

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

Nicholas R. Pregliasco
Email: NRP@BARDLAW.NET
Mobile: (502) 777-8831

June 1, 2022

RE: Neighborhood meeting for proposed change in zoning from R-4 to R-5A to allow a garden home residential development and a Conditional Use Permit (CUP) under LDC Section 4.2.44 located on the Wildwood Country Club & Golf Course property located at 4910 & 5000 Bardstown Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a garden home residential development consisting of two tracts with a total of 40 garden homes located on the Wildwood Country Club & Golf Course 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-0072** and case manager **Jay Luckett**.

In that regard, a meeting will be held on **Thursday, June 16, 2022**, beginning at **6:30 p.m.** at the **Fern Creek Community Association & Chamber of Commerce**, in the **Annex Room**, located at **6104 Bardstown Road, Louisville, KY 4021** (*enter under the black awning labeled "Office"*).

Enclosed for your review are the following:

1. The 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, and Information on how to obtain case information online from PDS' online customer service portal
5. PDS' "After the Neighborhood Meeting" sheet

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.

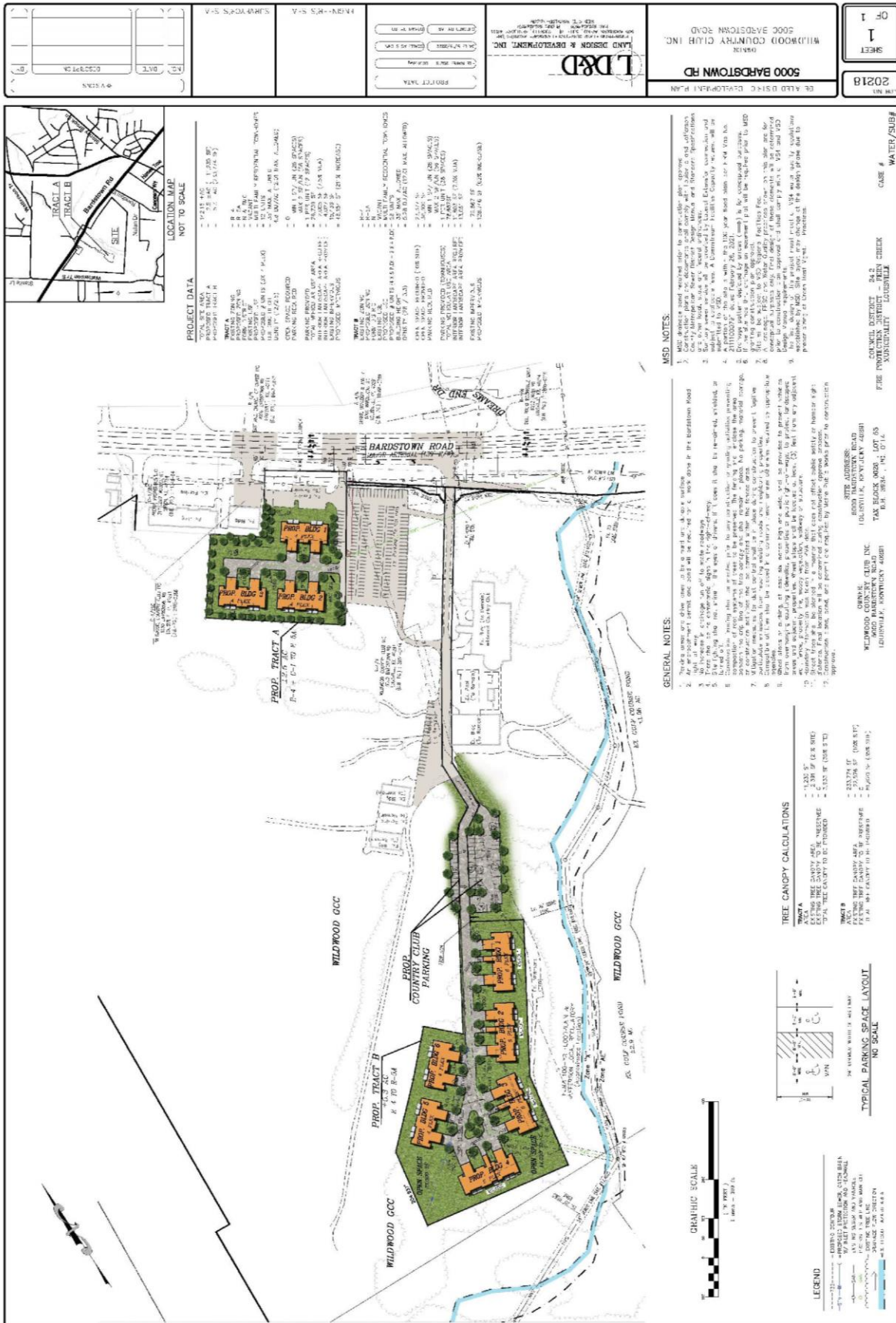
Sincerely,



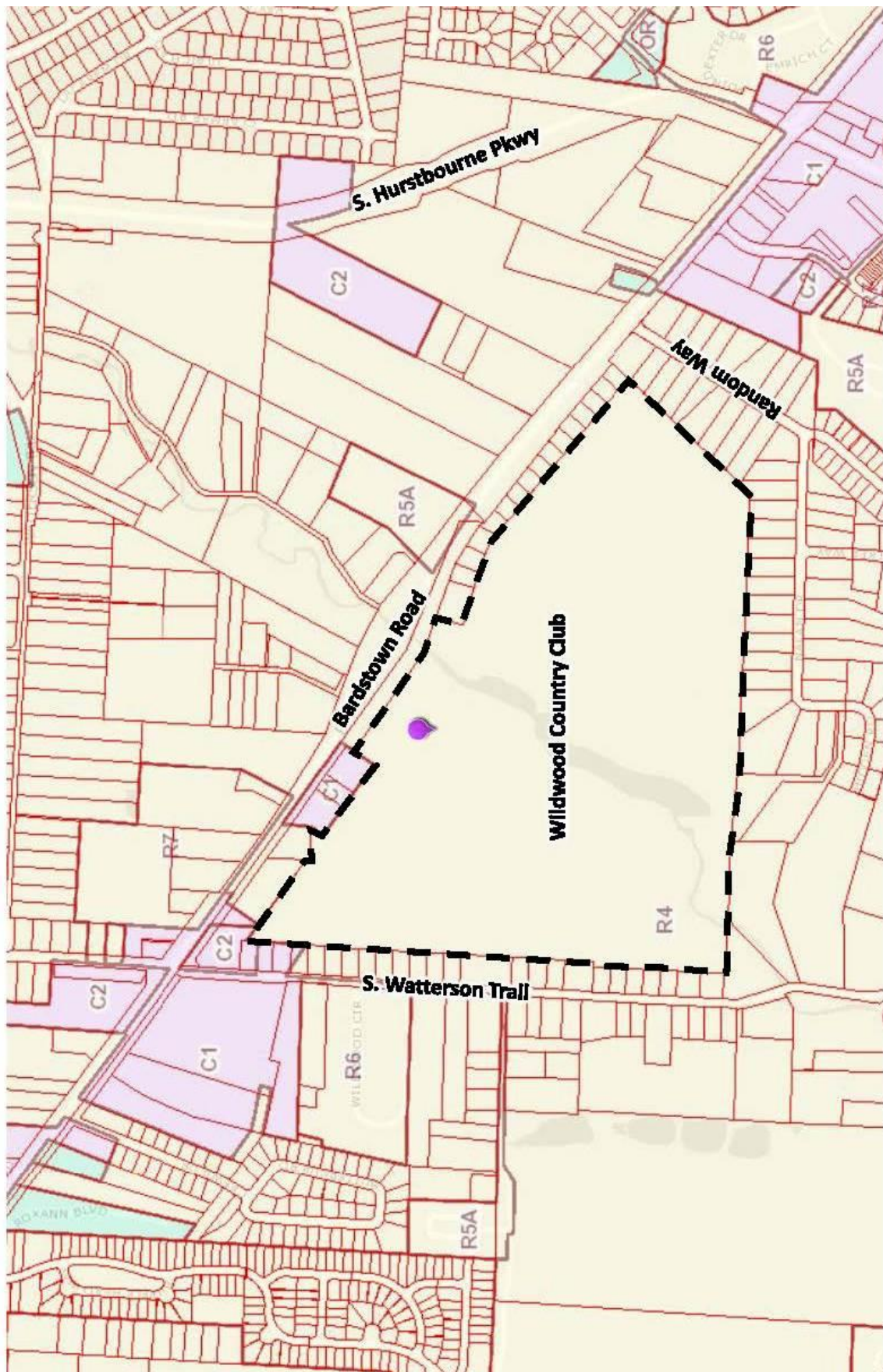
Nick Pregliasco

cc: Hon. Madonna Flood, Councilwoman, District 24
Hon. Barbara Shanklin, Councilwoman, District 2
Jay Luckett case manager with Division of Planning & Design Services
Ann Richard, engineer with Land Design & Development, Inc.
Ken Blacketer and David Bright, Applicants

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

