



Legal Counsel.

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July 7, 2022

RE: Property: *2221 Bradford Drive*
Case No: *TBD*

To Whom It May Concern:

Our client, CamiLeo, LLC, has filed a change in zoning pre-application to change from R-5 to R-6 in order to allow it to develop an apartment community. We are writing to invite you as a nearby property owner, resident or stakeholder to a meeting to discuss the proposal. The meeting will be held at the time and place below.

Date: Thursday, July 21, 2022

Time: 6:30 p.m.

Location: Borsalino Café & Deli, 3825 Bardstown Road, Louisville, KY 40218

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**

Our client, CamiLeo, LLC, proposes to make a change in zoning in order to develop an apartment community. The applicant proposes to develop the property with six two-story buildings and associated parking and open space.

2. **Proposed Development Plan**

Attached please find a copy of the proposed development plan for your review.

3. **Location of Proposed Project**

Attached please find a map showing the location of the property for the proposed project.

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Property: 2221 Bradford Drive

Case No: TBD

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4. **Contact Information**

Planning and Design Services

Julia Williams
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: (502) 574-6230

Email: Julia.Williams@louisvilleky.gov

Attorney for Applicant

Clifford H. Ashburner
Dinsmore & Shohl, LLP
101 S Fifth Street, Suite 2500
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Phone: 502-540-2300
Email: Clifford.Ashburner@dinsmore.com

Plan prepared by:

Derek Triplett
Land Design & Development
503 Washburn Avenue, Ste. 101
Louisville, KY 40222
Phone: 502-426-9374

If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

5. **Case Information**

To obtain documents related to this proposal, please visit:
<http://louisvilleky.gov/government/planning-design>.

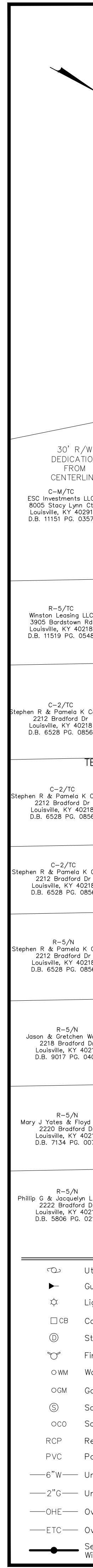
6. **After the Meeting**

Attached please find a copy of the *After the Meeting* flier produced by Louisville Metro Planning and Design for your review.

If you have any questions you'd like us prepared to answer, please contact me at the above email address.



Clifford H. Ashburner



PROJECT DATA

TOTAL SITE AREA = 5.46± Ac. (237,791 SF)
 R/W DEDICATION AREA = 0.01± Ac. (476 SF)
 NET SITE AREA = 5.45± Ac. (237,315 SF)
 EXISTING ZONING = R-5
 PROPOSED ZONING = R-6
 FORM DISTRICT = NEIGHBORHOOD
 EXISTING USE = BALL FIELD/SINGLE FAMILY RESIDENTIAL
 PROPOSED USE = MULTI-FAMILY RESIDENTIAL
 NO. OF UNITS = 94
 BUILDING HEIGHT = 2 STORY (35' MAX. ALLOWED)
 BUILDING FOOTPRINT = 1,200 SF
 OFFICE BUILDING = 10,137 SF
 APARTMENT BUILDING = 1,200 SF
 BUILDING AREA = 121,644 SF
 OFFICE APARTMENTS = 122,844 SF
 TOTAL BUILDING AREA = 17.25 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
 NET DENSITY = 17.22 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)
 GROSS DENSITY = 17.22 DU/Ac. (17.42 DU/Ac. MAX. ALLOWED)

PARKING REQUIRED

MIN.	MAX.
1200/400 S.F. MIN.	3 SP
1200/150 S.F. MAX.	8 SP
APARTMENTS	
1 SP/UNIT MIN.	94 SP
2 SP/UNIT MAX.	188 SP
TOTAL PARKING REQUIRED	= 97 SP 196 SP

