel free to contact the individuals listed below. 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 Planning and Design Services Case Manager as listed below.

**Planning and Design Services**

Dante St. Germain  
Planning and Design Services  
Metro Development Center  
444 S 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
Phone: (502) 574-4388  
Email: [Dante.st.germain@louisvilleky.gov](mailto:Dante.st.germain@louisvilleky.gov)

**Attorney for Applicant**

Clifford H. Ashburner  
Dinsmore & Shohl, LLP  
101 S Fifth Street, Suite 2500  
Louisville, KY 40202  
Phone: 502-540-2300  
Email: [Clifford.Ashburner@dinsmore.com](mailto:Clifford.Ashburner@dinsmore.com)

**Plan prepared by:**

Milestone Design Group  
108 Daventry Lane, Suite 300  
Louisville, KY 40223  
Phone: 502-327-7073  
Email: [markmadison@milestonedesign.org](mailto:markmadison@milestonedesign.org)

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-0085. For further information and direction, attached is 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,

A handwritten signature in black ink, appearing to read "Cliff H. Ashburner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

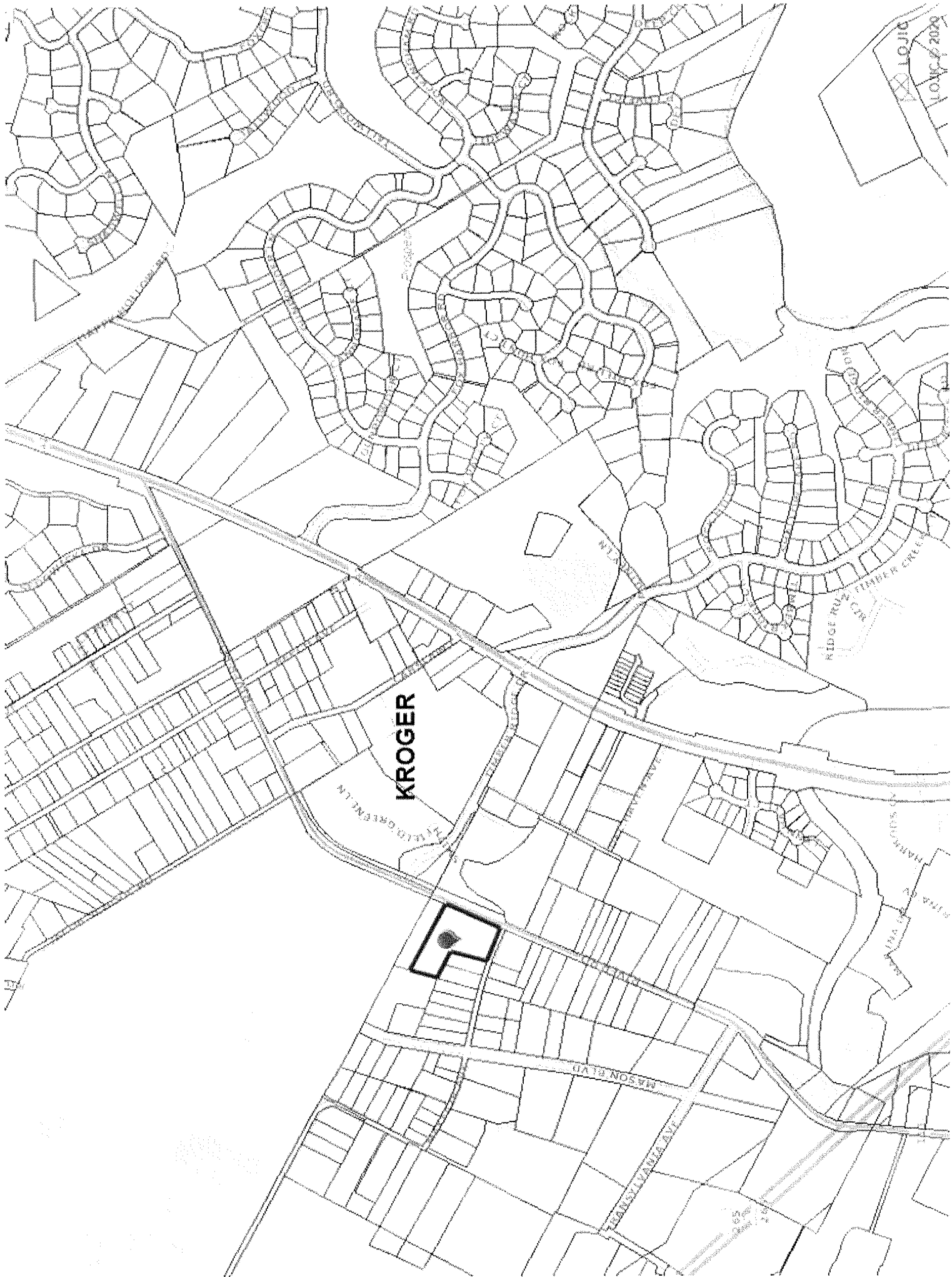
Clifford H. Ashburner

FLOOD PLAIN CERTIFICATION IS RESTRICTED TO A REVIEW OF THE FLOOD INSURANCE RATE MAPS (F.I.R.M.) LATEST REVISION AND SHALL NOT BE CONSTRUED AS A CONFIRMATION OR DENIAL OF FLOODING POTENTIAL. THE PROPERTY SHOWN HEREON IS IN A 100 YEAR FLOOD AREA PER F.I.R.M. MAP NO. 21111C00006E

**RECEIVED**  
SEP 22 2020  
PLANNING & DESIGN  
SERVICES

EXISTING TREE CANOPY: 99,107 SF (75%) COVERAGE  
SITE AREA: 2.99 AC (130,511 SF)  
