

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
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John C. Talbott
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November 6, 2020

RE: Neighborhood meeting for proposed subdivision and zone change from R-4 to R6 on property located along the north side of Outer Loop, with a property address of 6001 Outer Loop

Dear Neighbor:

We are writing to notify you about an upcoming “neighborhood meeting” regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

Our client, Mive Property, LLC, is seeking a zone change from R-4 to R6 (Residential) on the property referenced above. The project is presently anticipated to consist of 248 to 252 multifamily residential units (possibly with an additional clubhouse) on approximately 15.05 acres. A plan for pre-application review was filed with the Metro Planning and Design Services (PDS) on April 9, 2020. The case number is 20-ZONEPA-0038. Dante St. Germain is the DPDS case manager.

The virtual meeting will be held on **Monday, November 23rd** beginning at **6:30 p.m.**

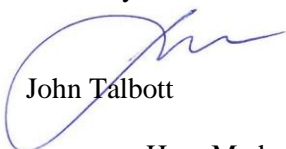
Enclosed for your review are the following:

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
5. Instruction sheet on how to join the virtual meeting.
6. Information sheet on how to obtain case information online from PDS’ online customer service portal.
7. PDS’ “After the Neighborhood Meeting” sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me, or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

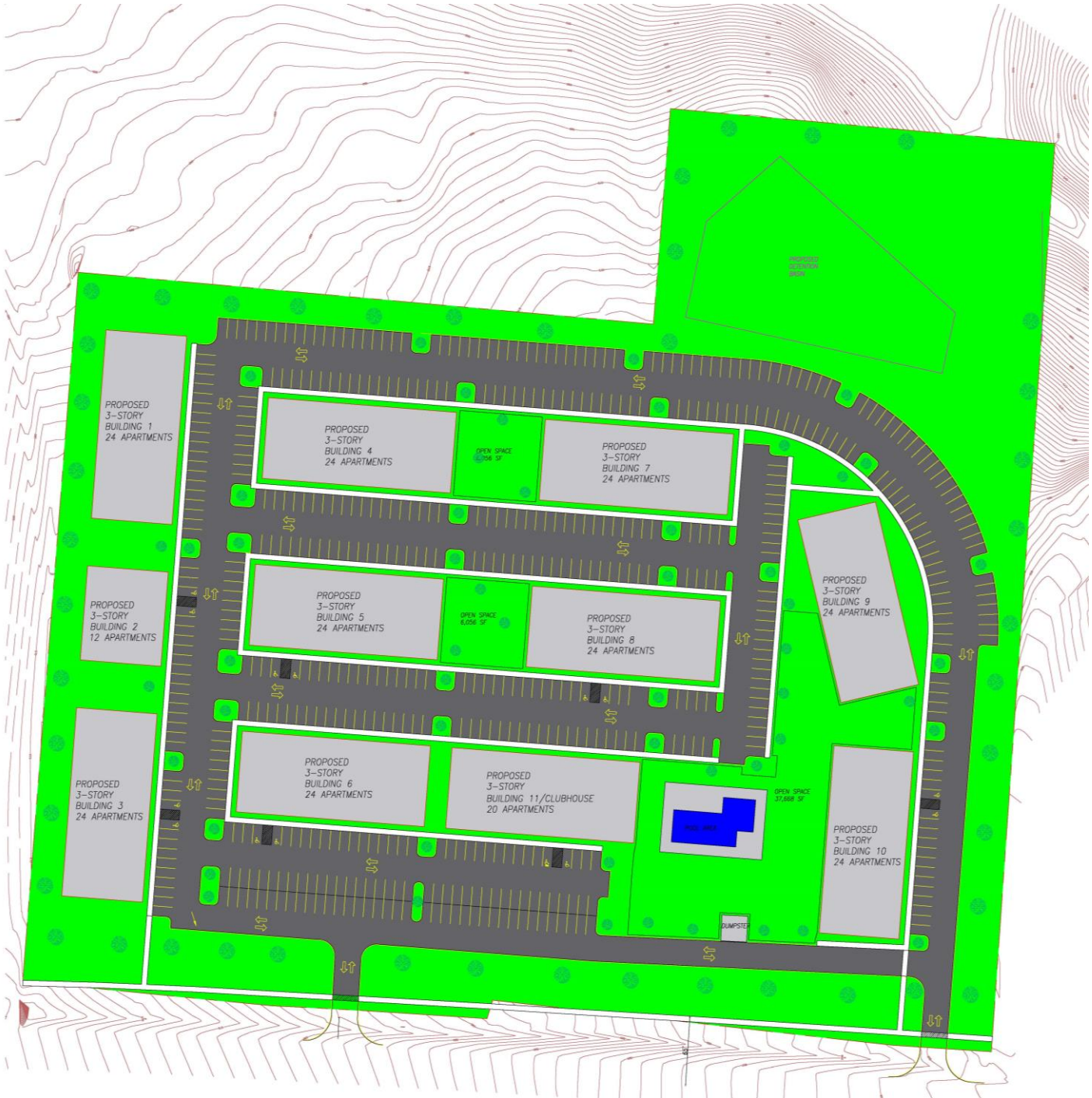
Sincerely,



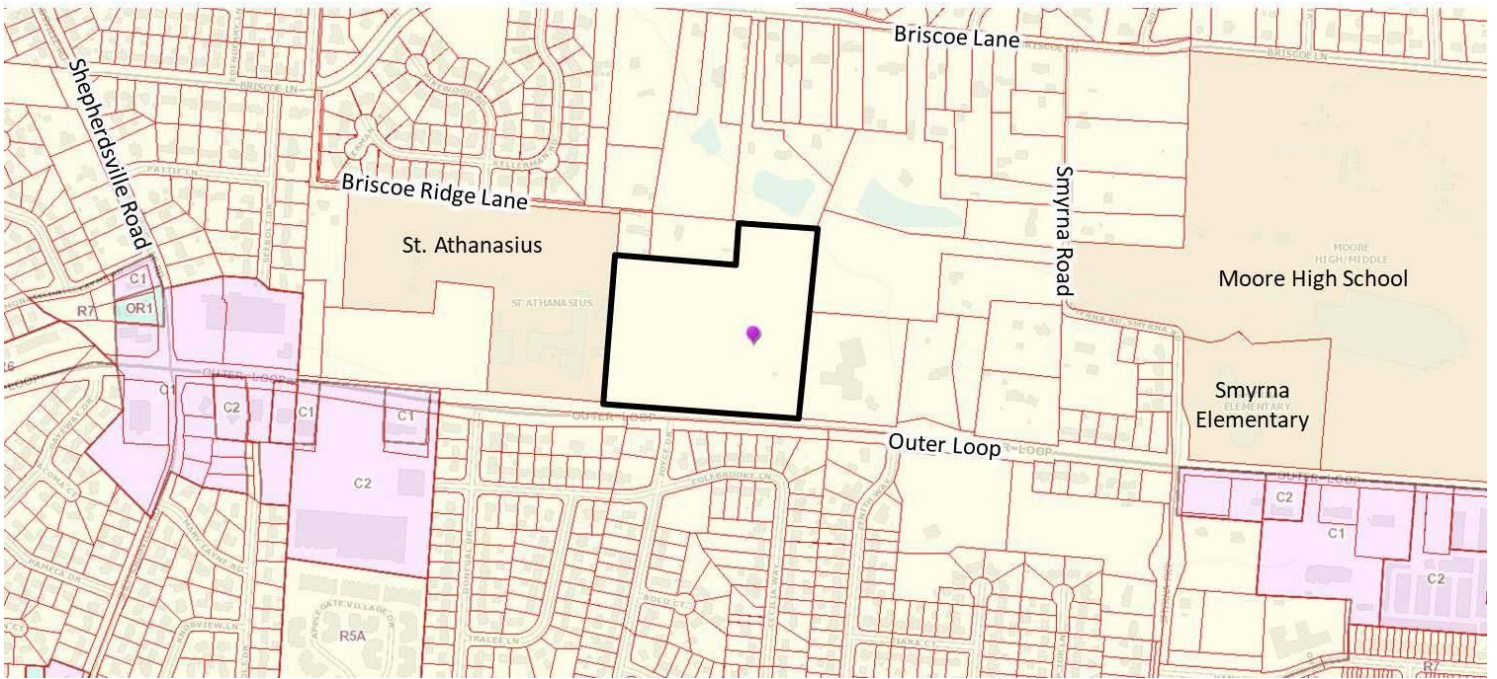
John Talbott

cc: Hon. Madonna Flood, Councilwoman, District 24
Dante St. Germain, Planning & Design Manager with Metro Planning & Design Services
Marv Blomquist, engineer & land planners with Blomquist Design Group
Mike Schnell, applicant representative with Mive Property, LLC

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

Our client, MIVE Property, LLC, is seeking a zone change from R-4 to R6 (Residential) on the property referenced above. The project is presently anticipated to consist of 248 to 252 multifamily residential units (possibly with an additional clubhouse) on approximately 15.05 acres. A plan was filed for pre-application review with the Metro Planning and Design Services (PDS) on April 9, 2020. The case number is 20-ZONEPA-0038. Dante St. Germain is the DPDS case manager.

