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## **NOTICE OF NEIGHBORHOOD MEETING**

Brownsboro Devco, LLC., is applying for a Subdivision Plan to allow construction of single-family residences. In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before the full application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan, and discuss this proposed project with the developer and the project engineer. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

PROJECT ADDRESS: **7302 Brownsboro Road**  
CASE#: **23-MSUB-0001**

*The meeting to discuss this Rezoning request will be held on:*  
DATE/TIME: **Monday, March 13, 2023 - 6:00-7:00 PM**

LOCATION: **Springdale Presbyterian Church, 7812 Brownsboro Road**  
**Louisville, Kentucky 40241**

DIRECTIONS: **Park in Small parking lot and enter door at "Fellowship Hall"**

Enclosed for your review are the following:

1. The Site Plan;
2. The LOJIC Zoning Map showing the location of the site;
3. Detailed Summary of the project;
4. Contact Information
5. Information on how to obtain case information online from Louisville Metro Planning & Design's online customer service portal.
6. "After the Meeting" information

If you have any questions or comments, please feel free to write me, email me or call me, or contact Planning and Design Services manager Kaitlin Dever, as listed on the attached Contact Information sheet.

We look forward to seeing you.

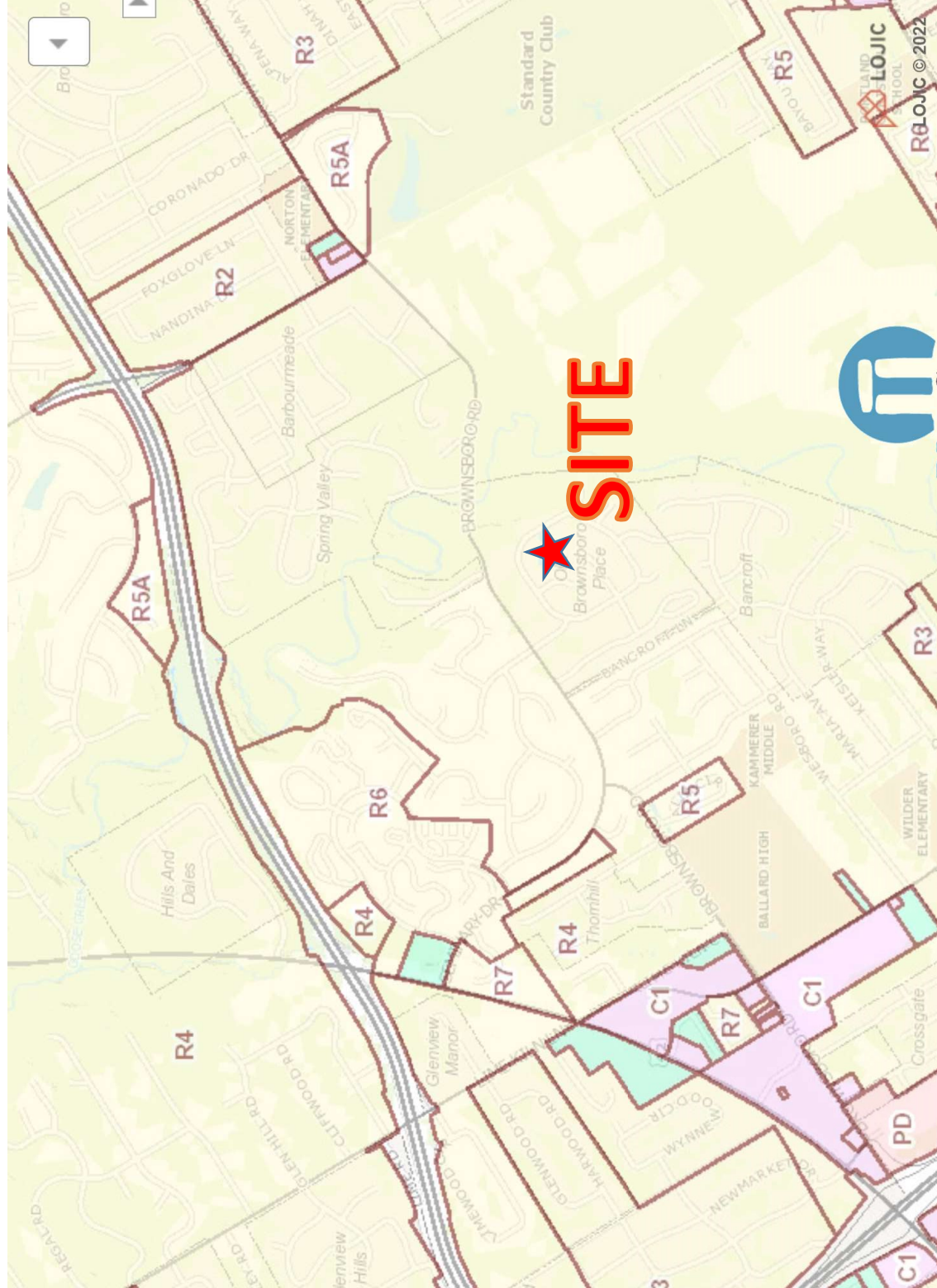
Sincerely,

A handwritten signature in black ink, appearing to read "Kyle P. Galloway", written over a faint, larger version of the same signature.

Kyle P. Galloway

cc: Hon. Paula McCraney, Councilwoman, District 7  
Kaitlin Dever, Planning & Design Services

# LOJIC Zoning Map



BlueStone  
Engineers, PLLC



# Little Goose Bridge Estates Subdivision 7302 Brownsboro Road (22-MSUB-00008)



## **DETAILED SUMMARY**

Our client, the applicant, Brownsboro Devco, LLC is seeking a Subdivision Plan Approval under the Land Development Code (the “LDC”) to provide construction of (6) Single Family Residential Lots. The property is located at 7302 Brownsboro Road, as shown on the attached “LOJIC Site Location” attachment. We filed a plan for subdivision application review with the Division of Planning and Design Services (DPDS) that has been assigned case number 23-MSUB-0001 and case manager, Kaitlin Dever.

