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

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May 20, 2021

**Re: Neighborhood meeting regarding a proposed single-family subdivision on approximately 12 acres located at 8314 Casualwood Way.**

Dear Neighbor,

First please accept my apologies for the technical issue with the previously scheduled neighborhood meeting and to let you know we are having a 2<sup>nd</sup> meeting for those who would like to attend.

As before and because 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, Matthew Toole of Forward Property Holdings LLC, is requesting approval of a Preliminary Subdivision Plan to construct a subdivision of 33 single family lots on approximately 12 acres. The plan has not yet been formally filed with Louisville Metro, so no case number or case manager has been assigned. In lieu of this, the supervisor of the Planning and Design Services, Zoning/Subdivision/Landscaping team is listed as their contact should expertise from that perspective be needed or to leave a comment for the case record.

The virtual meeting will be held **Thursday, June 3rd, 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/172057165>

**You can also dial in using your phone.**

United States: [+1 \(872\) 240-3412](tel:+18722403412)

**Access Code:** 172-057-165

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

<https://global.gotomeeting.com/install/172057165>

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

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 Planning and Design Services contact listed in the contact information. I hope you can join us for the meeting.

Respectfully,

*Kathy M. Linares*

Kathy M. Linares, RLA, AICP

cc: Matthew Toole, Forward Property Holdings LLC

**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**

Forward Property Holdings LLC  
1736 East Main St.  
New Albany, IN 47150  
Phone: 502 727-8994  
Attn: Matthew Toole  
[btequity@yahoo.com](mailto:btequity@yahoo.com)

**Case Manager**

Planning and Design Services  
444 S. 5<sup>th</sup> Street, Suite 300  
Louisville, Ky 40202  
Phone: 502 574-6942  
Attn: Julia Williams (until  
case mgr. assigned)  
[Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)

**Detailed Summary** – The site is in the Neighborhood Form District and located just inside the Gene Snyder, in the Fern Creek neighborhood in south Louisville. The site is zoned R5A which allows multifamily residential with a maximum density of 12.01 dwelling units per acre. The request is to construct a subdivision of 33 single family lots while maintaining a large open space lot adjacent to Little Cedar Creek on a site consisting of approximately 12 acres. The density proposed is 3.02 dwelling units per acre.

There are 3 roads that currently stub into the site, Casualwood Way, Zelma Fields Avenue and Branchtree Place. As required by the Land Development Code all of these will be extended into the site. Zelma Fields way is proposed to end in a cul-de-sac with 6 new home lots at its terminus and Casualwood Way and Branchtree Place will be extended to form a loop. Sidewalks will be provided along all roads in the subdivision as required by the Land Development Code.

The existing tree canopy along the creek, in the open space and along the perimeter of the site shall be preserved as possible when it does not interfere with the development of the buildable lots, the extension of utilities, or grading. Street trees and trees within lots or open space shall be provided to meet the tree canopy requirements.

The site will have sanitary sewer service from the Cedar Creek 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. Payment of the Regional Facility fee will be requested in lieu of providing detention.

**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** – (NOTE THIS INFORMATION WILL NOT BE AVAILABLE UNTIL THE PLAN IS FORMALLY FILED. OUR GOAL IS TO FILE IT AS SOON AS POSSIBLE BUT THIS MAY BE AS LATE AS A WEEK AFTER THIS MEETING. ONCE FILED YOU CAN SEARCH BY CASE NUMBER OR BY ADDRESS.)

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 OR ADDRESS (fill in street no. name and type on the 6<sup>TH</sup> line down from the title General Search), hit enter

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

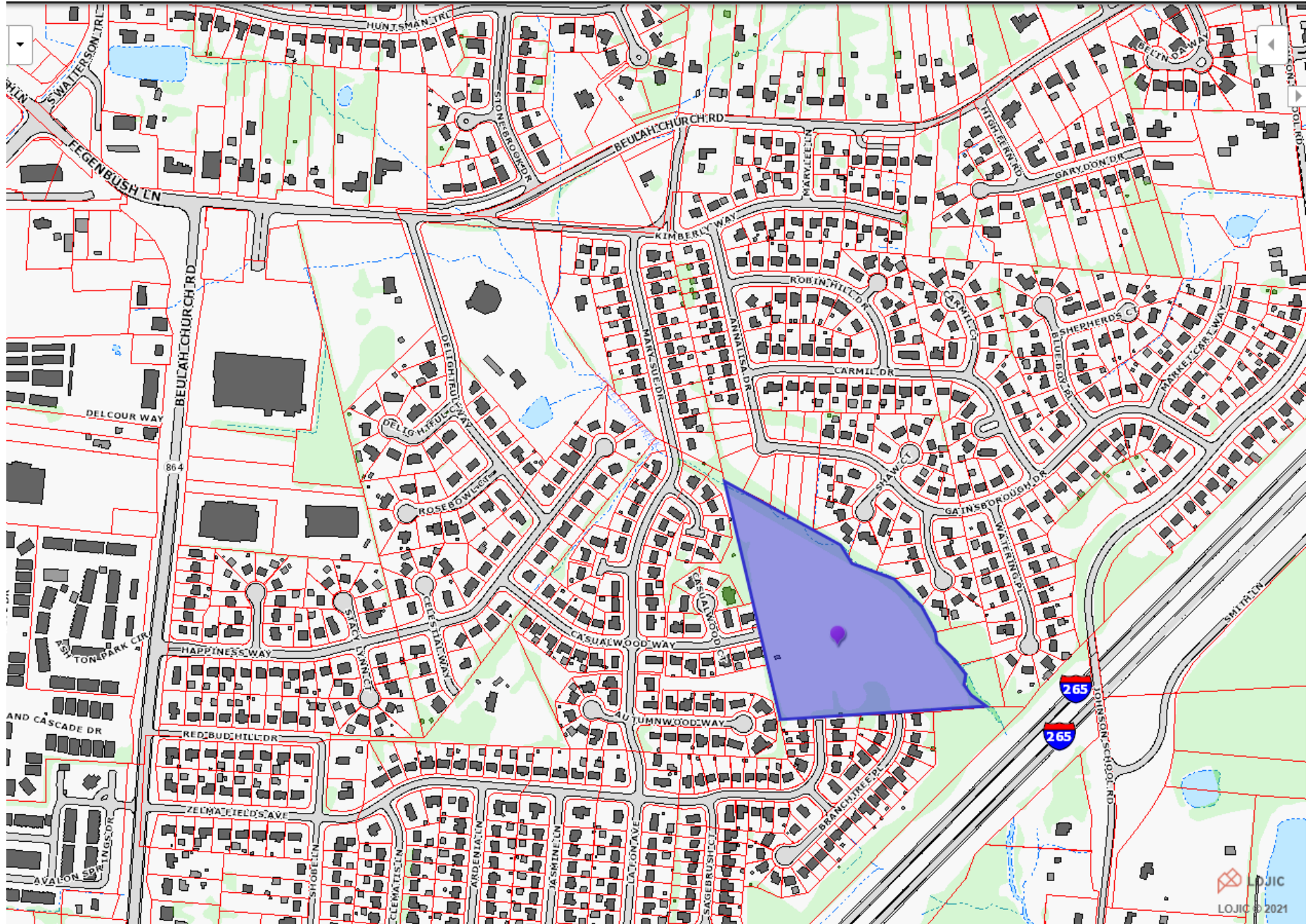
## **After the Neighborhood Meeting**

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



## RENDERED DEVELOPMENT PLAN

