

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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April 28, 2022

RE: Neighborhood meeting for proposed change in zoning to allow a 216-unit multi-family community in 8 buildings on approximately 26.25+/- acres on property located at 4900 S. Hurstbourne Parkway, 5119 and 5201 Bardstown Road and two parcels with no address, Tax Block 50, Lots 270 & 271

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change and Detailed District Development Plan (DDDP) for a 216-unit multi-family community located on the above referenced property.

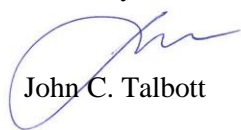
Accordingly, we filed a plan for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number, **22-ZONEPA-0057** and case manager, **Dante St. Germain**. The DDDP filed changes zoning on a portion of one property along Hurstbourne Parkway from R-4 to R-6. The other part of the property fronting on Bardstown Road will have a General District Development Plan ("GDDP") seeking a change in zoning to C-1. Accordingly, we would like to show and explain this plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Thursday, May 12, 2022**, beginning at **6:00 p.m.** at the **Fern Creek Community Association & Chamber of Commerce** in the **Annex Room** located at **6104 Bardstown Road** (*enter under the black awning labeled "Office"*).

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,



John C. Talbott

cc: Hon. Brent Ackerson, Councilman, District 26
Dante St. Germain case manager with Division of Planning & Design Services
J. Kent Gootee, ASLA with Mindel Scott & Associates, Inc.
Vadim Kaplan, AIA, LEED AP with Studio A Architecture
Mendy Reich, Applicant with Kennedy International, Inc.

1. DOMESTIC WATER SUPPLY:
SUBJECTS CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SUPPLY IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION:
A. TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED:
A. CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES—PREVENTING COMPROMISE OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINES OF TREES TO BE PRESERVED AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. A. PARAPAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
4. A LANDSCAPE AND TREE CANOPY PLAN PER CHAPTER 10 OF THE LDC SHALL BE PROVIDED AS REQUIRED FOR ALL CONSTRUCTION BUILDING PERMITS.
5. THE DEVELOPMENT LIES IN THE JEFFERSONTOWN FIRE DISTRICT.
6. ALL LUMINAIRES SHALL BE AIMED, DIRECTED OR FOCUSED SUCH AS REQUIRED TO PROVIDE ILLUMINATION TO THE ADJACENT STREET TOWARD THE ADJACENT RESIDENTIAL USES OR PROJECTED OPEN SPACES (CONCERNING LANDSCAPE EASEMENTS, GREENWAYS OR PARKWAYS) ON ADJACENT OR NEARBY PARCELS, OR TO CREATE GLARE PERCEPTIBLE ON PUBLIC STREETS AND RIGHT-OF-WAYS PER CHAPTER 10.1.3 OF THE LDC.
7. ALL DUMPSTER DAPS, TRANSFORMERS, AC UNITS, GENERATOR PADS TO BE SCREENED PER CHAPTER 10 OF THE LDC.
8. BUILDING ARCHITECTURE TO COMPLY WITH CHAPTER 5.6 OF THE LDC.
9. ALL INTERIOR SIDEWALKS THAT ABUT PARKING TO BE FIVE (5) FEET WIDE MINIMUM.
10. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE EMISSIONS REACHING EXISTING ROADS AND NEIGHBORHOODS.
11. ALL EXISTING STRUCTURES AND EXISTING ENTRANCES SHALL BE REMOVED, EXCEPT AS NOTED ON THE PLAN (TBR).
12. STREET TRIP REQUIREMENTS: RIGHTS OF WAY, LOCATION AND TYPE TO BE SHOWN ON THE LANDSCAPE PLAN.

1. CONSTRUCTION PLANS & DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. WASTEWATER:
 - a. SANITARY SEWER WILL CONNECT TO THE DEREK R. GUTHRIE WASTEWATER TREATMENT PLANT BY A LIMITED EXTENSION AGREEMENT, SUBJECT TO FEES.
 - b. SANITARY SEWER CAPACITY TO BE APPROVED BY METROPOLITAN SEWER DISTRICT.
3. DRAINAGE/STORMWATER DETENTION:
 - a. ONSITE DETENTION WILL BE PROVIDED. POSTDEVELOPED PEAK FLOWS WILL BE LIMITED TO PREDEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100-YEAR STORMS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM, WHICHEVER IS MOST RESTRICTIVE. CAPACITY EXCEEDED AT THE HILLS DRIVE TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
4. EROSION AND SILT CONTROL:
 - a. SEDIMENTATION CONTROL PLAN SHALL BE DEVELOPED AND IMPLEMENTED IN ACCORDANCE WITH MSD AND THE USDA NATURAL RESOURCES CONSERVATION SERVICE REGULATIONS.
 - b. NO PORTION OF THE PROJECT PROPERTY LIES WITHIN A FLOOD HAZARD AREA PER FEMA'S FIRM MAPPING 1312100078F.
5. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT DESIGN STAGE TO PROTECT THE QUALITY OF THE WATER THAT IT WILL DRAIN INTO PROPOSED DRAINAGE SYSTEM. POINT DISCHARGES TO THESE PROPERTY LINES WILL NOT BE PERMITTED.
6. DOWNSPRAING BOND REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
7. MSD DRAINAGE FROM ALL BUILDINGS ADJACENT TO THE SOUTHERN AND WESTERN PROPERTY LINE SHALL BE TIED INTO PROPOSED STORM SYSTEM AND/OR SPLASH PAD. DRAINAGE FROM ALL BUILDINGS ADJACENT TO THE NORTHERN AND WESTERN DRAINAGE SYSTEM. POINT DISCHARGES TO THESE PROPERTY LINES WILL NOT BE PERMITTED.
8. TOGETHER VELOCITY DISSIPATION MAY BE REQUIRED UPON MSD CONSTRUCTION PLAN REVIEW.

