

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

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

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

November 15, 2022

RE: Neighborhood meeting for a proposed change in zoning on 87 acres from R-4 to R-5, R-5A, R-6 and C-1 to allow a mixed-use development on property located on Beulah Church Road, south of the Gene Snyder near its intersections with Damascus Road and future Cedar Creek Road extension (with actual property addresses of 6803 and 6805 Beulah Church 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 mixed-use development to be located as above.

Accordingly, we expect to near-term file a preliminary plan for pre-application review with the Division of Planning and Design Services (DPDS) that will be assigned a case number and case manager. We will have that information at the time of the neighbor meeting. The applicant is presently thinking about a plan that includes single family home lots, townhouses, apartments, marketplace/retail and assisted living. We would like to show and explain this draft plan to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Tuesday, November 29, 2022**, beginning at **7:00 p.m.** at the **Teamsters Local 783** located at **7711 Beulah Church Road, Louisville, Kentucky**.

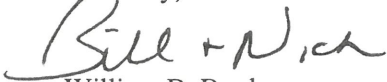
Enclosed for your review are the following:

1. A preliminary draft development plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Summary sheet of the proposed project
4. Contact information sheet and how to obtain case info 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 either of us at the numbers listed above.

We look forward to our opportunity to visit with you.

Sincerely,



William B. Bardenwerper
Nicholas R. Pregliasco

cc: Hon. James Peden, Councilman, District 23
Hon. Jeff Hudson, Councilman-Elect, District 23
Brian Davis, Planning Supervisor with Planning & Design Services
Kevin Young, Jeff Sisler & Ann Richard, engineers with Land Design & Development, Inc.
Patrick Madden, applicant with Wildcat, LLC
Diane B. Zimmerman, P.E., traffic engineer with Diane B. Zimmerman Traffic Engineering, LLC

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November 16, 2022

RE: Neighborhood meeting for a proposed change in zoning on 87 acres from R-4 to R-5, R-5A, R-6 and C-1 to allow a mixed-use development on property located on Beulah Church Road, south of the Gene Snyder near its intersections with Damascus Road and future Cedar Creek Road extension (with actual property addresses of 6803 and 6805 Beulah Church 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 mixed-use development to be located as above.

Accordingly, we expect to near-term file a preliminary plan for pre-application review with the Division of Planning and Design Services (DPDS) that will be assigned a case number and case manager. We will have that information at the time of the neighbor meeting. The applicant is presently thinking about a plan that includes single family home lots, townhouses, apartments, marketplace/retail and assisted living. We would like to show and explain this draft plan to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Wednesday, November 30, 2022**, beginning at **7:00 p.m.** at the **Smyrna Elementary School in the cafeteria** located at **6401 Outer Loop, Louisville, Kentucky.** *(Enter through glass double doors on the side of the building.)*

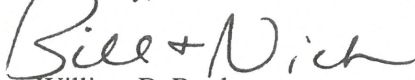
Enclosed for your review are the following:

1. A preliminary draft development plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Summary sheet of the proposed project
4. Contact information sheet and how to obtain case info 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 either of us at the numbers listed above.

We look forward to our opportunity to visit with you.

