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ENGINEERED FOR LOUISVILLE.

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

www.MindelScott.com

September 22, 2021

Re: Neighborhood meeting regarding a proposed change of zoning from R4 to R5 and R7 for a single family and multi-family residential development on approximately 36 acres located at 5604, 5606, 5612, 5614 & 5616 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.

The applicant, Joseph Waldman of Highgates Development, is updating the previous change of zoning request to include a single-family residential component. The updated change of zoning request is from R4 to R5 and R7 on +/- 36 acres. Approximately 16 acres are requested to be zoned R5 for 80 single-family residential lots. The remaining +/- 20 acres are requested to be zoned R7 for a 354-unit, multi-family development of 3-story buildings.

A plan has been filed to initiate the Pre-Application review process with Louisville Metro Planning and Design Services and has been assigned case #21-ZONEPA-0086. The assigned case manager is Dante St. Germain.

The virtual meeting will be held **Thursday, October 7th, 2021, at 6:00 p.m.**

Options for Joining the Virtual Meeting:

Mount Washington Road Development-Neighborhood Meeting
Thu, Oct 7, 2021, 6:00 PM - 8:00 PM (EDT)

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

<https://global.gotomeeting.com/join/360422405>

You can also dial in using your phone.

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

Access Code: 360-422-405

If you would like to have the meeting link emailed to you, please send an email requesting it to ahicks@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
- Color Exhibit of Development Plan

Finally, if you are unable to attend this meeting and would like to submit comments on record, please contact me or forward them to the Planning and Design Services contact listed in the contact information below. I hope you can join us for the meeting.

Respectfully,

Allison Hicks

Allison Hicks

Contact Information - For your convenience should you have a question or need further information below is 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: Allison Hicks
ahicks@mindelscott.com
Attn: David Mindel
dmindel@mindelscott.com

Applicant

Highgates Development
7301 Monsey Circle
Louisville, Ky 40219
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: A change of zoning is requested for 5606, 5612, 5614 & 5616 Mount Washington Road along with the original property at 5604 Mount Washington Road. The total amount of land area is approximately 36 acres. Highgates Management would like to rezone these properties, located on the south side of Mount Washington Road, from R4 to R5 and R7. All properties are in the Neighborhood Form District.

This proposal is to rezone 16 +/- acres to R5 single-family residential for 80 buildable lots with a density of 6.14 dwelling units per acre where 7.26 is allowed. The maximum building height for the single-family component of this proposal will be at or below the 35' height allowed.

The remaining 20 +/- acres of this site are proposed for an R7 multi-family development with a density of 18.79 dwelling units per acre. Each building will be 3 stories and will not exceed the maximum height of 45'. All buildings will be setback at least 50' from property lines shared with existing residential properties.

Both the single-family and multi-family components will have direct access from Mount Washington Road. They will have separate entrances and will connect with each other internally. Stormwater from both developments will be directed to onsite detention basins in the middle and south portions of the site. The detention basins and all stormwater infrastructure will be designed to meet MSD's specifications and requirements. Landscape buffer areas will be implemented 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 and be subject to fees. Sanitary sewer capacity is to be approved by MSD. Onsite amenities for the multi-family proposal will feature a dog park, ample recreational open space, a clubhouse, and a splash park.

NOTICE OF POTENTIAL 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 ensure accuracy, changes may be made to the development plan before the now scheduled neighborhood meeting and also after 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 - To obtain case information online from Planning and Design Services online customer service portal, please visit:

