

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

John C. Talbott
Email: JOHN@BARDLAW.NET
Mobile: (502) 741-8783

William B. Bardenwerper
Email: WBB@BARDLAW.NET
Mobile: (502) 419-7333

August 31, 2022

RE: Neighborhood meeting for a Revised Detailed District Development Plan to allow a 370-unit apartment community on approximately 27.5 acres of property located at the second entrance to Locust Creek at 18501 Shelbyville Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our Revised Detailed District Development Plan (RDDDP) to allow a 370-unit apartment community to be located as above.

The site was previously rezoned in 1999 to R-6 for a multifamily development. The density allowed in R-6 zoning is 17.42 units/acre which would allow approximately 480 multifamily units. The RDDDP proposes 370 units in sixteen, 3-story buildings. The development will include one, two, and three bedroom units with state of the art interior amenities plus a +/- 6000 sf single story clubhouse to include a fitness center, coffee bar, business center/conference room and a large pool with spa-like amenities. Additionally, there will be a dog park, pet salon, fire pit with festival seating area, playground and outdoor grilling areas. An RDDDP will be filed with the Planning and Design Services (PDS) that will be assigned a case number and case manager. 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 **Wednesday, September 14, 2022**, beginning at **6:00 p.m.** at the **First Baptist Church Eastwood** in the **Multi-purpose Building** located at **16122 Eastwood Cut Off Road, Louisville, KY.** *(Park in the upper parking lot 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.)*

Enclosed for your review are the following:

1. The development plan
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 one of us at the numbers listed above.

We look forward to our opportunity to visit with you.

Sincerely,

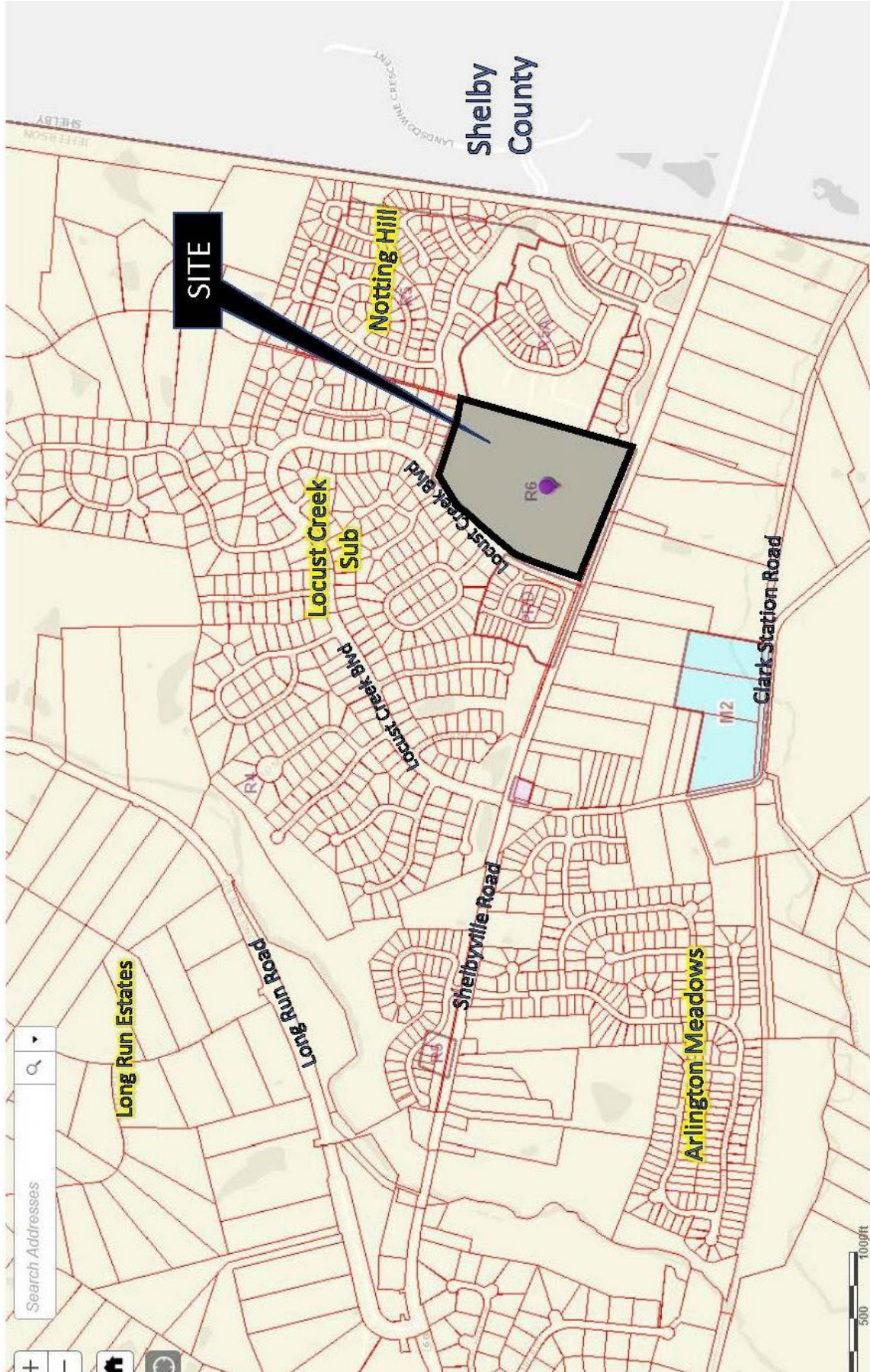

John C. Talbott
Bill Bardenwerper

cc: Hon. Stuart Benson, Councilman, District 20
Brian Davis, Planning Supervisor with Planning & Design Services
Matt McLaren, engineer with Gresham Smith
Scott Hagan and Kristen Hedden, applicants with Hagan Properties

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is proposing a RDDDP of the site that was previously rezoned in 1999 to R-6 for a multifamily development. The density allowed in R-6 zoning is 17.42 units/acre which would allow approximately 480 multifamily units. The RDDDP proposes 370 units in sixteen, 3-story buildings. The development will include one, two, and three bedroom units with state of the art interior amenities plus a +/- 6000 sf single story clubhouse to include a fitness center, coffee bar, business center/conference room and a large pool with spa-like amenities. Additionally, there will be a dog park, pet salon, fire pit with festival seating area, playground and outdoor grilling areas. An RDDDP will be filed with the Planning and Design Services (PDS) that will be assigned a case number and case manager.

The property is located north of Shelbyville Road at the second intersection into Locust Creek subdivision as shown on the "LOJIC Site Location" attachment.

The present zoning of the subject property is R-6 and the current form district is Neighborhood with no proposed changes thereto. The landscaping, screening and buffering will generally be as shown on the development plan and will comply with Chapter 10 of the Louisville Metro Land Development Code (LDC).

All dumpster pads/compactors, transformers, AC units, generator pads (if any) will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will be provided by connection.

Storm water assure that the post-development rate of run-off does not exceed pre-development conditions.

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 public 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
John Talbott – (502) 741-8783
john@bardlaw.net*

2. ENGINEERING FIRM

*Gresham Smith
111 W. Main Street, #201
Louisville, Kentucky 40202
Attn: Matt McLaren – (502) 627-8900
matt.mclaren@greshamsmith.com*

3. APPLICANT

*Hagan Properties
c/o Scott Hagan and Kristen Hedden
scott@hagan.com / kristen@hagan.com
(502) 245-8800*

4. CASE MANAGER OR SUPERVISOR

*Brian Davis, Supervisor
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5160
Brian.Davis@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.