

Neighborhood Meeting Notification

March 30, 2021

To: 1st and 2nd Tier Adjoining Property Owners of 6906 Briscoe Lane, 6803 & 6709 Outer Loop, City of Louisville, KY 40220 ("Property"), Neighborhood Group Representatives expressing interest in this area and Metro Councilperson of District 23.

From: BTM Engineering Inc. on behalf of High Bridge Development (applicant)

RE: Rezoning from R-4 to R-5A for Property located at 2906 Briscoe Lane, 6803 and 6709 Outer Loop (Case Number 20-ZONEPA-0101)

When: April 14th, 2021 at 6:30 PM

A proposal rezone from R-4 to R-5A to allow the construction of a 48-unit patio home development at the subject site of 6906 Briscoe Lane, 6803 and 6709 Outer Loop.

This item will be considered by the Louisville Metro Planning Commission

In accordance with current policy and procedures of Louisville Metro Planning and Design Services, we have been directed to invite adjoining property owners and neighborhood group representatives to discuss this proposal before an application can be formally filed. Under current order of the office of the Governor of Kentucky and in coordination with Louisville Metro Planning Commission, we are unable to hold an in-person meeting. Instead of holding an in-person meeting, we have obtained approval to conduct a virtual neighborhood meeting. Accordingly, we hope you can join us for the online neighborhood meeting described herein to discuss the rezoning proposal as indicated below. This virtual neighborhood meeting will be held in addition to the established public hearing procedures of the Louisville Metro Planning Commission.

TO JOIN GO-TO-MEETING

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

<https://global.gotomeeting.com/join/150027045>

MEETING DATE: April 14th, 2021

TIME: 6:30 P.M.

For easier access, email Chris Brown at cbrown@btmeng.com and request a calendar invite and one will be sent.

If you would like to attend via phone, you may do so by calling 1-877-309-2073 and enter access code 150-027-045#.

In preparation for the meeting, please be advised of the following:

- **Project Summary:** Rezoning to allow the construction of a 48-unit patio home development at 6906 Briscoe Lane, 6709 and 6803 Outer Loop.
- **Proposed Development Plan:** See attached copy of proposed development plan for your review.
- **Location of Proposed Project:** See attached site location map.
- **Contact Information:**

Client Representatives:
Chris Brown, AICP
BTM Engineering Inc.
3001 Taylor Springs Drive
Louisville, KY 40220
cbrown@btmeng.com
Office: 502-459-8402
Direct: 502-815-7535

Planning & Design Services Case Manager:
Dante St. Germain
Planner II
Planning & Design Services
Department of Develop Louisville
LOUISVILLE FORWARD
444 South Fifth Street, Suite 300
Louisville, KY 40202
dante.st.germain@louisvilleky.gov
Office: 502-574-4388

At this meeting, representatives for the applicant, High Bridge Development, will explain the proposal and then answer any questions regarding the project. The purpose of this meeting is to increase your understanding of this proposal early in the process and provide an opportunity to discuss the proposal with the applicant and ask any questions regarding the same. We encourage you to attend this meeting and to share your thoughts. If you have any questions prior to the meeting, please contact me at the above email address (cbrown@btmeng.com).