<https://louisvilleky.gov/government/planning-design>

and Click on Search Case Information,

Select the Planning tab,

Enter the case number: 21-ZONEPA-0086

Click on Record Info and then Attachments

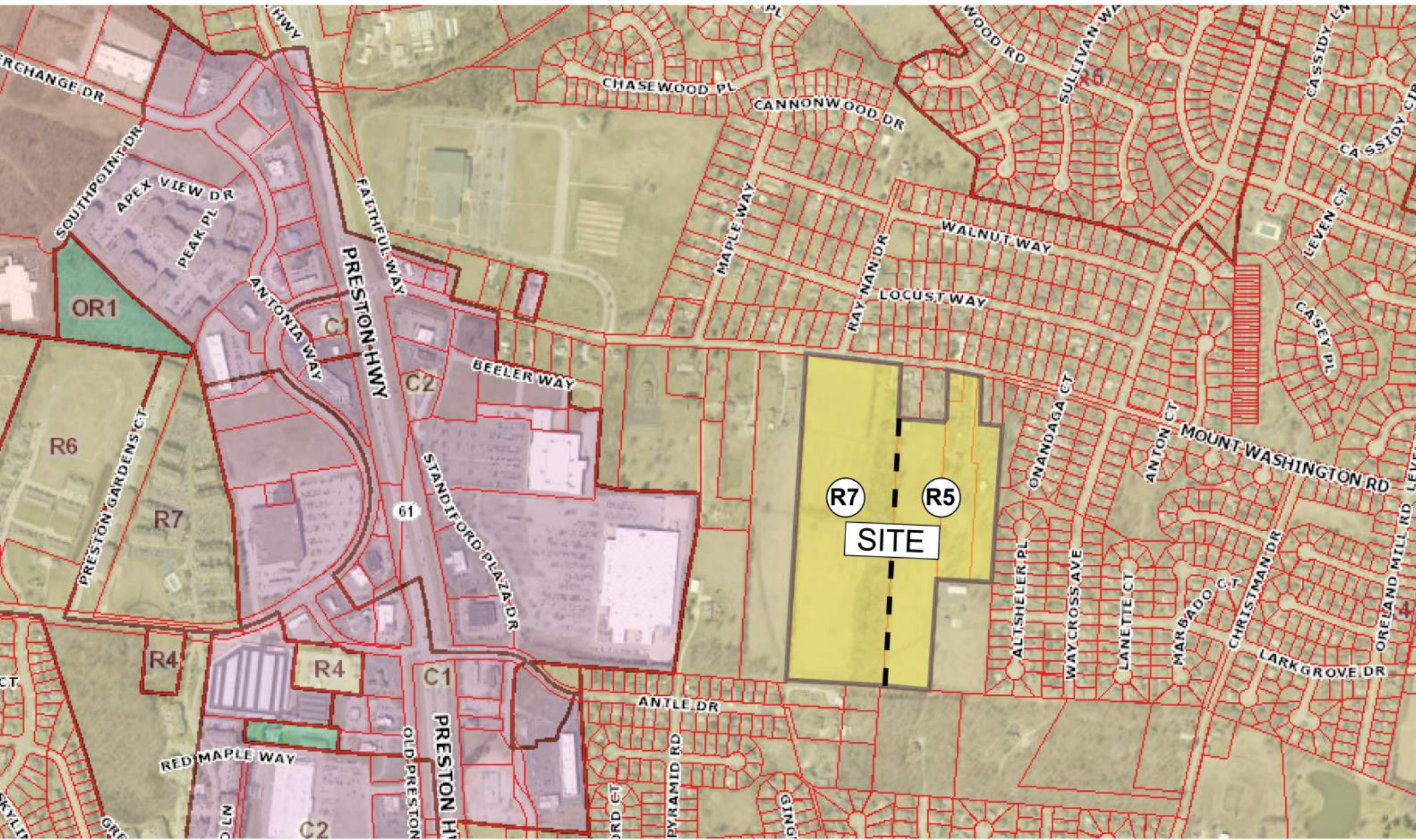
After the Neighborhood Meeting

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





LARKGROVE DRIVE

MOUNT WASHINGTON ROAD

RAYNAND DRIVE

1 2 3 4 5 6 7 8 9 10 11 12 13 14

15

16

17

80 79 78 77 76 75 74 73 72 71 70 69 68 67 66 65 64

53 54 55 56 57 58 59 60 61 62 63

18 19 20 21

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PROPOSED R-3
PROPOSED R-7

300 PARK

DETENTION BASIN #1
10,250 SF
2 FT. AVG. DEPTH

SPLASH PARK

PICNIC AREA

LARGE DETENTION
BASIN #2
35,500 SF
2.5 FT. AVG. DEPTH