

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

August 17, 2022

RE: Two neighborhood meetings -- one for a proposed zone change from R-R to R-4 to allow a 104-lot subdivision on property located at 2605 Echo Trail; and the second meeting for a proposed subdivision plan to allow a 31-lot single family subdivision located at 1505 Echo Trail

Dear Neighbor:

We are writing to invite you to two neighborhood meetings we have scheduled to present neighbors with two different subdivision plans -- one being a zone change and Floyds Fork Development Review Overlay (FFDRO) plan application to allow a 104-lot single family subdivision to be located at 2605 Echo Trail, and the second being a subdivision plan to allow a 31-lot single family subdivision to be located at 1505 Echo Trail.

Accordingly, we filed a zone change and preliminary subdivision plan with development potential transfer under Land Development Code 4.7.7 for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number, **22-ZONEPA-0110** and case manager, **Jay Luckett** for the 104-lot subdivision. We will soon be filing a subdivision plan application for the 31-lot subdivision that will also be assigned a case number and case manager. We would like to show and explain both of these plans to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting to discuss both plans will be held on **Wednesday, August 31, 2022** beginning at **6:00 pm** at the **First Baptist Church, Eastwood** in the **Multipurpose Building** located at **16122 Eastwood Cut Off Road, Louisville, KY** (*park in the upper parking via the frontage road that runs in front of the church. Access the frontage road from either Eastwood Fisherville Road or Eastwood Cut Off Road. Enter the Multipurpose Building located in the rear of the parking lot through the door located on the left side of the building. Go down the stairs to the meeting room. Wheelchair access is available through the back door.*)

The presentation and discussion of the 104-lot subdivision zone change plan will be held first, followed by the presentation and discussion of the 31-lot subdivision.

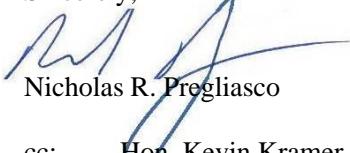
Enclosed for your review are the following:

1. The development plan sheets
2. LOJIC site location zoning map sheet showing the location of the sites
3. Detailed summary sheet of both projects
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,



Nicholas R. Pregliasco

cc: Hon. Kevin Kramer Councilman, District 11
Hon. Stuart Benson, Councilman, District 20
Jay Luckett, case manager with Division of Planning & Design Services
David Mindel, engineer and land planner with Mindel, Scott & Associates
John R. Smith & S. Bradford Rives, applicants with Long Run Creek Properties, LLC

