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DECEMBER 22, 2020

**RE: Neighborhood meeting for proposed Change in Zoning from R-4 Residential to
Planned Residential Development (PRD) Residential Townhomes for the property located
at 6806 Applegate Lane, in Louisville, Kentucky**

We are writing to notify you about an upcoming “neighborhood meeting” on the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting is being held virtually and the details are set forth in this letter and the supporting attachments. If for some reason you do not have access to the technology needed to attend the virtual meeting, we can assist with getting you access or discuss an in-person meeting if conditions permit.

Our client, the applicant, Pleasant Apple, LLC is seeking a Change in Zoning for the property located at 6806 Applegate Lane off Rochelle Road. The applicant is proposing to build (39) 2-story townhome buildings.

The virtual meeting will be held on **Wednesday January 13, 2020**, beginning at **6:00 p.m.**

Enclosed for your review are the following:

1. The Color Site Plan;
2. The LOJIC Zoning Map showing the location of the site;
3. Detailed Summary of the project;
4. Contact Information;
5. Instructions on how to join the virtual meeting;
6. Information on how to obtain case information online from Louisville Metro Planning & Design’s online customer service portal.

If you have any questions or comments, please feel free to write me, email me or call me, or contact Planning and Design Services manager Brian Davis, as listed on the attached Contact Information sheet.

We look forward to seeing you.

Sincerely,

Kyle P. Galloway

cc: Hon. James Peden, Councilman, District 23
Brian Davis, Manager with Planning & Design Services
Chris Crumpton, with Bluestone Engineers, PLLC

DETAILED SUMMARY

Our client, the applicant, Pleasant Apple, LLC is seeking a Change in Zoning from R-4 Residential to Planned Residential Development (PRD) under the Land Development Code (the “LDC”). The property is located at 6806 Applegate Lane, with access from Rochelle Road as shown on the attached “LOJIC Site Location” attachment. This project was recently being reviewed under Case No. 16ZONE1046, and will be assigned a new Case No. as a “PRD” to be zoned to allow single-family attached townhomes to be constructed.

The present zoning for the property is R-4 Residential and the proposed zoning is PRD “residential”, and the form district is Neighborhood Form District. The landscaping, screening and buffering will be in compliance with Chapter 10 of the Land Development Code and provided prior to the issuance of a building permit. A tree preservation plan will be provided to the planning commission’s staff landscape architect for approval prior to beginning any construction activities if required. All dumpster pads, transformers, AC units, generator pads (if any) shall be screened pursuant to Chapter 10 of the Land Development Code. The project has sewers currently which will not change. There will not be any change or modifications to the road access, except for as shown on the development plan, primarily regarding parking, and also that the existing Applegate road will be widened where it currently constricts where crossing the stream. The stormwater detention calculations are additionally as shown on the development plan and are provided to reduce stormwater flow from existing conditions.

NOTICE OF POTENTIAL CHANGES. Please be advised that this “Detailed Summary” is required to be provided in order to schedule the “neighborhood meeting” and to begin the application process. While every effort is made to make it accurate, changes will likely be made to the development plan before or after the neighborhood meeting, and after various agencies and DPDS staff review the plan. Those changes will be available for review with Louisville Metro Planning & Design’s Online Customer Service Portal. Instructions how to access this information is provided in the last exhibit. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the DPDS case manager if you have any questions, or contact any others listed on the Contact Information Page where contact information is provided.

CONTACT INFORMATION

1. PRIMARY CONTACT

*Duncan Galloway Egan Greenwald, PLLC
9625 Ormsby Station Road
Louisville, KY 40223
Attn: Kyle P. Galloway – 502-614-6970
kgalloway@dgeglaw.com*

2. ENGINEERING FIRM

*Bluestone Engineers, PLLC
3703 Taylorsville Road, Suite 205
Louisville, KY 40220
Attn: Chris Crumpton – 502-292-9288
chris@bluestoneengineers.com*

3. APPLICANT

*Pleasant Apple, LLC
4307 Progress Blvd
Louisville, KY 40218
Attn: Doug White
realdevelopment@gmail.com*

4. METRO MANAGER/SUPERVISOR

*Brian Davis
Metro Planning & Design Services
444 South 5th Street, Suite 300
Office: 502-574-6230
brian.davis@louisvilleky.gov
<https://louisvilleky.gov/government/planning-design>*

INSTRUCTIONS ON HOW TO JOIN THE VIRTUAL MEETING

You may join the meeting using a computer, tablet, smart phone, or standard telephone

**IF YOU JOIN USING A COMPUTER, TABLET, OR SMARTPHONE,
PLEASE USE THE FOLLOWING LINK:**

Meeting Link:

<https://bluestoneengineerspllc.my.webex.com/bluestoneengineerspllc.my/j.php?MTID=me6bff941bc7cda51a405f438a3cc40>

Meeting number (access code if needed): **126 032 4945**

Meeting password (if needed): **25MArHJEvz5 (25627453 from phones and video systems)**

