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

www.MindelScott.com

July 14, 2021

Re: Neighborhood meeting regarding a proposed change of zoning from R4 to R6 for a multi-family residential development on approximately 20.53 acres located at 5604 Mount Washington Rd.

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 are 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, Joseph Waldman of Highgates Development, is requesting a change of zoning from R4 to R6 to construct a 354-unit, multi-family development in 3-story buildings on approximately 20.53 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-0086. The assigned case manager is Dante St. Germain.

The virtual meeting will be held **Wednesday, July 28th, 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/980978877>

You can also dial in using your phone.

United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 980-978-877

If you would like to have the meeting link sent to you, please send an email requesting it to rfeist@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,

Ryan Feist

Ryan Feist

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: Ryan Feist
rfeist@mindelscott.com
Attn: David Mindel, PE
dmindel@mindelscott.com

Applicant

Highgates Development
522 Anita Springs Ct
LaGrange, Ky 40031
Phone: 502 410-8537
Attn: Brent Hackworth
Brent@highgates.com

Case Manager

Planning and Design Services
444 S. 5th Street, Suite 300
Louisville, Ky 40202
Phone: 502 574-4388
Attn: Dante St. Germain
Dante.St.Germain@louisvilleky.gov

Detailed Summary

The site is located on the south side of Mount Washington Road on 20.53 acres, it is in the Neighborhood Form District and is currently zoned R4. The R6 zone allows a maximum density of 17.42 dwelling units per acre and would accommodate the density of the proposed development at 17.24 dwelling units per acre. Each building will be 3 stories with a maximum height of 35', and all buildings will be setback at least 50' from adjacent properties.

Site access will be provided off Mount Washington Road. Stormwater will be directed to onsite detention basins in the middle and rear portion of the lot. These are shown on the rendered development plan in dark green. The detention basins and all the stormwater infrastructure will be designed to meet MSD's specifications and requirements.

Landscape buffer areas will be implemented as the site will be appropriately screened from adjacent properties with both existing and new trees to meet the LDC's Chapter 10 Tree Canopy and landscape requirements. Sanitary sewer service will connect to the Cedar Creek Wastewater Treatment Plant by lateral extension agreement, subject to fees. Sanitary sewer capacity is to be approved by MSD. Onsite amenities will feature a dog park, ample recreational open space, a club house, and a splash park.

Please note the proposed site layout being presented at this neighborhood meeting is subject to change pending agencies comments. Any changes will be available for public review on the PDS online customer service portal. Instructions on how to access this information are provided below under "Case Information".

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, 21-ZONEPA-0086 in the "Record Number" box, 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 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. 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