EXISTING TREES PRESERVED: 6,832 SF (6,604)  
REQUIRED NEW TREE CANOPY: 236,647 SF (28.2%)  
REQUIRED TOTAL TREE CANOPY: 45,679 SF (20%)  
TOTAL TREE CANOPY TO BE PROVIDED: 46,679 (20%)

- GENERAL NOTES:
- (1.) INDICATES DIRECTION OF STORM-WATER FLOW FOR SCHEMATIC PURPOSES ONLY.
  - (2.) CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE AND FEDERAL REQUIREMENTS.
  - (3.) ALL LUNNIGANES SHALL BE AIMED, DIRECTED, OR TOOKEN SUCH AS TO PREVENT THE ACCUMULATION OF WATER ON ANY ADJACENT RESIDENTIAL, U.S. OR PROTECTED OPEN SPACES (OR NEARBY AREAS). EXCESSIVE CLOSING OF LUNNIGANES MAY BE SUBJECT TO FINES IMPOSED BY THE LOUISIANA DEPARTMENT OF TRANSPORTATION ON PUBLIC TRUCKS AND MOTOR VEHICLES ON PUBLIC STREETS AND RIGHT-OF-WAYS. IF IT DOES, IT MUST BE RE-AIMED, SLOTTED OR TURNED OFF.
  - (4.) CONSTRUCTION PLANS SHALL BE IN ACCORDANCE WITH CHAPTER 10 OF THE LAND DEVELOPMENT CODE OF NEW ORLEANS.
  - (5.) CONSTRUCTION PLANS, EROSION AND SEDIMENTATION PLAN, ARE REQUIRED BY KATY AND/OR PUBLIC WORKS PRIOR TO CONSTRUCTION RIGHT-OF-WAY.
  - (6.) THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
  - (7.) THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN EROSION/SEDIMENT PERMIT.
  - (8.) ANY SITE LIGHTING SHALL COMPLY WITH THE LOUISIANA MTOU LED.
  - (9.) MODIFIED CONSTRUCTION IN ACCORDANCE WITH CHAPTER 9 OF THE LOUISIANA EROSION CONTROL ORDINANCE.
  - (10.) ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELFARE'S IN ACCORDANCE WITH CHAPTER 11 OF LOUISIANA EROSION CONTROL ORDINANCE.
  - (11.) PREVENT PAVING MATERIAL DISPOSITION FROM EXISTING CURBSIDE TO PREVENT FUTURE PAVING DISPOSITIONS FROM EXISTING CURBSIDE.



## **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.