



## *Legal Counsel.*

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August 2, 2022

RE: Property: *15903 Shelbyville Road*  
Case No: *22-ZONEPA-0109*

To Whom It May Concern:

Our client, Vantage Point, LLC, has filed a change in zoning pre-application to change the zoning on the subject property from R-4 to R-5A 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: Tuesday, August 16, 2022**

**Time: 6:30 p.m.**

**Location: Lake Forest Lodge, 511 Woodlake Drive, Louisville, KY 40245**

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

1. **Summary of Project:**

Our client, Vantage Point, LLC, proposes to make a change in zoning in order to develop an apartment community. The applicant proposes to develop the property with a mix of two-story and three-story buildings and associated parking and open space. The proposal will incorporate the historic home on the property as a clubhouse/amenity 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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4. **Contact Information**

**Planning and Design Services**

Julia Williams  
Planning and Design Services  
Metro Development Center  
444 S 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
Phone: (502) 574-6230  
Email: [Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)

**Attorney for Applicant**

Clifford H. Ashburner  
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**Plan prepared by:**

Ted Bernstein  
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>.

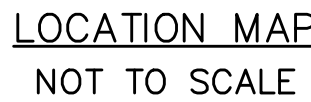
6. **After the Meeting**

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



TOTAL SITE AREA	= 13.79 Ac. (600,497 SF)
R/W DEDICATION AREA	= 0.30 Ac. (13,063 SF)
NET SITE AREA	= 13.49 Ac. (587,434 SF)
EXISTING ZONING	= R-4
PROPOSED ZONING	= R-5A
FORM DISTRICT	= NEIGHBORHOOD FORM DISTRICT
EXISTING USE	= SINGLE FAMILY RESIDENTIAL
PROPOSED USE	= MULTI-FAMILY RESIDENTIAL (160 UNITS)
GROSS DENSITY	= 11.6 DU/Ac. (12.01 DU/Ac. MAX. ALLOWED R-5A)

<b>PARKING REQUIRED</b>	<b>MIN.</b>	<b>MAX.</b>
1 PER DU MIN.	= 160 SP	
2 PER DU MAX.	=	320 SP
<b>TOTAL PARKING PROVIDED</b>	<b>= 282 SPACES</b>	
	<b>(8 HC SP INCLUDED)</b>	
OPEN SPACE REQUIRED	= 88,115 SF	
OPEN SPACE PROVIDED	= 233,065 SF	
RECREATIONAL OPEN SPACE REQUIRED	= 44,058 SF (50% OF REQUIRED)	
RECREATIONAL OPEN SPACE PROVIDED	= 233,065 SF	
<b>TOTAL VEHICULAR USE AREA</b>	<b>= 105,040 SF</b>	
INTERIOR LANDSCAPE AREA REQUIRED	= 7,878 SF (7.5%)	
INTERIOR LANDSCAPE AREA PROVIDED	= 8,500 SF (8%+)	

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. No increase in drainage run off to state roadways.
4. There shall be no commercial signs in the right-of-way.
5. Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
6. 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.
7. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
8. Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
9. When overhanging 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.
10. Benchmark and topographical information shown hereon were derived from Lojic data. Boundary information was taken from deeds.

1. All retail shops must have individual connections per MSD's fats, oils and grease policy.
2. 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.
3. Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
4. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0051 F dated December 5, 2006.
5. Drainage pattern depicted by arrows (⇒) is for conceptual purposes.
6. If the site has thru drainage an easement plan will be required prior to MSD granting construction plan approval.
7. Site will be subject to MSD Regional Facilities Fee.
8. 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.

**OR**

SITE ADDRESS:  
15903 & 16829 SHELBYVILLE ROAD  
LOUISVILLE, KY 40245

COUNCIL DISTRICT - 19  
FIRE PROTECTION DISTRICT - ANCHORAGE MIDDLETOWN CASE #  
MUNICIPALITY - LOUISVILLE

WATER/SUB#

[illegible]



0 200 400ft

8/2/2022, 2:40:41 PM



**LOJIC**

Louisville Metro, MSD, LWC & PVA © 2022  
This map is not a legal document and should only be used  
for general reference and identification.



## **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.