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5151 Jefferson Boulevard  
Louisville, KY 40219  
(502) 485-1508

[www.MindelScott.com](http://www.MindelScott.com)

March 24, 2021

**Re: Neighborhood meeting for a change of zoning from R-4 to R-5 residential on approximately 12.7 acres located at 6406 Leisure Lane.**

Dear Neighbor,

This letter is to inform you of an upcoming neighborhood meeting regarding the request described above. As a result of the current circumstances of the COVID-19 pandemic and the emergency orders requiring and/or recommending social distancing, the meeting will be held virtually. For your convenience there are several ways you can connect to attend this meeting which will be described below, as well as options on how you can connect with us or the case manager to have an email or telephone conversation.

Our client, Craig Mayer of Mayer Realtors, is requesting a change of zoning to R-5 to construct a subdivision of 51 single family lots on approximately 12.7 acres. A plan has been filed to initiate the Pre-Application review process with Louisville Metro Planning and Design Service and has been assigned case #21-ZONEPA-0027. The assigned case manager is Dante St. Germain.

The virtual meeting will be held **Thursday, April 15th, 2021 at 6:00 p.m.**

**Options for Joining the Virtual Meeting:**

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

<https://global.gotomeeting.com/join/453454109>

You can also dial in using your phone.

United States: +1 (646) 749-3122

Access Code: 453-454-109

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

<https://global.gotomeeting.com/install/453454109>

If you would like to have the meeting link sent to you, please send an email requesting it to [klinares@mindelscott.com](mailto:klinares@mindelscott.com)

Supplemental information included with this letter for your further review and information:

- Contact Information
- Detailed Summary
- Case Information
- After the Neighborhood Meeting (flier produced by Louisville Metro Planning and Design Services)
- Location map (LOJIC)
- Development Plan
- Aerial of Site

Finally, if you are unable to attend this meeting and would like to submit comments on the record, please contact me or forward them to the case manager at Planning and Design Services listed in the contact information. I hope you can join us for the meeting.

Respectfully,

*Kathy M. Linares*

Kathy M. Linares, RLA, AICP

cc: Craig Mayer, Mayer Realtors

**Contact Information** - For your convenience should you have a question or need further information here is the contact information for the applicant, associated professionals, and planning staff case manager:

Engineering Firm

Mindel Scott  
5151 Jefferson Blvd. Ste. 101  
Louisville, Ky 40219  
Phone: 502 485-1508  
Attn: Kathy Linares, PLA  
[klinares@mindelscott.com](mailto:klinares@mindelscott.com)  
Attn: David Mindel, PE  
[dmindel@mindelscott.com](mailto:dmindel@mindelscott.com)

Applicant

Mayer Realtors  
10122 Taylorsville Rd.  
Louisville, Ky 40299  
Phone: 502-266-7333  
Attn: Craig Mayer  
[craig@mayerrealtors.com](mailto:craig@mayerrealtors.com)

Case Manager

Planning and Design Services  
444 S. 5<sup>th</sup> Street, Suite 300  
Louisville, Ky 40202  
Phone: 502 574-4388  
Attn: Dante St. Germain  
[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)

(OVER)

**Detailed Summary** – The site is in the Neighborhood Form District and located outside the Gene Snyder in south central Louisville. It is on the south side of Leisure Lane opposite its intersection with Spring Water Court. The request is for a change of zoning to R-5 to construct a subdivision of 51 single family lots on approximately 12.7 acres. The subdivision on the opposite side of Leisure lane and most of the property along the sites east border are currently zoned R-5 so this would be a continuation of this zoning district.

Vehicular access to the site from Leisure Lane will align with Spring Water Court and be an extension of Meadow Run Road. Sidewalks will be provided along all roads in the subdivision and along the sites Leisure Lane frontage as required by the Land Development Code.

Though the site does not have much existing tree canopy, what is there will be preserved as possible and street trees and trees within lots provided to meet the tree canopy requirements.

The site will have sanitary sewer service from the Derek R. Guthrie Water Quality Treatment Center by lateral extension of the existing system. Storm sewers will be designed to pick up storm flows on this site as well as offsite water coming onto this property. The existing pond will be used as a detention basin to address increased drainage so that post-development peak flows will not exceed pre-development flows from the property.

**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.

**Case Information** - To obtain case information online from Planning and Design Services online customer service portal, please visit:

<https://louisvilleky.gov/government/planning-design>

Click on Search Case Information,

Select the Planning tab,

Enter the case number, 20-ZONEPA-0113, hit enter

Click on “Record Info” and then “Attachments” for additional info

## 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.



## LOCATION MAP





137731 PRO. 257 NAME OVGRALL OWG MVA 88IC 3775 DOOF 2/12/2002 11:09:32 AM



OWNER  
REVOCABLE LIVING TRUST  
OF OLEO F TINGLE  
11604 CHINOOK CT  
LOUISVILLE, KY 40299

REZONING & PRELIMINARY PRE-APP PLAN  
LEISURE LANE SUBDIVISION

Vertical Scale: N/A  
Horizontal Scale: 1"=6'  
Date: 03/12/2021  
Job Number: 3773  
Sheet

1

of 15



**RENDERING OF DEVELOPMENT PLAN ON AERIAL MAP**

