

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
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John C. Talbott
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August 30, 2021

RE: Follow-up neighborhood meeting to the one held on October 14, 2020 revising the previous subdivision/development plan and zone change to now request R-5 (instead of PRD) rezoning on 190 acres of property located along the west and south side of Broad Run Road at 8000 Broad Run Rd

Dear Neighbor:

We are writing to notify you of an upcoming, follow-up “neighborhood meeting” regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

The applicant, Highgates Development, previously filed an application for subdivision approval with rezoning from R-4 & RR to PRD. However, we are now revising that application to request a zone change to R-5. To that end, the applicant has revised the plan and will be filing this revised plan with Metro Planning and Design Services (PDS). The original plan consisted of 805 attached and detached single family lots, whereas this plan consists of 590 detached single family lots - - a 25% deduction. The original plan contained 51 acres of open space, whereas the revised plan contains 69 acres of open space - - a 35% increase.

The case number assigned to this rezoning is **20-ZONE-0122**, and **Jay Luckett** is the assigned PDS case manager. The purpose of this follow-up neighbor meeting is to show neighbors the changes made to the plan and address any questions or concerns related thereto.

This follow-up virtual meeting will be held on **Monday, September 13th** beginning at **6:30 p.m.**

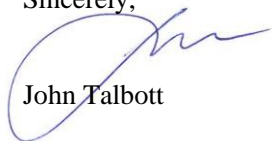
Enclosed for your review are the following:

1. The subdivision/development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet
5. Instruction sheet on how to join the virtual meeting.
6. Information sheet on how to obtain case information online from PDS’ online customer service portal.
7. PDS’ “After the Neighborhood Meeting” sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call either one of us, or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

