

REMINDER AND CORRECTED
VIRTUAL NEIGHBORHOOD MEETING NOTICE
RE: REZONING OF PROPERTY

Date Sent: Tuesday, July 20, 2021

To: 1st and 2nd Tier Adjoining Property Owners of 5402 and 5406 Cooper Chapel Road, Louisville, Kentucky and James Peden (Councilperson for District 23)

From: Jon Baker, Esq., Counsel for Harden's Cove, LLC

Re: Virtual Neighborhood Meeting to Discuss Change in Zoning from R-4 (Single Family Residential) to PRD (Planned Residential Development), a Major Preliminary Subdivision Plan and Detailed Development Plan

We are writing to remind you of an upcoming "neighborhood meeting" on the above-referenced proposal. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting is being held virtually instead of in person and the details are set forth in this letter and the supporting attachments.

The virtual meeting will be held on **Wednesday, July 28, 2021 at 6:00 p.m.** **PLEASE TAKE NOTE OF THE CORRECTED MEETING LINK, BELOW. TO ACCESS THE VIRTUAL MEETING FROM A LINK, USE ONLY THE FOLLOWING LINK:**

Join from the meeting link

<https://wyattfirm.webex.com/wyattfirm/j.php?MTID=mo5dc79f507f403b298f205fbob969cbc>

Join by meeting number

Meeting number (access code): 179 136 0230

Meeting password: e3gXPjP\$62 (33479757 from phones)

Tap to join from a mobile device (attendees only)

[+1-408-418-9388](tel:+14084189388), [1791360230](tel:+1791360230) #33479757# United States Toll

Some mobile devices may ask attendees to enter a numeric password.

Join by phone

+1-408-418-9388 United States Toll

[Global call-in numbers](#)

Join from a video system or application

Dial [1791360230@wyattfirm.webex.com](tel:+1791360230)

You can also dial 173.243.2.68 and enter your meeting number.

Enclosed for your review are the following:

1. The Site Plan
2. The LOJIC Map showing the location of the site and surrounding zoning
3. Contact Information
4. Instructions on how to join the virtual meeting
5. Information on how to obtain case information online from Louisville Metro Planning & Design's online customer service portal
6. "After the meeting" instructions

In an effort to correct a couple of errors in the original notice, I intended to state that Harden's Cove will provide forty nine new single-family homes constructed with quality building materials - primarily brick with stone and vinyl accents. Also, the public rights-of-way proposed for the subdivision will connect directly to Cooper Chapel Road, a primary collector level roadway with areas for bike lanes, and have a secondary roadway stub in the back of the site near Chathamwood Drive, a local roadway, stubs into the adjacent property.

If you desire to access further information on this zoning proposal online, use the following link to view the case file assembled and maintained by Louisville Metro Planning & Design Services:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Then click on the "Search" tab; then "Planning Applications"; Enter case number in "Record Number" data field; then click "Record Info" tab.

CASE #: 21-ZONEPA-0087

PDS CASE MANAGER:

Joel P. Dock, AICP, Planner II
Telephone number: 502-574-5860
email address: joel.dock@louisvilleky.gov

If you have additional questions about the information you have received with this reminder notification and/or wish to speak to me directly about the proposal, please feel free to call me or email me using the contact information provided herein.

We look forward to seeing and hearing from you at the virtual meeting.

Best Regards,

Jon Baker

cc: James Peden, Councilperson, District 23
Kelli Jones, RLA

Enclosures

CONTACT INFORMATION

PRIMARY CONTACT

Wyatt Tarrant & Combs, LLP
Attn: Jon Baker, Esq.
400 W. Market Street
Suite 2000
Louisville, KY 40202
(502) 562-7316
jbaker@wyattfirm.com

APPLICANT

Harden's Cove, LLC
ATTN: Daniel J. Smith
11511-A Shelbyville Road
Louisville, KY 40243
(502) 419-3289
dan@
stonelakehomesllc.com

ENGINEER

Kelli Jones, RLA
Sabak, Wilson & Lingo Inc.
608 S. 3rd Street
Louisville, KY 40202
(502) 584-6271
kelli.jones@swlinc.com

2. **STANDARDIZATION OF THE INSTRUMENT** The test material was standardized by the following procedure: 1. A group of 100 normal subjects was selected from the general population of the United States. 2. The subjects were divided into 10 groups of 10 subjects each. 3. The subjects were administered the instrument. 4. The results were analyzed. 5. The instrument was revised. 6. The procedure was repeated until the instrument was standardized.

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2	0.41	0.50
3	4.12	5.51
4	0.86	0.64
5	0.86	0.64
6	0.98	2.02
7	0.41	0.50
8	3.14	2.81
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BENCHMARK

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<p>PSP Professional Surveying and Planning</p>	<p>SHEET TITLE MAJOR PRELIMINARY SUBDIVISION PLAN & DETAILED DEVELOPMENT PLAN</p>
	<p>PROJECT TITLE HARDENS COVE 422 S 416 COOPER CHAPEL ROAD, DOWNSVILLE, KY 40329</p>
<p>DEVELOPER HARDENS COVE LLC 7311 SHELBYVILLE ROAD, DOWNSVILLE, KY 40343</p>	



SABAK, WILSON & LINGO, INC
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
THE HENRY CLAY 108 E. THIRD STREET LOUISVILLE, KENTUCKY 40202 (502) 584-1521

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.

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.

LOJIC Online

A GIS Partnership to Meet the
Growing Needs of Louisville, KY

Colored Aerial of 5402 & 5406 Cooper Chapel Road