Our client is seeking a zone change from R-4 to R-5A to allow a townhome style residential development consisting of two tracts (or sections), with a total of 40 garden homes located on the Wildwood Country Club & Golf Course property.

Accordingly, a plan was filed for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number **22-ZONEPA-0072** and case manager **Jay Luckett**.

The property is located on the south side of Bardstown Road at 5000 Bardstown Road, as shown on the attached "LOJIC Site Location" attachment.

The present zoning is R-4 the proposed zoning is R-5A, and the form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan as required by Chapter 10 of the Louisville Metro Land Development Code (LDC).

We anticipate preserving as many of the existing trees and vegetation as possible but must comply with the tree canopy regulations of the Land Development Code. A tree preservation plan basically accomplishing this will be provided to the Planning Commission's staff landscape architect for approval prior to commencement of construction activities.

Sanitary sewer service will be provided by Lateral Extension connection.

Storm water will be directed to the existing stream running through the property.

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 assure accuracy, changes may be made to the 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
Nick Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Land Design & Development
503 Washburn Ave., Ste. 101
Louisville, KY 40222
Attn: Ann Richard – (502) 426-9374
richard@ldd-inc.com*

3. APPLICANT

*Ken Blacketer
David Bright
kb@blacketer.net
david@brightbuilt.com*

4. CASE MANAGER OR SUPERVISOR

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

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.