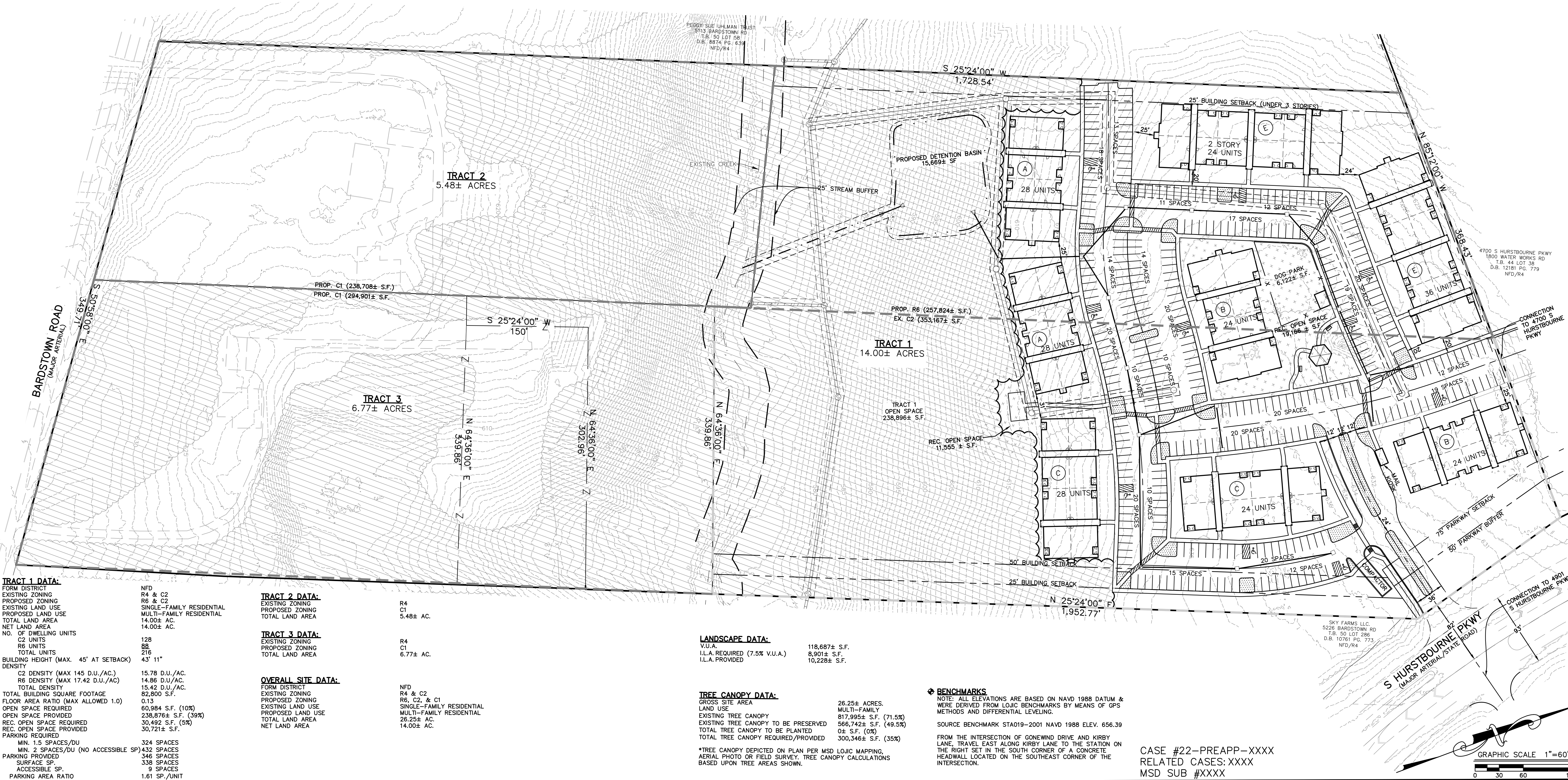
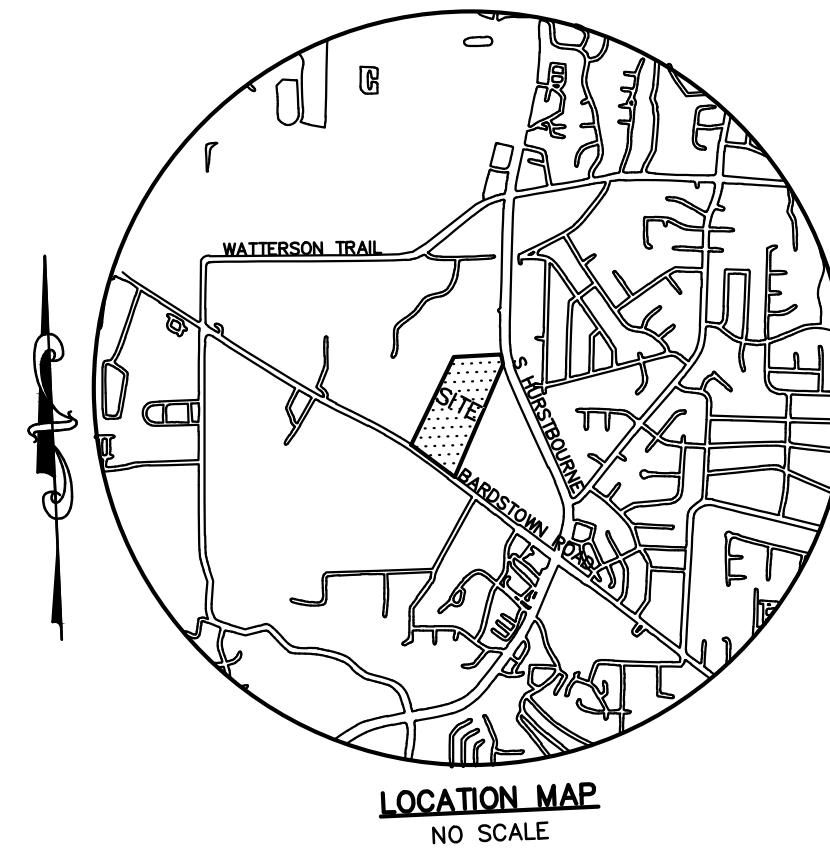
1. RECORD PLAT CONSTRUCTION APPROVED BY THE PUBLIC WORKS OR WITH ASSOCIATED RECORD PLAT AS REQUIRED BY PERMUT PUBLIC WORKS.
2. ALL ROADWAY AND PUBLIC INTERSECTIONS SHALL MEET THE REQUIREMENTS OF THE KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
3. VERGE AREA WITH ENTRANCE RIGHT-OF-WAY TO BE PROVIDED PERMUT PUBLIC WORKS.
4. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A CONDUIT TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
5. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIGHT DISTANCE. FINAL LOCATION WILL BE DETERMINED BY THE PUBLIC WORKS.
6. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY PERMUT PUBLIC WORKS FOR ROADWAY REPAIRS ON ALL SURROUNDING ACCESS ROADS TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TRAFFIC ACTIVITIES.
7. ALL STREET LIGHTS SHALL BE INSTALLED IN ACCORDANCE WITH THE KENTUCKY MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) REQUIREMENTS AND BE INSTALLED PRIOR TO CONSTRUCTION OF THE FIRST RESIDENCE OR BUILDING ON THE STREET AND SHALL BE IN PLACE PRIOR TO REQUESTING A CERTIFICATE OF OCCUPANCY.
8. THE DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON THE PROPERTY.
