



Legal Counsel.

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October 22, 2020

RE: Property: 9305 / 9309 Smyrna Parkway; 9209 / 9211 Maple Road
Case: 20-ZONEPA-0103

Dear Neighbor:

Our client, GKG Investments, LLC, filed a zoning pre-application to rezone the property located at the above referenced properties. The proposal is to rezone 9.3 acres from R-4 (Single-Family Residential) to R-6 (Multi-Family Residential) to allow for the 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.

Date: Monday, November 9, 2020

Time: 6:00 p.m.

For easy access to the meeting, please email my assistant, Sheri Werling, at Sheri.Werling@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=mbc8f0ffa83074d55261499584f0d56aa>

Meeting number (access code): 173 016 8816

Meeting password: G3Ag35MERXP

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.

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The proposal is for rezoning the 9.3 acres from R-4 (Single-Family Residential) to R-6 (Multi-Family Residential) to allow for the construction of 144 apartment units and related amenities. The apartment community will consist of 6 apartment buildings, each with 24 units and 3 stories in height. 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 5th Street, 3rd Floor
Louisville, KY 40202
Phone: (502) 574-4388
Email: 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

Plan prepared by:

Land Design and Development
502 Washburn Ave #101
Louisville, KY 40222
Phone: 502-426-9374

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-0103. 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.

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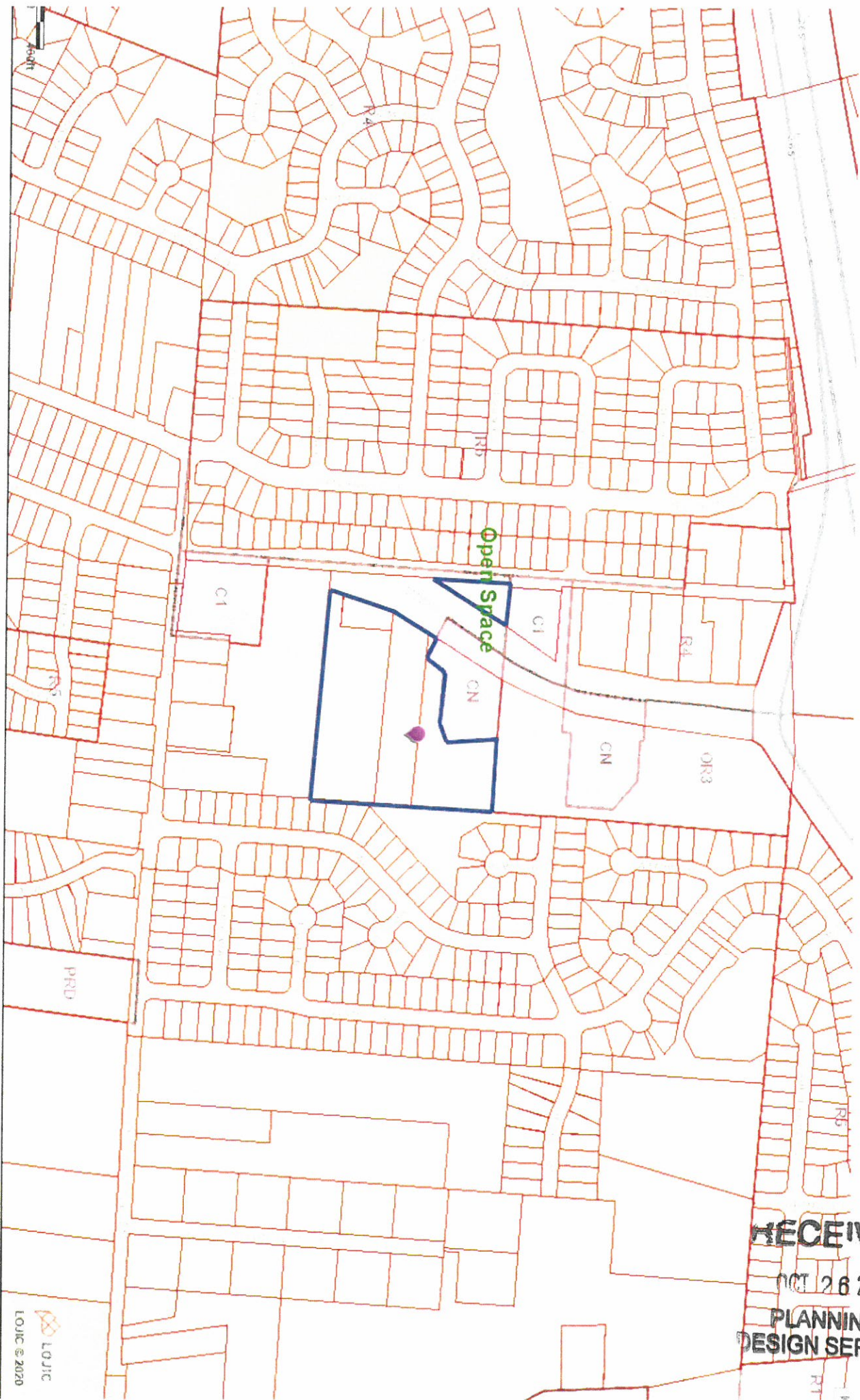
If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Cliff H. Ashburner", with a long horizontal flourish extending to the right.