PARKING PROVIDED

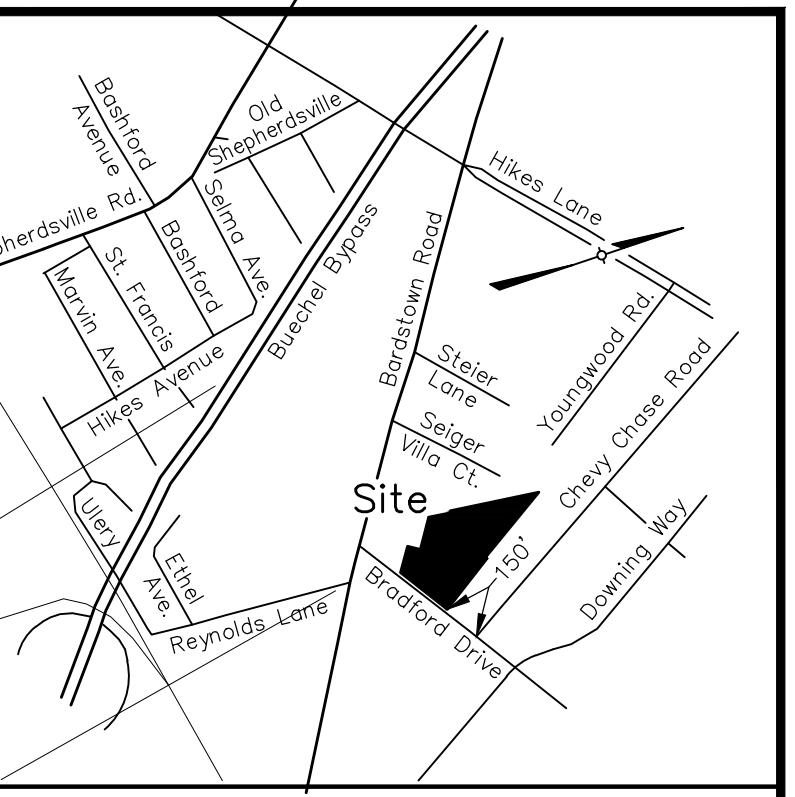
= 192 SPACES (INCLUDES 16 HC SPACES)

OPEN SPACE REQUIRED = 23,732 SF (10%)
 OPEN SPACE PROVIDED = 25,204 SF

RECREATIONAL OPEN SPACE REQUIRED = 11,864 SF (50% OF REQUIRED)
 RECREATIONAL OPEN SPACE PROVIDED = 25,204 SF

TOTAL VEHICULAR USE AREA = 67,053 SF
 INTERIOR LANDSCAPE AREA REQUIRED = 5,029 SF
 INTERIOR LANDSCAPE AREA PROVIDED = 7,002 SF

EXISTING IMPERVIOUS = 33,988 SF
 PROPOSED IMPERVIOUS = 140,628 SF (314% INCREASE)



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. Parking areas and drive lanes to be a hard and durable surface.
2. An encroachment permit and bond will be required for all work done in the right-of-way.
3. There shall be no commercial signs in the right-of-way.
4. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
7. Competitive utility shall be placed in a common trench unless otherwise required by applicable codes.
8. Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
9. Benchmark and topographical information shown hereon were derived from survey data.
10. Street trees shall be planted in a manner that does not effect public safety or hamper sight distance. Final location will be determined during construction approval process.
11. No Karst features were observed on site during a site visit on April 20, 2022, by Ted Bernstein, RLA.
12. Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.

MSD NOTES:

1. MSD drainage bond required prior to construction plan approval.
2. All retail shops must have individual connections per MSD's fats, oils and grease policy.
3. Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
4. Sanitary sewer service will be provided by lateral extension and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
5. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0061 F dated February 28, 2021.
6. Drainage pattern depicted by arrows (==>) is for conceptual purposes.
7. If the site has thru drainage an easement plat will be required prior to MSD granting construction plan approval.
8. On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
9. All drainage, EPSC and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
10. The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.68-0.39=0.29$
 $A = 5.46 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.29)(5.46)(2.8)/12 = 0.37 \text{ AC.-FT}$
 REQUIRED $X = 16,117 \text{ CU.FT.}$

PROVIDED BASIN = 14,250 SQ.FT.