9. TREE OR SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVIDE SIGHT DISTANCE AS REQUIRED PERMUT PUBLIC WORKS STANDARDS.
10. ALL SIDEWALK RAMPS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATION, THE KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, PER KTC STANDARD DRAWING FOR SIDEWALKS AND PER KENTUCKY STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
11. THERE SHALL BE NO INCREASE IN DRAINAGE RUNOFF TO THE RIGHT-OF-WAY. CALCULATIONS WILL BE REQUIRED FOR ANY RUNOFF TO THE STATE RIGHT-OF-WAY.
12. THERE SHALL BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.
13. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REMOVED, SHIELDED OR TURNED OFF.
14. MOTOR VEHICLE BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.

EXISTING CONTOUR
EXISTING TREE MASS
EXISTING TREE
EXISTING FENCE
EXISTING SANITARY MANHOLE W/PIPE
PROPOSED STREET SIGN
PROPOSED HANDICAP SPACE
PROPOSED WHEEL STOP
PROPOSED CATCH BASIN W/PIPE
PROPOSED HEADWALL W/PIPE
PROPOSED DITCH/SWALE
PROPOSED SANITARY MANHOLE W/PIPE
PROPOSED FENCE
PROPOSED DRAINAGE ARROW
INTERIOR LANDSCAPE AREA (ILA)
OPEN SPACE AREA
EXISTING TREE MASS
PROPOSED TREE CANOPY CREDIT AREA

> 20% SLOPES

> 30% SLOPES

EXISTING ZONING LINE
PROPOSED ZONING LINE



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.