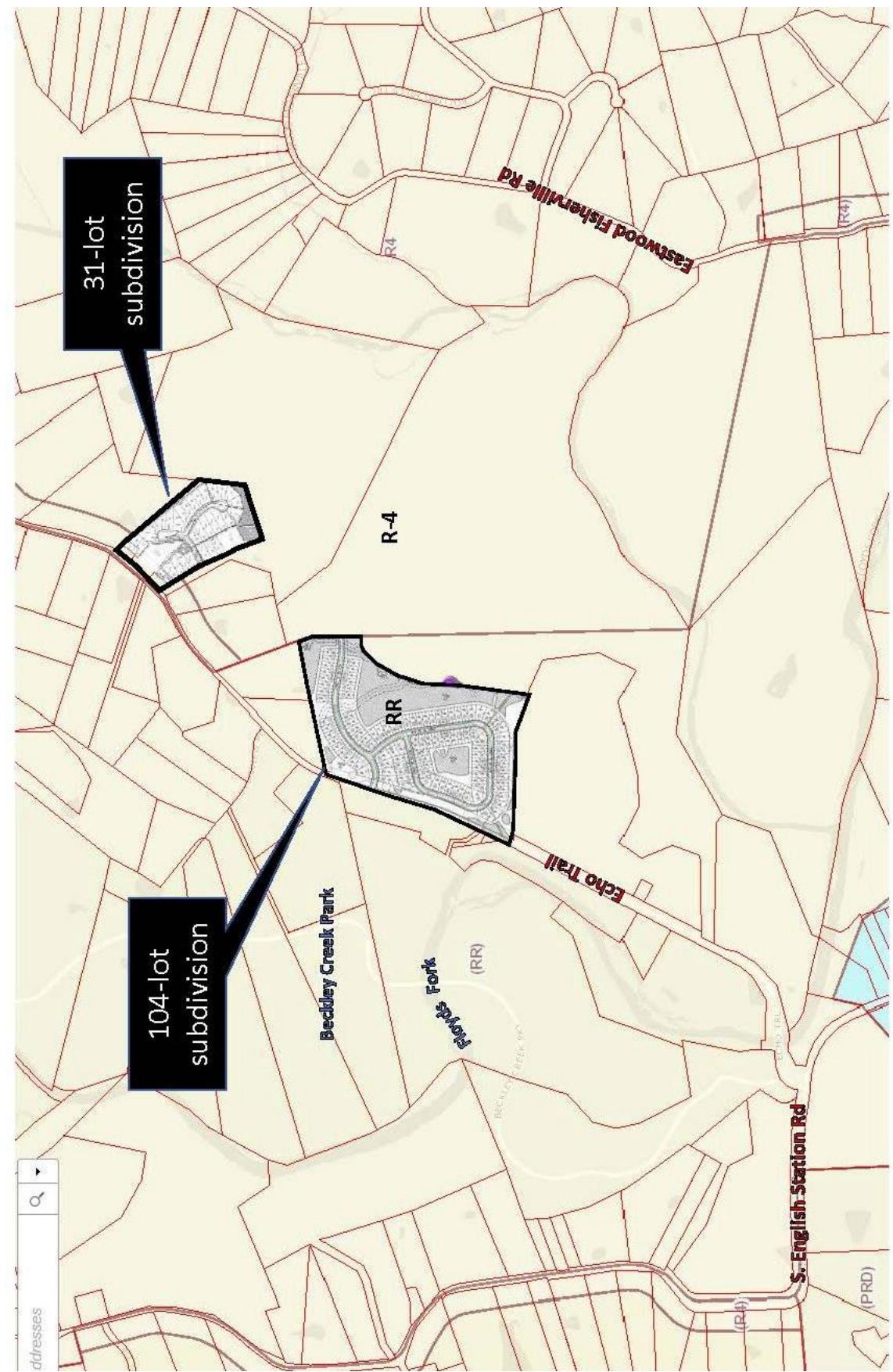
DEVELOPMENT PLAN: 104 – LOT SUBDIVISION



DEVELOPMENT PLAN: 31 – LOT SUBDIVISION



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking a zone change from RR to R-4 and FFDRO for a 104-lot subdivision. For the 31-lot subdivision, the applicant will soon file a major subdivision plan application.

The zone change and preliminary subdivision plan with development potential transfer under Land Development Code 4.7.7 for the 104-lot subdivision has been filed for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number, **22-ZONEPA-0110** and case manager, **Jay Luckett**.

Both properties are located at the east side of Echo Trail, north of the Jefferson County School District property as shown on the attached “LOJIC Site Location” attachment.

The present zoning for the 104-lot subdivision is RR with a zone change request to R-4, and the present zoning for the 31-lot subdivision is R-4 with no zone change request. The form district for both sites is Neighborhood Form District 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).

All dumpster pads, transformers, AC units, generator pads will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewers will connect to the Floyds Fork Wastewater Treatment Plant by lateral extension.

Storm water assure that the post-development rate of run-off does not exceed pre-development conditions. Preliminary stormwater calculations are as shown on the development plan.

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

*Mindel Scott & Associates, Inc.
5151 Jefferson Blvd.
Louisville, KY 40219
Attn: David Mindel – (502) 485-1508
dmindel@mindelscott.com*

3. APPLICANT

*Long Run Creek Properties, LLC
c/o Brad Rives
sevibr926@gmail.com*

4. CASE MANAGER OR SUPERVISOR

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