TOTAL = 14,250 SQ.FT. @ APPROX. 1.5 FT. DEPTH
 $= 21,375 \text{ CU.FT.} > 16,117 \text{ CU.FT.}$

L&D
LAND DESIGN & DEVELOPMENT, INC.

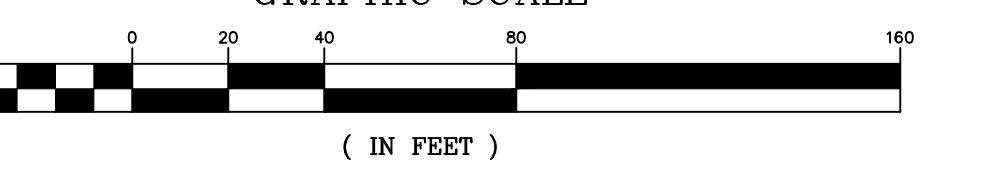
ENGINEERING LAND SURVEYING • LANDSCAPE ARCHITECTURE
 FW. 524-525 W. BURNING LANE, SUITE 100, LOUISVILLE, KY 40222
 WEB SITE: WWW.LD&D.COM

BOHN BOULDERS
OWNER/DEVELOPER
THE LAND GROUP, LLC
950 BRECKENRIDGE LANE STE. 120
LOUISVILLE, KY 40207

DETAILED DISTRICT DEVELOPMENT PLAN
2221 BRADFORD DRIVE
NO. 22076

SHEET 1 OF 1

GRAPHIC SCALE



BENCHMARK DESCRIPTIONS

TBM#500=RAILROAD SPIKE IN UTILITY POLE NO. 45615LGE86023. UTILITY POLE IS LOCATED ON THE SOUTHEAST SIDE OF BRADFORD DRIVE 360'+/NORTH FROM THE EDGE OF PAVEMENT OF BARDSTOWN ROAD.
 ELEVATION=495.825' (NAVD 88)
 SOURCE = ELEVATIONS ARE BASED ON LOJIC MONUMENT BH30-01.
 ELEVATION=515.68 (NAVD 88)

SITE ADDRESS:
 2221 BRADFORD DRIVE
 LOUISVILLE, KY 40218
 TAX BLOCK 0498, LOT 0065
 D.B. 765, PG. 262

COUNCIL DISTRICT - 10
 FIRE PROTECTION DISTRICT - BUECHEL
 MUNICIPALITY - LOUISVILLE
 CASE #
 WATER/SUB#

REVISIONS	BY
DESCRIPTION	
DATE	
NO.	
FILE	

PROJECT DATA	FILE NAME: 22076-DDP
FILE	SCALE AS SHOWN
DATE: 6/17/22	DRAWN BY: DT
CHECKED BY: DT	DRAWN BY: H

PROJECT DATA	FILE NAME: 22076-DDP
FILE	SCALE AS SHOWN
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LEGEND

- Utility Pole
- Guy Anchor
- Light Pole
- Catch Basin
- Storm Drainage Manhole
- Fire Hydrant
- Water Meter
- Gas Meter
- Sanitary Sewer Manhole
- Sanitary Clean-Out
- Reinforced Concrete Pipe
- Polyvinyl Chloride Pipe
- Underground Water Line
- Underground Gas Line
- Overhead Electric Line
- Overhead Electric, Telephone & Cable Lines
- Set 1/2" By 18" Iron Pin
With Cap Stamped "WINK 3492"

TYPICAL PARKING SPACE LAYOUT

NO SCALE

24' MINIMUM WIDTH OF AISLEWAY

18'-0" MIN. 8'-0" MIN. 8'-0" MIN. 9'-0" MIN.