Sincerely,



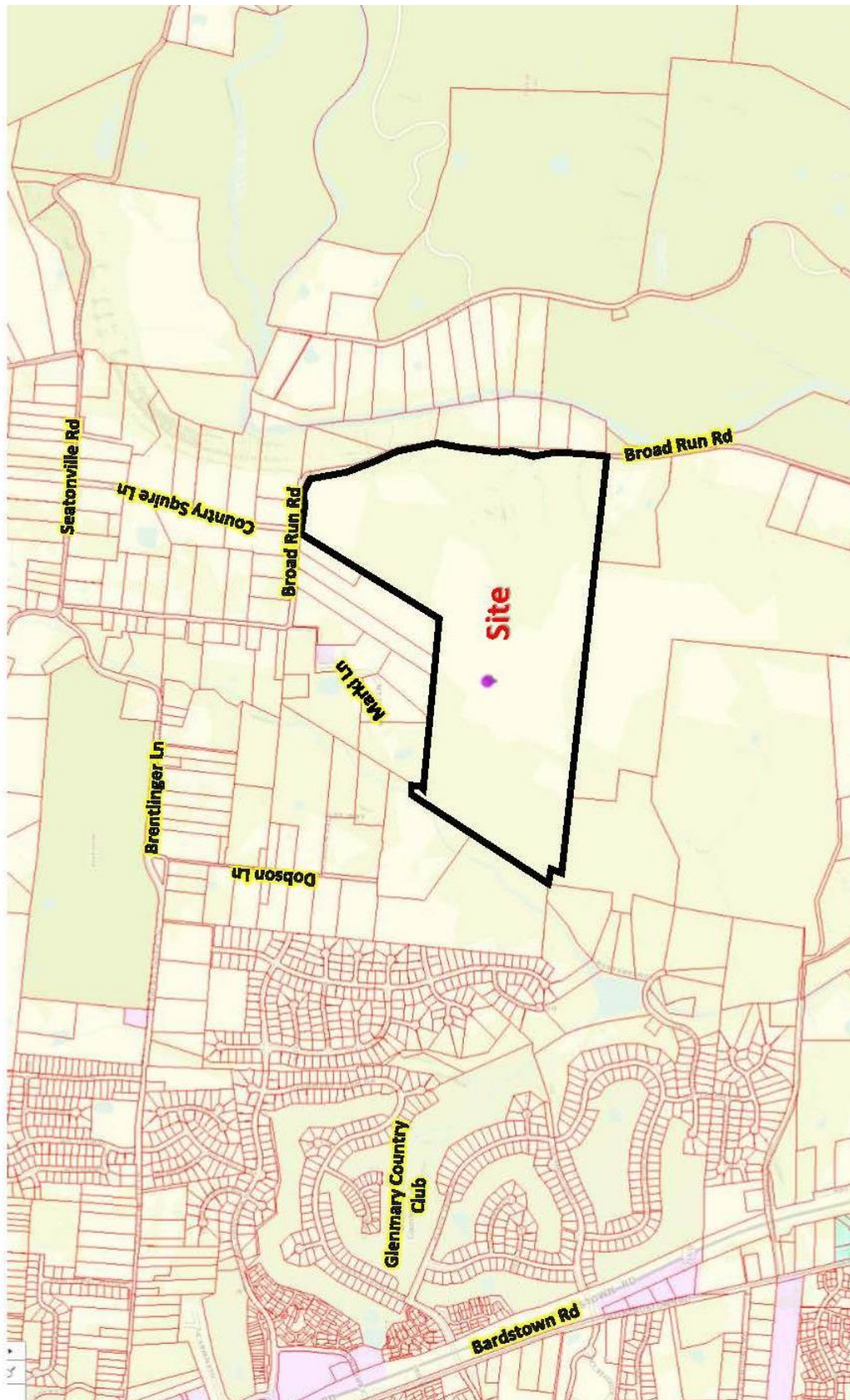
John Talbott

cc: Hon. Robin Engel, Councilman, District 22
Jay Luckett, Planning & Design Case Manager with Metro Planning & Design Services
David Mindel, PE, engineer & land planner with Mindel Scott & Associates, Inc.
Diane B. Zimmerman, P.E., Traffic Engineering, LLC
Joseph Waldman, applicant representative with Highgates Development
Bill Bardenwerper, Bardenwerper, Talbott & Roberts, PLLC

SUBDIVISION/DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant, Highgates Development, previously filed an application for subdivision approval with rezoning from R-4 & RR to PRD. However, we are now revising that application to request a zone change to R-5. To that end, the applicant has revised the plan and will be filing this revised plan with Metro Planning and Design Services (PDS). The original plan consisted of 805 attached and detached single family lots, whereas this plan consists of 590 detached single family lots - a 25% deduction. The original plan contained 51 acres of open space, whereas the revised plan contains 69 acres of open space - a 35% increase.

The case number assigned to this rezoning is **20-ZONE-0122**, and **Jay Luckett** is the assigned PDS case manager. The purpose of this follow-up neighbor meeting is to show neighbors the changes made to the plan and address any questions or concerns related thereto.

The property contains 190 acres and is located on the west side of Broad Run Road as shown on the attached "LOJIC Site Location" attachment.

The present zoning is R-4 & RR, the proposed zoning is R-5, and the form district is Neighborhood Form District with no proposed change thereto.

Landscaping, screening and buffering will contain at least the minimum amount required by Chapter 10 of the Louisville Metro Land Development Code (LDC), with significant Scenic Corridor and Floyds Fork setback, preserving existing vegetation where applicable and providing additional plantings where existing vegetation isn't present or able to be preserved. A tree preservation plan demonstrating compliance with the Metro Land Development Code will be provided to the PDS staff landscape architect for approval prior to commencement of post-approval construction activities.

Sanitary sewer service will be directed to the Cedar Creek Water Treatment Center.

A traffic impact study (TIS) is being prepared by Diane Zimmerman, Traffic Engineer. When completed, it will be available, like everything else pertaining to this proposed project, on the PDS customer service portal.

Storm water will be directed to Big Run Creek in-lieu of providing onsite detention. All stormwater plans and drainage patterns must be approved by Metropolitan Sewer District (MSD) prior to final approval.

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.

CONTACT INFORMATION SHEET

1. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, KY 40223
Attn: Bill Bardenwerper – (502) 419-7333
wbb@bardlaw.net
or John C. Talbott – (502) 741-8783
John@bardlaw.net*

2. ENGINEERING FIRM

*Mindel Scott & Associates, Inc.
c/o David Mindel, PE, engineer
5151 Jefferson Boulevard
Louisville, KY 40219
(502) 485-1508
DMindel@MindelScott.com*

3. APPLICANT

*Highgates Development
c/o Joseph Waldman
119 Glen Park Avenue
Toronto, ON M6B 2C6
(347) 424-5431
joseph@highgates.com*

4. CASE MANAGER OR SUPERVISOR

*Jay Luckett, Planning & Design Manager
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5159
Jay.Luckett@louisvilleky.gov*

INSTRUCTION SHEET ON HOW TO JOIN THE VIRTUAL MEETING

You may join the meeting using a computer, tablet, smart phone, or standard telephone

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

Waldman/Broad Run Virtual NM
Mon, Sep 13, 2021 6:30 PM - 8:00 PM (EDT)

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

<https://global.gotomeeting.com/join/579323325>

You can also dial in using your phone.

United States (Toll Free): [1 866 899 4679](tel:18668994679)

United States: [+1 \(571\) 317-3116](tel:+15713173116)

Access Code: 579-323-325

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

<https://global.gotomeeting.com/install/579323325>

Note: If anyone would like the connection link emailed to them, or a set of the meeting slides, please email Anna Martinez at amc@bardlaw.net or Nanci Dively at nsd@bardlaw.net

IF YOU ARE UNABLE TO ATTEND THE VIRTUAL MEETING AND HAVE QUESTIONS, PLEASE FEEL FREE TO CONTACT ANY OF THE FOLLOWING:

John C. Talbott – (502) 741-8783

John@bardlaw.net

David Mindel - (502) 485-1508

dmindel@MindelScott.com

Lay Luckett, Planning & Design Manager

(502) 574-5159

Jay.Luckett@louisvilleky.gov

PLANNING & DESIGN SERVICES (PDS's)
ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET

To view details of the zone change online, use the link at:

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

Click on the “Search” tab

Then “Planning Applications”

Enter case number in “Record Number” box

Click on “Record Info” tab

AFTER THE NEIGHBORHOOD MEETING SHEET

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.