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5151 Jefferson Boulevard
Louisville, KY 40219
(502) 485-1508

www.MindelScott.com

July 28, 2023

Re: Neighborhood meeting for a proposed development at 8314 Casualwood Way of 9 single family lots and 1 multi-family lot with four 3.5-story buildings

Dear Neighbor,

This letter is to inform you of an upcoming neighborhood meeting regarding the proposal described above. At this meeting we will present the concept plan and hear your comments. A district development plan has been filed with Planning and Design Services and assigned case #23-DDP-0050 and case manager, **Ethan Lett**.

The meeting will be held on **Monday, August 14th 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
- Rendered Site Plan

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 you can call me to discuss the proposal or if you would like to submit comments on the record please contact the case manager at Planning and Design Services using the contact information following this letter. I hope you can join us for the meeting.

Respectfully,

Emily Hill

Emily Hill

Cc: Matthew Toole

Contact Information

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

Engineering Firm

Mindel Scott
5151 Jefferson Blvd. Ste. 101
Louisville, Ky 40291
Phone: 502 485-1508
Attn: Emily Hill
ehill@mindelscott.com
Attn: David Mindel, PE
dmindel@mindelscott.com

Case Manager

Planning and Design Services
444 S. 5th Street, Suite 300
Louisville, Ky 40202
Phone: 502 574-5159
Ethan Lett, MUP
ethan.lett@louisvilleky.gov

Proposal Summary

The proposal is to construct 9 single family lots and 1 multi-family lot at 8314 Casualwood Way. The multi-family lot will be 9.34 acres and will house four 3.5-story apartment buildings for a total of 112 dwelling units. Parking and amenities such as a dog park, playground, and walking trail will be provided on site for these apartments.

Access to the site will be provided off of extensions of Casualwood Way, Zelma Fields Avenue, and Branchtree Place. Zelma Fields Avenue is proposed to be extended North to meet Casualwood Way and Branchtree Place is proposed to curve and connect to Zelma Fields Avenue.

The current form district is Neighborhood and the zoning is R5A, both of which 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.

Zoning / Location Map