TREE CANOPY CALCULATIONS

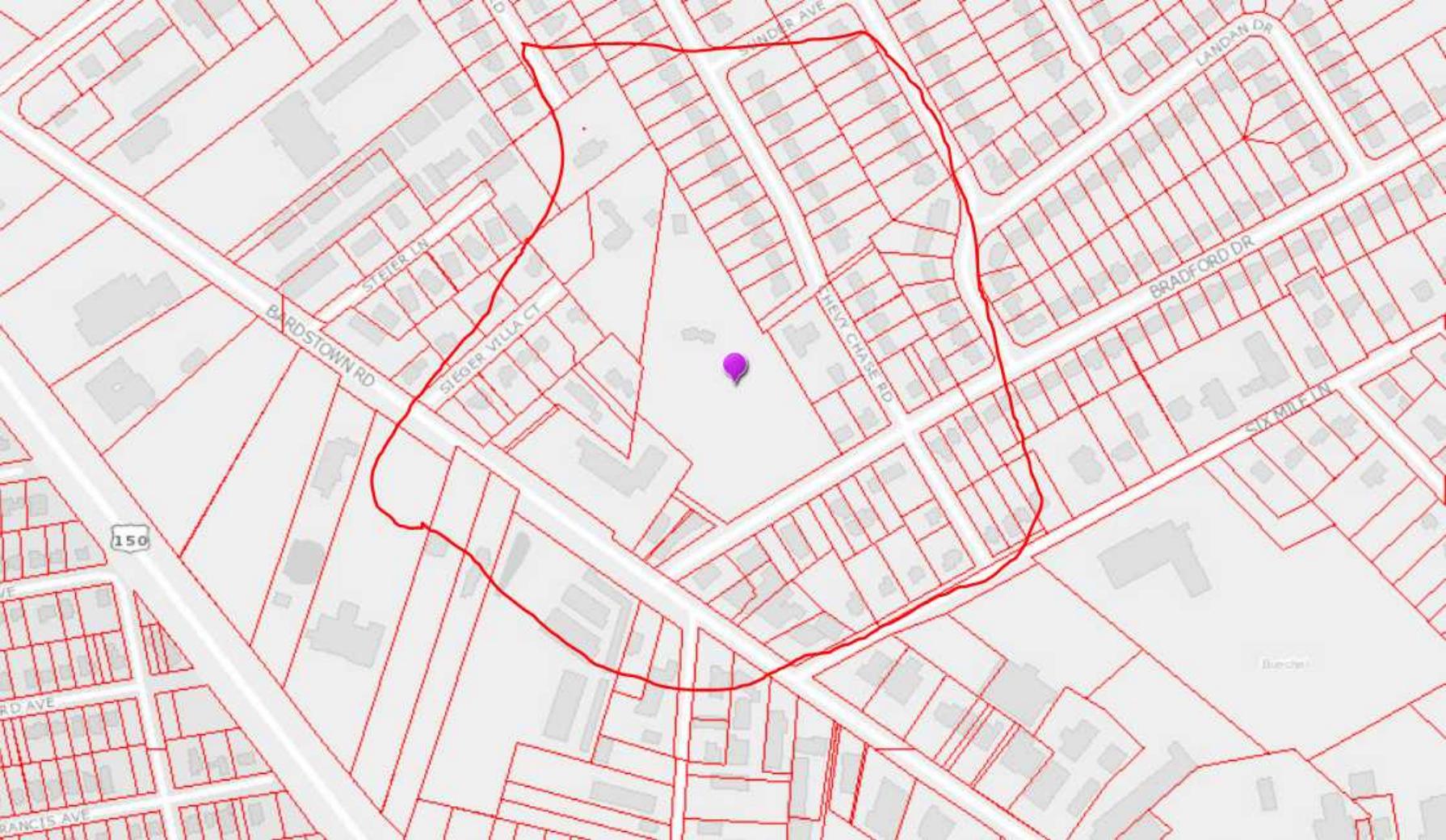
TOTAL SITE AREA	= 237,791 SF.
EXISTING TREE CANOPY AREA	= 6% (14,357 SF.)
EXISTING TREE CANOPY PRESERVATION REQUIRED	= 0% (0 SF.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 SF.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (83,227 SF.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 35% (83,227 SF.)

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 ELEVATION=515.68 (NAVD 88)

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 2221 BRADFORD DRIVE
 LOUISVILLE, KY 40218
 TAX BLOCK 0498, LOT 0065
 D.B. 765, PG. 262

COUNCIL DISTRICT - 10
 FIRE PROTECTION DISTRICT - BUECHEL
 MUNICIPALITY - LOUISVILLE
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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.

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.