Sincerely,



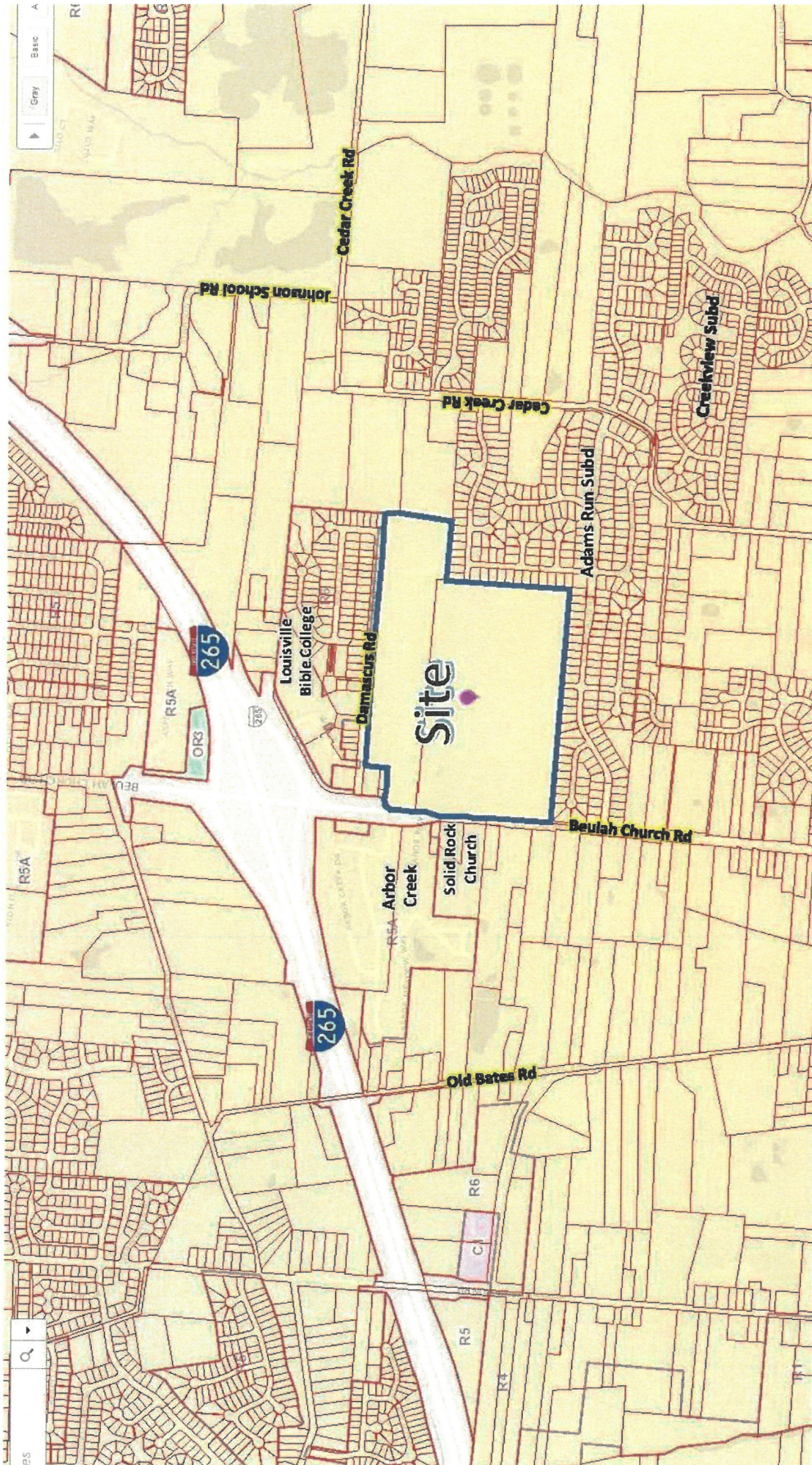
William B. Bardenwerper
Nicholas R. Pregliasco

cc: Hon. James Peden, Councilman, District 23
Hon. Jeff Hudson, Councilman-Elect, District 23
Brian Davis, Planning Supervisor with Planning & Design Services
Kevin Young, Jeff Sisler & Ann Richard, engineers with Land Design & Development, Inc.
Patrick Madden, applicant with Wildcat, LLC
Diane B. Zimmerman, P.E., traffic engineer with Diane B. Zimmerman Traffic Engineering, LLC

PRELIMINARY DRAFT DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



SUMMARY SHEET

The Applicant is proposing a zone change on 87 acres from R-4 to R-5, R-5A, R-6 and C-1. We expect to near-term file a preliminary plan for pre-application review with the Division of Planning and Design Services (DPDS) that will be assigned a case number and case manager. The applicant is presumably thinking about a plan that includes single-family lots, townhouses, apartments, marketplace/retail and assisted living.

The property is located on Beulah Church Road, south of the Gene Snyder near its intersection with Damascus Road and future Cedar Creek Road extension (with actual property addresses of at 6803 and 6805 Beulah Church Road) as shown on the attached "LOJIC Site Location" attachment.

The present zoning is R-4. The present form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan and be in compliance 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.

The storm water management plan, which includes on-site detention, will 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 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
Bill Bardenwerper – (502) 419-7333
wbb@bardlaw.net
Nick Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Land Design & Development, Inc.
503 Washburn Ave., Ste. 101
Louisville, Kentucky 40222
Attn: Kevin Young or Ann Richards – (502) 426-9374
young@ldd-inc.com or richard@ldd-inc.com*

3. APPLICANT

*Wildcat, LLC
c/o Patrick W. Madden
859.299.7028
patmadden@hamburgplace.com*

4. CASE MANAGER OR SUPERVISOR

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

PLANNING & DESIGN SERVICES (PDS') 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.