Chris Brown, AICP

2. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.
2. THERE SHALL BE NO COMMERCIAL SLOPS IN THE RIGHT-OF-WAY.
3. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN EROSION PERMIT.
4. CONSTRUCTION PLANS, DRAINAGE PERMIT AND BOND WILL BE REQUIRED BY THE CITY FOR ALL WORK DONE WITHIN THE ROAD RIGHT-OF-WAY.
5. CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY METRO PUBLIC WORKS FOR ANY CONSTRUCTION ACTIVITIES.
6. NO INCREASE IN QUANTITY AT POINT OF DISCHARGE AT PROPERTY LINE.
7. VERGE AREAS WITH PUBLIC UTILITY LINES TO BE PROVIDED FOR METRO PUBLIC WORKS.
8. COMPATIBLE PUBLIC LINES (ELECTRIC, TELEPHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH NEARBY OTHERS REQUIRED BY APPROPRIATE AGENCIES.
9. ALL CONSTRUCTION SHALL BE DONE IN THE PHASE DURING EXISTING ROAD AND CONSTRUCTION ACTIVITIES TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM READING, EROSION AND MISMANAGING.
10. UPON DEVELOPMENT OF DEVELOPMENT OF CONSTRUCTION PROJECTS, A LIMITED ACCESS AND CIRCULATION SYSTEM SHALL BE REQUIRED TO MAINTAIN THE EXISTING CURB CURBS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT THE PROJECT. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE EXISTING CURB CURBS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT THE PROJECT. THE SYSTEM SHALL BE DESIGNED TO MAINTAIN THE EXISTING CURB CURBS AND PROVIDE FOR VEHICULAR MOVEMENT THROUGHOUT THE PROJECT.
11. BOUNDARY AND TOPOGRAPHIC INFORMATION FROM SURVEY BY BFM ENGINEERING, INC.
12. ALL DRAINAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
13. ALL DOWNSLOPE AND SERVICE STRUCTURES TO BE SLOPES PER CHAPTER 8 REQUIREMENTS.
14. DRAINAGE DESIGN WILL FOLLOW CHAPTER 5 AND 5.8 OF THE L.D.C.
15. EXISTING SEWER DEVELOPMENT AND REPAIRS SHALL BE CONSIDERED, AS NECESSARY, TO MEET CURRENT AND FUTURE REQUIREMENTS OF THE CITY OF KANSAS CITY TO FINAL BONDING.
16. SITE SLOPING SHALL NOT SHAVE IN THE EYES OF HIGHWAYS IF IT DOES, IT SHOULD BE RE-ARMED, SHELDED OR RE-PAVED.
17. ALL NEW OR EXISTING SEWER LINES SHALL BE EITHER BROUGHT UP TO OR BUILT TO A.D.A. CROWN SLOPES.
18. ALL DRAINAGE STRUCTURES WITH STATE RIGHT-OF-WAY SHALL BE STATE DESIGN.
19. DEVELOPMENT WILL UTILIZE INDIVIDUAL ROAD/ CARRIAGE BINS.
20. RIGHT OF WAY DEDICATION TO BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.
21. ALL ROADWAY AND DRAINAGE INTERSECTIONS SHALL MEET THE REQUIREMENTS FOR LANDING AREAS AS SET BY THE CITY OF KANSAS CITY.

[illegible]

	OVERHEAD UTILITIES
	GAS LINE
	WATER LINE
	EXISTING CONTOUR LINE
	EX. TREE LINE
	PROP. TREE LINE
	EX. STORM LINE
	SWALE
	CENTERLINE
	PROP. SANITARY SEWER
	PROP. STORM LINE
	UTILITY POLE
	STORM MANHOLE
	SANITARY SEWER MANHOLE
	FIRE HYDRANT
	WATER VALVE
	GAS VALVE
	GUY WIRE
	TELEPHONE PEDESTAL
	EXISTING CATCH BASIN
	DRAINAGE FLOW
	PROPOSED SIGN
	PROP. CATCH BASIN

GROSS SITE AREA	9.62 ACRES (419,107 SQ.FT.)
NET SITE AREA	7.96 ACRES (346,608 SQ.FT.)
EXISTING ZONING	R-4
EXISTING GROW DISTRICT	NEIGHBORHOOD
EXISTING USE	VACANT
PROPOSED ZONING	R-5A
PROPOSED USE	MULTI-FAMILY
NUMBER OF UNITS (1 UNIT/1A - 25' HT)	4.03
NET DENSITY	6.03 D.U./AC.
MAX. F.A.R.	0.50
PROPOSED F.A.R.	0.50
PARKING CALCULATIONS	48 SPACES
MINIMUM PARKING REQUIRED	0 SPACES
1 SP/UNIT	
MAXIMUM PARKING ALLOWED	96 SPACES
50 SP/AC	
PARKING PROVIDED	113 SPACES
GARAGE SPACES	96 SPACES
OPEN SPACES	17 SPACES
ST/BACKS	
FRONT YARD	35'
SIDE YARD	30'
REAR YARD	30'
STREET WALK	30'
MAX. BUILDING HT.	35'

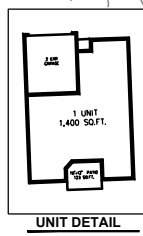
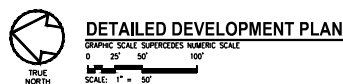
VEGETAL USE AREA	56,000 SQ.FT.
7.5% U.L.A. REQUIREMENT	4,125 SQ.FT.
INTERIOR LANDSCAPE AREA PROVIDED	14,679 SQ.FT.

TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	346,608 SQ.FT.
EX. TREE CANOPY ON SITE	193,598 SQ.FT. (47.3%)
EX. TREE CANOPY TO BE PRESERVED	10,000 SQ.FT. (3%)
TREE CANOPY REQUIRED	144,064 SQ.FT. (50%)
ADDITIONAL TREE CANOPY REQUIRED	144,064 SQ.FT. (50%)
ADDITIONAL TREE CANOPY TO BE PROVIDED	
201 "TYPE A" TREES @ 720 S.F.	144,720 SQ.FT. (50.2%)
TOTAL TREE CANOPY TO BE PROVIDED	144,720 SQ.FT. (50.2%)

NET SITE AREA	7.96 ACRES
AREA OF DISTURBANCE	8.83 ACRES
EXISTING IMPERVIOUS SURFACE	0 ACRES
PROPOSED IMPERVIOUS SURFACE	4.60 ACRES (57.8%)
INCREASE IN IMPERVIOUS SURFACE	4.60 ACRES

THE KENTUCKY GEOLOGIC SURVEY'S ONLINE GEOLOGIC MAP INDICATES KARST POTENTIAL ON AND IN PROXIMITY TO THE SUBJECT PROPERTY. AERIAL, PHOTO AND GEOLOGIC DATA WERE REVIEWED TO DETERMINE THE PRESENCE OF KARST. NO KARST, NO SAMPLINGS OF KARST FEATURES WERE OBSERVED ON SITE, OR IN DOCUMENTS REVIEWED AT THE TIME OF THIS PRELIMINARY EXPLORATION. HOWEVER, THE UNDERLYING LIMESTONES UNDER THIS SITE HAVE A MEDIUM SUSCEPTIBILITY TO KARST ACTIVITY. IF KARST FEATURES ARE DISCOVERED DURING ON-SITE EARTHWORK ACTIVITIES, A GEOTECHNICAL ENGINEER SHOULD PROVIDE TREATMENT AND CONSTRUCTION RECOMMENDATIONS DURING THE CONSTRUCTION PHASE OF THE PROJECT.



DATE	DRAWN BY: SHS		DATE: 10/12/2020	SCALE: 1" = 50'	SHEET: 1												
	CHECKED BY: CRB																
<p>DETAILED DISTRICT DEVELOPMENT PLAN</p> <p>6803, 6709 OUTER LOOP & 6806 BRISCOE LANE</p> <p>LOUISVILLE, KY 40228</p>																	
<p>OWNER: BRISCOE/STANTIS TRUST PREPARED BY: JRM FOR MR. 20077</p> <p>108 BRADLEY STREET 108 BRADLEY STREET</p> <p>LOUISVILLE, KY 40203 LOUISVILLE, KY 40203</p> <p>PHONE: 502.582.2444 PHONE: 502.582.2444</p> <p>FAX: 502.582.2444 FAX: 502.582.2444</p> <p>WWW.BRISCOESTANTIS.COM WWW.BRISCOESTANTIS.COM</p>																	
<p>FOR REVIEW ONLY</p>																	
<p>SIGNATURE DATE SIGNATURE DATE</p>																	
<p>BTM Engineering, Inc.</p> <p>Consulting Engineers, Landscape Architects, Planners & Surveyors</p> <p>1001 10th Street, Suite 100, Louisville, Kentucky 40202</p>																	
<p>REVISIONS</p> <table border="1"> <thead> <tr> <th>NO.</th> <th>BY</th> <th>DATE</th> <th>DESCRIPTION FOR AND COMMENTS</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>SHS</td> <td>10-29-20</td> <td>CRB</td> </tr> <tr> <td>2</td> <td>SHS</td> <td>2-18-21</td> <td>CRB</td> </tr> </tbody> </table>						NO.	BY	DATE	DESCRIPTION FOR AND COMMENTS	1	SHS	10-29-20	CRB	2	SHS	2-18-21	CRB
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2246 S. ROBERTS ROAD
LEXINGTON, IN 47138-7648



0 500 1000ft

6906 Briscoe Lane

3/29/2021, 2:31:02 PM



Louisville Metro, MSD, LWC & PVA © 2021

This map is not a legal document and should only be used for general reference and identification.

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 with 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.