**IF YOU CONNECT WITH ONLY A TELEPHONE, PLEASE
CALL THE TOLL FREE PHONE NUMBER BELOW:**

+1-415-655-0001 United States Toll

Access code: 126 032 4945

Note: If anyone would like the connection link emailed to them, or a set of the meeting slides, please email Chris Crumpton at chris@bluestoneengineers.com

LOUISVILLE METRO PLANNING & DESIGN'S ONLINE CUSTOMER SERVICE PORTAL

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 **16ZONE1046** in Record Number” box

Click on “Record Info” tab

Creeks Edge Townhomes

Request to Change from R4 to PRD



CREEK'S EDGE TOWNHOMES

6806 APPLGATE LANE
LOUISVILLE, KY 40219

BLUESTONE ENGINEERS
ONE WORLD ARCHITECTURE

Pleasant Apple, LLC

OWNER

Doug White

DEVELOPER

Kyle Galloway, Esq.

LAND USE ATTORNEY

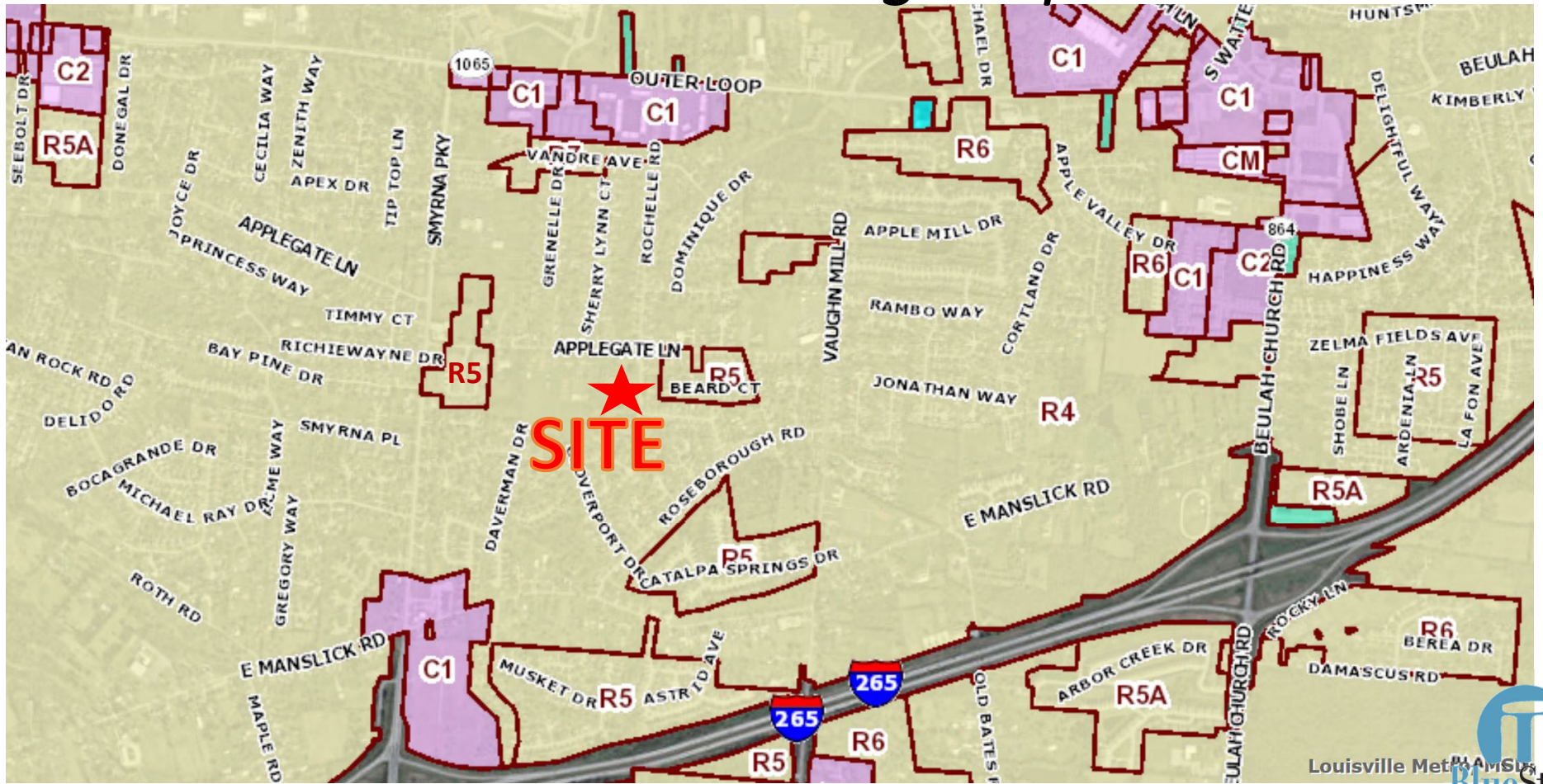
CHRIS CRUMPTON, P.E.

CIVIL ENGINEER

(502) 292-9288



Current Zoning Map



CURRENT "PRD" TOWNHOMES PLAN



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.