Clifford H. Ashburner

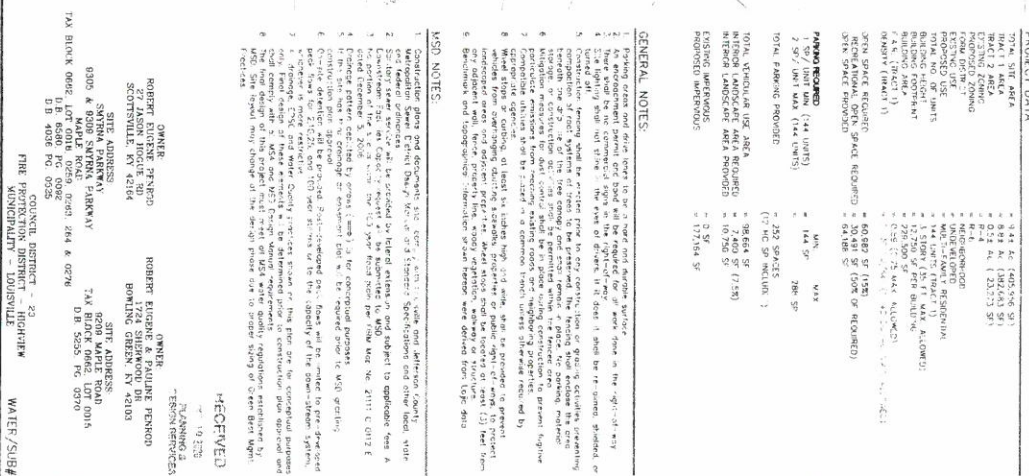
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SHEET <div style="font-size: 2em; font-weight: bold; text-align: center;">1</div> OF 1	DETAILED DISTRICT DEVELOPMENT PLAN <div style="text-align: center; font-weight: bold;">GREENBERG</div> SMYRNA PARKWAY APARTMENTS DEVELOPER GKC INVESTMENTS 1328 B'ANNOON STATION WAY LOUISVILLE, KY 40223	 LAND DESIGN & DEVELOPMENT, INC. <small>DESIGNER • LAND SURVEYOR • LANDMARK MONUMENTAL AND HISTORIC PRESERVATION • ENVIRONMENTAL CONSULTING 701 N. MARKET ST. SUITE 200 • LOUISVILLE, KY 40202 TEL: 502.582.1234 FAX: 502.582.1235 WWW.LD&D.COM</small>	<div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">PROJECT DATA</div> <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;">FILE NAME: 2014-0001</div> <div style="display: flex; justify-content: space-between; border: 1px solid black; padding: 5px; margin-bottom: 5px;"> DATE: 10/12/10 SCALE: AS SHOWN </div> <div style="display: flex; justify-content: space-between; border: 1px solid black; padding: 5px;"> DESIGNED BY: L&D DRAWN BY: JH </div>
			ENGINEER'S SEAL SURVEYOR'S SEAL

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.

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