

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

March 27, 2023

RE: Follow-up neighborhood meeting for a proposed change in zoning from R-4 to R-5 [previously PRD (Planned Residential Development)] for a scaled back single-family subdivision on property located at 8204, 8212, 8302 and 8306 Glaser Lane

Dear Neighbor:

We are writing to invite you to a follow-up meeting to the one held March 7th to present neighbors with our revised zone change and Detailed District Development Plan (DDDP) to allow a 43-lot subdivision to be located on the properties referenced above. The new subdivision plan thus has 26 fewer lots than the previous PRD subdivision plan and no attached homes or duplexes.

Accordingly, a revised plan will be filed with the Division of Planning and Design Services (DPDS) to reflect the above changes. The assigned pre-application case number is **23-ZONEPA-0024** and the case manager is **Jay Lockett**. As said, the applicant has changed the proposed zoning from PRD to R-5, and changed the number of lots from 69 attached/semi-detached lots to 43 single family lots for a net density of 3.51 dwelling units per acre as opposed to the previous 5.87 dwelling units per acre. There will also be 233,019 sf of open space, compared to the previous 223,182 sf of open space, with the area around Little Cedar Creek still being preserved and thus providing additional screening and buffering along the western property line. Accordingly, we would like to show and explain this revised plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, this follow-up meeting will be held on **Tuesday, April 11, 2023**, beginning at **6:30 p.m.** at the **Teamsters Local 783** located at **7711 Beulah Church Road** (*behind Veenus Motorsports*). **Please use one of the side entrances to the building.**

Enclosed for your review are the following:

1. The revised development plan sheet
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 me at the number listed above.

We look forward to our opportunity to visit with you.

Sincerely,



Nick Pregliasco

cc: Hon. Jeff Hudson, Councilman, District 23
Jay Lockett, Case Manager with Division of Planning & Design Services
Kelli Jones, RLA, landscape architect with Sabak, Wilson & Lingo, Inc.
Craig Mayer & Kevin Davis, applicants with Leisure Development, LLC

DEVELOPMENT PLAN

SABAK, WILSON & LINGO, INC.
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
1500 W. MARKET STREET, SUITE 200, CINCINNATI, OH 45202
(513) 524-4871

PROJECT TITLE: FARMGATE CROSSINGS & DETAILED DEVELOPMENT PLAN
MAJOR PRELIMINARY SUBDIVISION PLAN

SHEET TITLE: FARMGATE CROSSINGS & DETAILED DEVELOPMENT PLAN
MAJOR PRELIMINARY SUBDIVISION PLAN

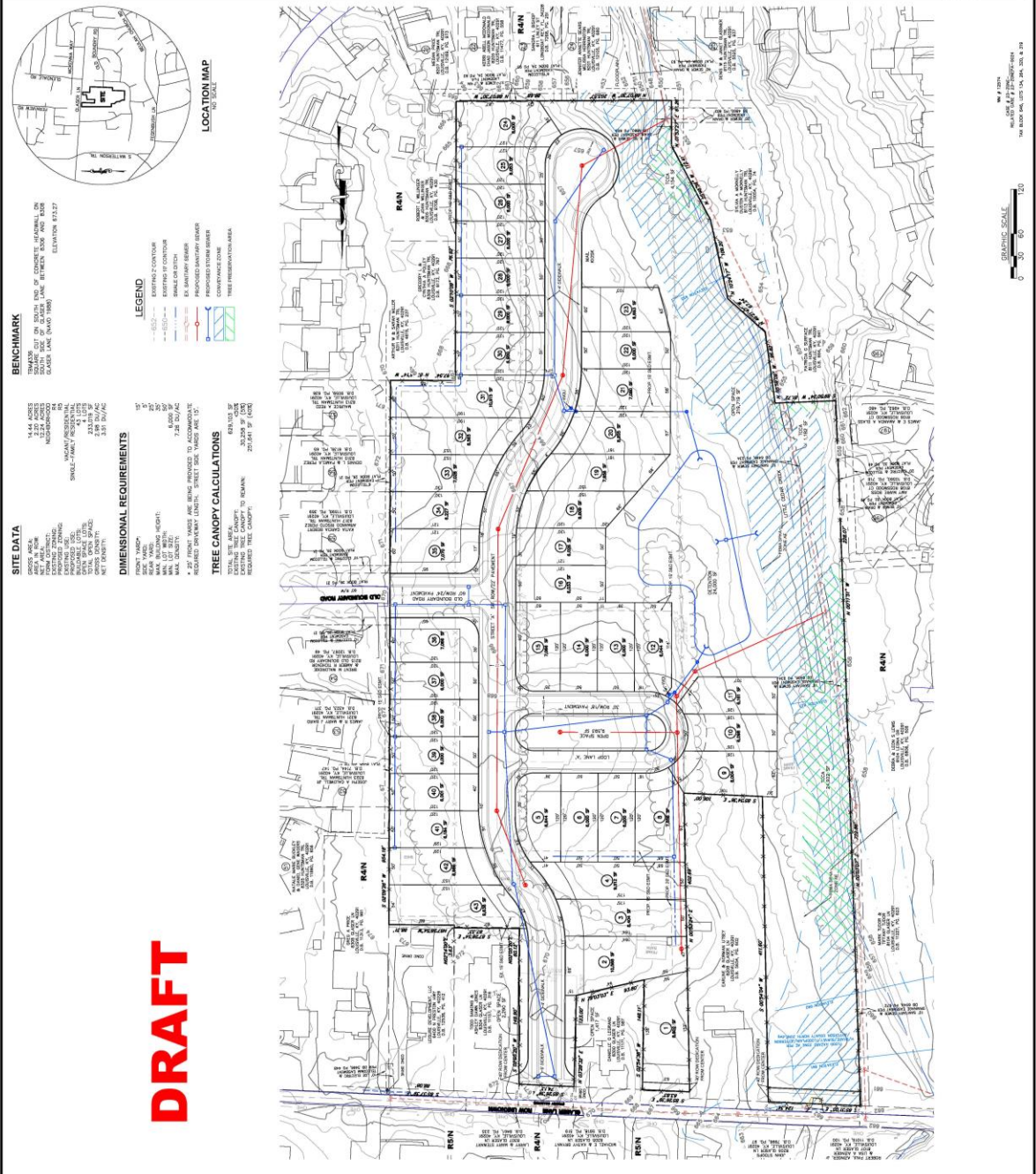
DATE: 08/14/2019
NO. SHEETS: 12
NO. SHEETS COMPLETED: 11