The present zoning for the property is R-4 Residential and will remain the same. The form district is Neighborhood and will also remain the same. The landscaping, screening and buffering will be in compliance with Chapter 10 of the Land Development Code and provided prior to the issuance of a building permit. A tree preservation plan will be provided to the planning commission’s staff landscape architect for approval prior to beginning any construction activities if required. All , transformers, AC units, generator pads (if any) shall be screened pursuant to Chapter 10 of the Land Development Code. The project has sewers currently which will not change. Proposed road access will be directly from Brownsboro Road

**NOTICE OF POTENTIAL CHANGES.** Please be advised that this “Detailed Summary” is required to be provided in order to schedule the “neighborhood meeting” and to begin the application process. While every effort is made to make it accurate, changes will likely be made to the development plan before or after the neighborhood meeting, and after various agencies and DPDS staff review the plan. Those changes will be available for review with Louisville Metro Planning & Design’s Online Customer Service Portal. Instructions how to access this information is provided in the last exhibit. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the DPDS case manager if you have any questions, or contact any others listed on the Contact Information Page where contact information is provided.

## **CONTACT INFORMATION**

### **1. PRIMARY CONTACT**

*Duncan Galloway Egan Greenwald, PLLC  
9625 Ormsby Station Road  
Louisville, KY 40223  
Attn: Kyle P. Galloway – 502-614-6970  
[kgalloway@dgeglaw.com](mailto:kgalloway@dgeglaw.com)*

### **2. ENGINEERING FIRM**

*Bluestone Engineers, PLLC  
3703 Taylorsville Road, Suite 205  
Louisville, KY 40220  
Attn: Chris Crumpton – 502-292-9288  
[chris@bluestoneengineers.com](mailto:chris@bluestoneengineers.com)*

### **3. APPLICANT**

*Brownsboro Devco, LLC  
PO Box 5863  
Louisville, KY 40255  
Attn: Doug White*

### **4. CASE MANAGER OR SUPERVISOR**

*Kaitlin Dever  
Metro Planning & Design Services  
444 South 5<sup>th</sup> Street, Suite 300  
Office: 502-574-5159  
[kaitlin.dever@louisvilleky.gov](mailto:kaitlin.dever@louisvilleky.gov)  
<https://louisvilleky.gov/government/planning-design>*

## **LOUISVILLE METRO PLANNING & DESIGN'S ONLINE CUSTOMER SERVICE PORTAL**

To view details of the zone change online, use the link at a Web Browser:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the “Search” tab

Then “Planning Applications”

Enter case number **23-MSUB-0001** in Record Number” box

Click on “Record Info” tab

## AFTER THE NEIGHBORHOOD MEETING SHEET

### **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.