The property is located on the north side of Outer Loop as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-4, the proposed zoning is R6 (Residential). The form district is Neighborhood Form District with no proposed change thereto.

The property is located adjacent to a school and a church to the west and east respectively, also on the Outer Loop, with residential uses to the north. The project is proposed to consist of 11 three-story apartment buildings on approximately 15 acres, with up to 24 units per building, for a total of likely 248 to 252 units, not including a possible clubhouse addition.

Landscaping, screening and buffering will contain the minimum amount required by Chapter 10 of the Louisville Metro Land Development Code (LDC) in order to provide buffering to the residential homes to the north and the church property to the east. The three residential homes to the north and church to the east will have screening provided in the areas shown on the development plan. Additional screening will be incorporated along Outer Loop in compliance with the parkway buffer guidelines. Greater detail on this should be available at the time of the neighborhood meeting. A tree preservation plan addressing tree protection will be provided to the Planning Commission’s staff landscape architect for approval prior to commencement of post-approval construction activities. A tree canopy will be present in compliance with the Land Development Code or with a waiver for partial relief if necessary.

Sanitary sewer service will be directed by gravity, most likely, to the Cedar Creek Water Treatment Center.

A traffic impact study (TIS) is required and will be prepared by Diane Zimmerman, Traffic Engineer to comply with any requirements of Metro Public Works and Transportation Planning (MPW&TP) during the formal review process. Once completed, it will be available, like everything else pertaining to this proposed project, on the PDS customer service portal. Presently it is anticipated that two access points will serve the property along the Outer Loop as shown on the attached development plan.

The back portion of the subject site will be a large detention basin due to the topography of the site and to provide buffering along back of the property. Storm water will be directed to and detained in this on-site detention/compensation basin, which will assure that post-development rates of run-off does not exceed pre-development conditions.

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 SHEET

1. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, KY 40223
Attn: John C. Talbot
(502) 741-8783
John@bardlaw.net*

2. ENGINEERING FIRM

*Blomquist Design Group
c/o Marv Blomquist, land planner
10529 Timberwood Circle, Suite D
Louisville, KY 40223
(502) 429-0105
marvbdg@aol.com*

3. APPLICANT

*Mike Schnell
MIVE Property, LLC
1343 Tile Factory Lane
Louisville, KY 40213
(502) 968-3445
mschnell@schnellcontractors.com*

4. CASE MANAGER OR SUPERVISOR

*Dante St. Germain, Planning & Design Manager
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-4388
Dante.St.Germain@louisvilleky.gov*

INSTRUCTION SHEET ON HOW TO JOIN THE VIRTUAL MEETING

MIVE/Outer Loop Neighborhood Meeting
Mon, Nov 23, 2020 6:30 PM - 8:30 PM (EST)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/698684909>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 698-684-909

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/698684909>

Note: If anyone would like the connection link emailed to them, or a set of the meeting slides, please email Anna Martinez at amc@bardlaw.net or Nanci Dively at nsd@bardlaw.net

IF YOU ARE UNABLE TO ATTEND THE VIRTUAL MEETING AND HAVE QUESTIONS, PLEASE FEEL FREE TO CONTACT ANY OF THE FOLLOWING:

John C. Talbot – (502) 741-8783

John@bardlaw.net

Marv Blomquist - (502) 429-0105

marvbdg@aol.com

Dante St. Germain, Planning & Design Manager

(502) 574-4388

Dante.St.Germain@louisvilleky.gov

PLANNING & DESIGN SERVICES (PDS's)
ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET

To view details of the zone change online, use the link at:

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

Click on the "Search" tab

Then "Planning Applications"

Enter case number in "Record Number" box

Click on "Record Info" tab

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 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. 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.