OWNER: FARMGATE DEVELOPMENT LLC
4400 W. PINEVIEW AVE., LOUISVILLE, KY 40228
502.252.8100

DEVELOPER: FARMGATE DEVELOPMENT LLC
4400 W. PINEVIEW AVE., LOUISVILLE, KY 40228
502.252.8100

DRAWING NO.: DD-2019-077
DATE: 08/14/2019

DDP
SHEET 1 OF 12



BENCHMARK
MARKER: 14.44 FEET
ELEVATION: 1232.27
ELEVATION: 1232.27

SITE DATA
GROSS AREA: 14.44 ACRES
NET AREA: 12.29 ACRES
TOTAL DRIVEWAY: 1.05 ACRES
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LEGEND
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--- PROPOSED DRIVEWAY
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DIMENSIONAL REQUIREMENTS
FRONT YARD: 15'
SIDE YARD: 25'
REAR YARD: 25'
MIN. LOT WIDTH: 4.000 AC
MIN. LOT AREA: 7.285 AC
MAX. DENSITY: 7.285 AC/AC
MIN. SETBACK: 2.000 AC
MIN. SETBACK: 2.000 AC
MIN. SETBACK: 2.000 AC

TREE CANOPY CALCULATIONS
EXISTING TREE CANOPY: 200,000 SQ. FT.
REQUIRED TREE CANOPY: 200,000 SQ. FT.

GENERAL NOTES

- ALL EXISTING UTILITIES AND DIMENSIONS TO BE REVIEWED.
- A SIGNATURE, ENTRANCE PLAN SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING THE RECORD PLAN.
- ALL IMPROVEMENTS TO BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES.
- ALL EXISTING AND PROPOSED DRIVEWAYS SHALL MEET THE REQUIREMENTS OF CHAPTER 9 OF THE CITY OF CINCINNATI ORDINANCES.
- ALL EXISTING AND PROPOSED DRIVEWAYS SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER AND SHALL BE SUBMITTED TO THE PLANNING DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO RECORDING THE RECORD PLAN.
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MSD NOTES

- THE DEVELOPMENT LIES IN THE HIGHWAY FIVE DISTRICT.
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UTILITY NOTE

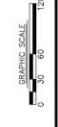
ALL UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE LOCATION OR DEPTH OF UTILITIES SHALL BE NOTED ON THE RECORD DRAWINGS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

EPSC NOTES

THE DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES AND STANDARDS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE LOCATION OR DEPTH OF UTILITIES SHALL BE NOTED ON THE RECORD DRAWINGS. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE APPROPRIATE AGENCIES PRIOR TO CONSTRUCTION.

