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5151 Jefferson Boulevard
Louisville, KY 40219
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February 28, 2023

Re: Neighborhood meeting for a proposed change of zoning from R5 single family residential to R5A multi-family residential to allow 85 townhomes on property with an address of 7009 S Watterson Trail and 7909 Glaser Lane.

Dear Neighbor,

This letter is to inform you of an upcoming neighborhood meeting regarding the request described above. At this meeting we will discuss the change of zoning that has been filed, present the concept plan and hear your comments. A pre-application plan has been file with Planning and Design Services and assigned case #23-ZONEPA-0027 and case manager, **Jay Luckett**.

The meeting will be held on **Tuesday, March 14, 2023, at 6:00 pm at the Central Government Center, located at 7201 Outer Loop, Louisville, KY.**

Supplemental information included with this letter for your further review and information:

- Contact Information
- Proposal Summary
- Zoning / Location map
- Site Plan - Rendering
- After the Neighborhood Meeting (flier produced by Louisville Metro Planning and Design Services)

To obtain case information online from Planning and Design Services, please visit:
<https://aca-prod.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>
Click on Search Case Information, select the Planning tab, and enter the case number.

Finally, if you are unable to attend this meeting and would like to submit comments on the record, please contact or forward them to the case manager at Planning and Design Services listed above. I hope you can join us for the meeting.

Respectfully,

Kathy M. Linares

Kathy M. Linares, RLA, AICP

Cc: Brian Wacker

Contact Information

For your convenience should you have a question or need further information here is the contact information for the applicant, associated professionals, and planning staff case manager:

Engineering Firm

Mindel Scott
5151 Jefferson Blvd. Ste. 101
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Phone: 502 485-1508
Attn: Kathy Linares, PLA
klinares@mindelscott.com
Attn: David Mindel, PE
dmindel@mindelscott.com

Applicant

Watterson Gardens LLC
P O Box 91483
Louisville, Ky 40291
Phone: 502-4981-0600
Attn: Brian Wacker
Brian.wacker@superior-builders.com

Case Manager

Planning and Design Services
444 S. 5th Street, Suite 300
Louisville, Ky 40202
Phone: 502 574-5159
Jay Luckett, AICP
Jay.Luckett@louisvilleky.gov

Proposal Summary

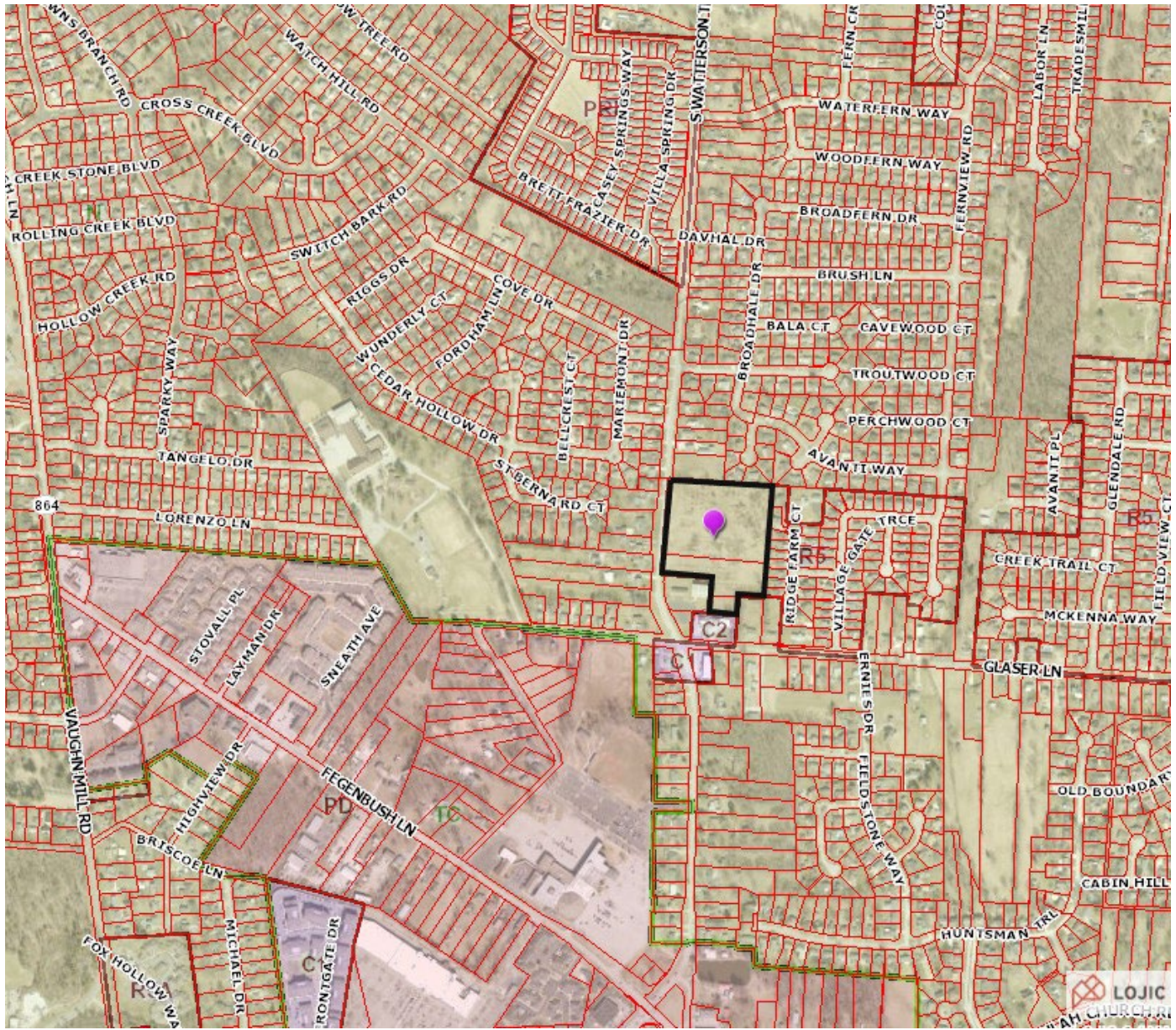
The proposal is to obtain a change of zoning from R4 Single Family Residential to R5A Multi-Family Residential to construct 85 townhomes in 12 buildings. The units will be 2-story and include a mix of 1 and 2 car garages. Access to the development will be from S. Watterson Trail. The current form district is Neighborhood and will remain as it is appropriate for this development.

All landscaping and buffer areas required by the Land Development Code will be provided, the applicable buffer areas are indicated on the plan.

Sanitary sewers will be provided by connection to the existing sewer lines with approval from MSD. Increased storm water will be addressed with the provision of detention basins as shown on the plan. The post-development rate of run off will not exceed the pre-development conditions.

(Please note that this information is being provided early in the process and as such changes may result based on comments received from the case manager, reviewing agencies and other information received.)

Zoning / Location Map





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.