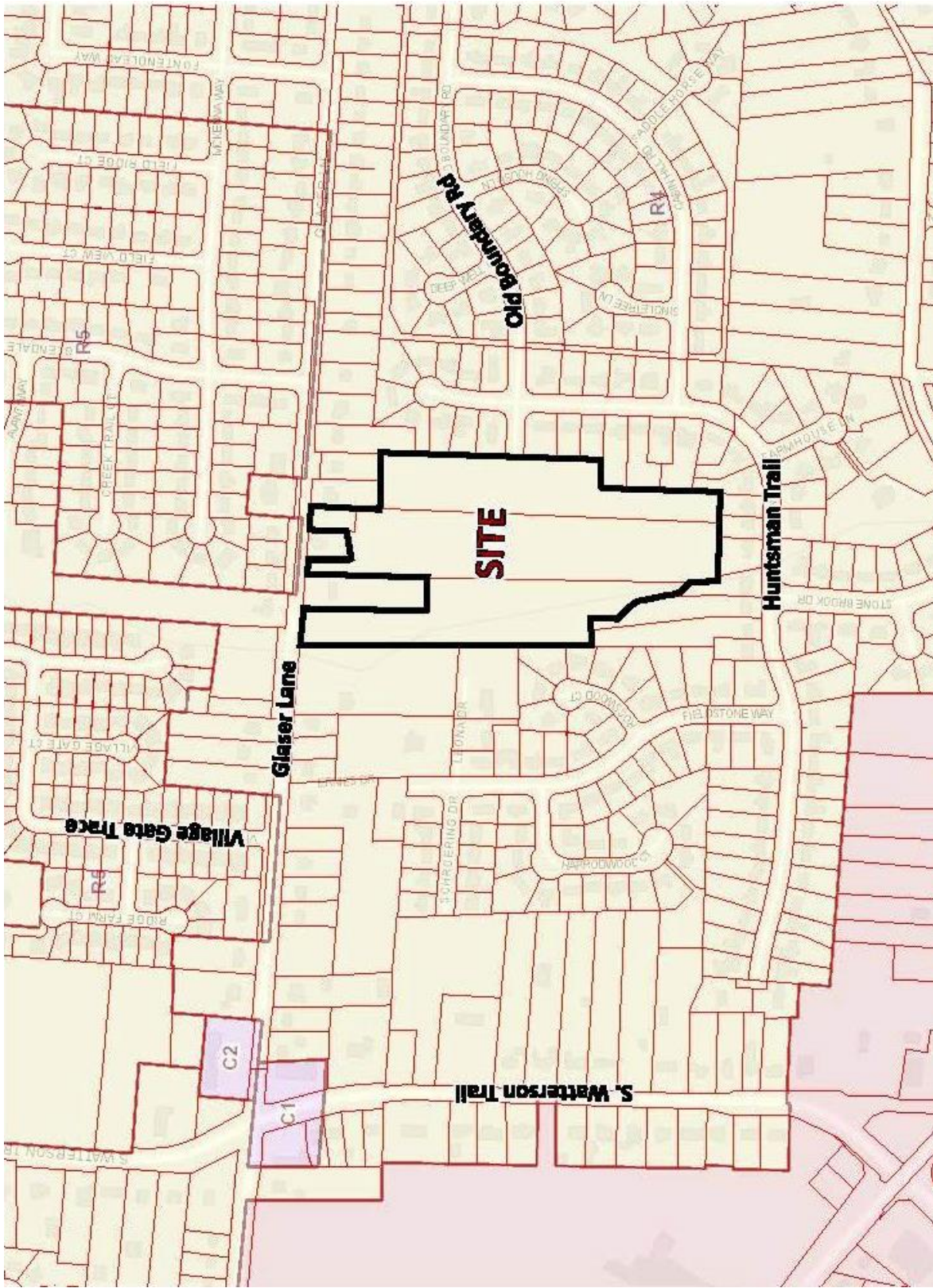
EPSC NARRATIVE

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LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking to rezone the property from R-4 to R-5. The applicant is proposing to build 43 single family lots for a net density of 3.51 dwelling units per acre. There will also be 233,019 sf of open space, with the area around Little Cedar Creek being preserved and thus providing additional screening and buffering along the western property line. A revised plan will be filed with the Division of Planning and Design Services (DPDS) for review.

The property is located on the south side of Glaser Lane west of S. Watterson Trail as shown on the attached "LOJIC Site Location" attachment.

The present zoning is R-4 and the proposed zoning is PRD. The form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan which shall 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 sewers will connect to the Cedar Creek wastewater treatment plant by lateral extension.

Storm water assures 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

*Sabak, Wilson & Lingo, Inc.
608 S. Third Street
Louisville, Kentucky 40202
Attn: Kelli Jones – (502) 584-6271
kelli.jones@swlinc.com*

3. APPLICANT

*Leisure Development, LLC
c/o Craig Mayer
craig@mayerrealtors.com*

4. CASE MANAGER OR SUPERVISOR

*Jay Lockett, AICP
Case Manager with Planning and Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5159
Jay.Lockett@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.