

# 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](mailto:NRP@BARDLAW.NET)  
Mobile: (502) 777-8831

November 14, 2023

RE: Neighborhood meeting for a proposed preliminary subdivision/development plan utilizing the Mixed Residential Development Incentive ("MRDI") on property located at 2200 Eastwood Fisherville Road (bearing parcel ID #s 0042000450000, 0041002150000, 0041000330000)

Dear Neighbor:

We are writing to invite you to a follow-up neighborhood meeting to the one we held October 6<sup>th</sup> of last year (2022). The northern 23 acres and the rezoning of the southern R-R portion of the property to R-4 and corresponding Floyds Fork Development Review Overlay ("FFDRO") previously proposed in 2022 are not part of this proposed development.

This follow-up meeting is to present our revised MRDI subdivision plan. In the 71.44 ± acre R-4 portion of the site, this plan would provide 148 single family residential lots and 80 townhome units with 39.01 ± acres of open space.

Accordingly, we will soon be filing an application for review with Planning and Design Services (PDS) that will be assigned a case number and a case manager. We would like to show and explain this plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Tuesday, November 28, 2023** beginning at **6:30 pm** at the **First Baptist Church, Eastwood** in the **Multipurpose Building** located at **16122 Eastwood Cut Off Road, Louisville, KY** (*Park in the upper parking via the frontage road that runs in front of the church. Access the frontage road from either Eastwood Fisherville Road or Eastwood Cut Off Road. Enter the Multipurpose Building located in the rear of the parking lot through the door located on the left side of the building. Go down the stairs to the meeting room. Wheelchair access is available through the back door.*)

Enclosed for your review are the following:

1. The 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

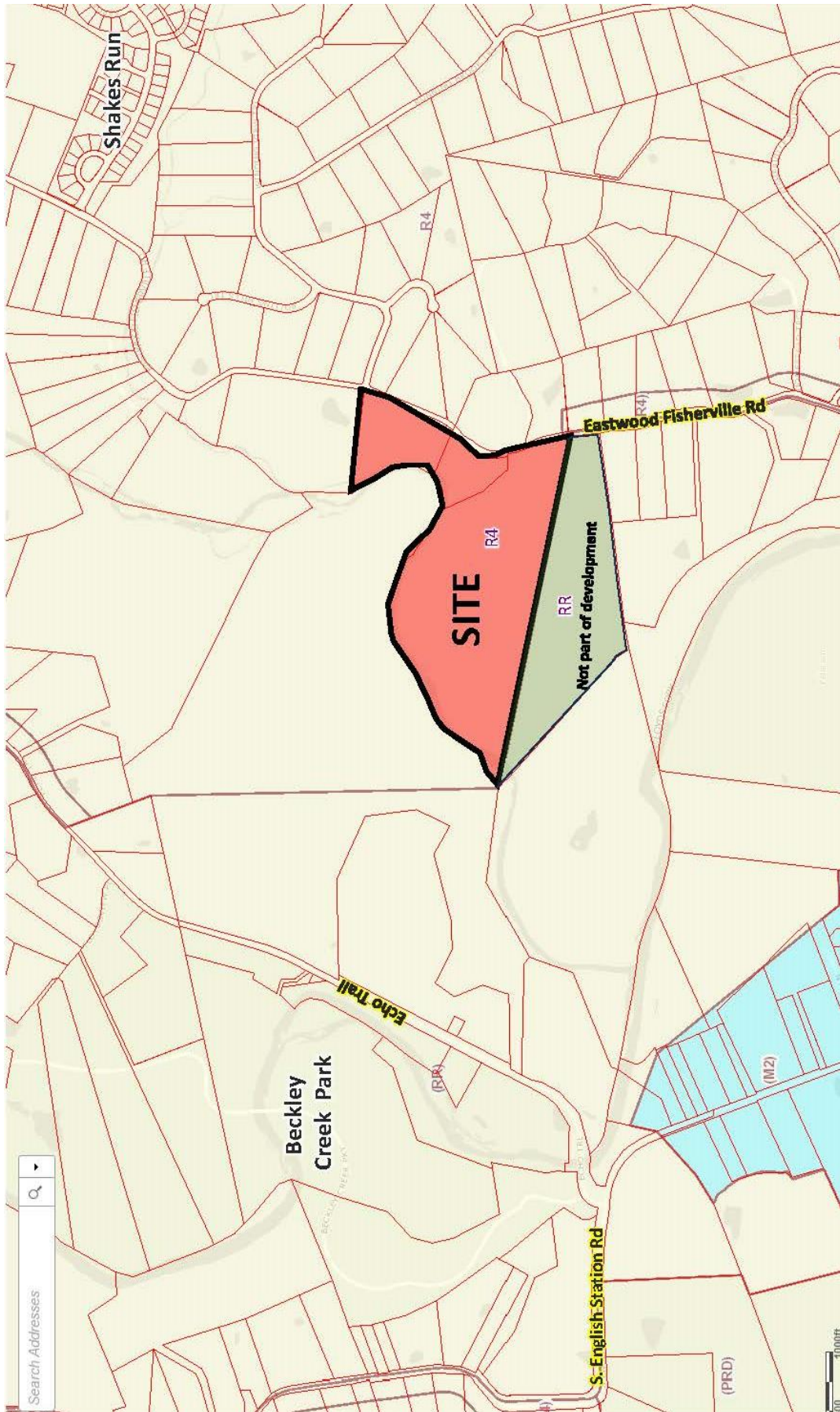
cc: Stuart Benson, Louisville Jefferson County Metro Council Member, District 20  
Kevin Kramer, Louisville Jefferson County Metro Council Member, District 11  
Julia Williams, Planning & Design Supervisor with Metro Planning & Design Services  
David Mindel, PE, engineer and land planner with Mindel Scott & Associates, Inc.  
John R. Smith, applicant representative for JRS Investments, LLC

# DEVELOPMENT PLAN





# LOJIC SITE LOCATION SHEET



## **DETAILED SUMMARY SHEET**

The applicant is seeking a new proposed preliminary subdivision/development plan approval utilizing the Mixed Residential Development Incentive (the "MRDI"). A portion of the property is located within the Floyds Fork Development Review Overlay ("DRO").

The property is currently zoned both R-R and R-4. In the  $71.44 \pm$  acre portion of the site that is already zoned R-4, this plan would provide 148 single family residential lots and 80 townhome units. The  $36.54 \pm$  acre portion of the site that is zoned R-R and which is located within the Floyds Fork Development Review Overlay will not be part of the development. The form district is Neighborhood with no proposed change thereto. The landscaping, screening, and buffering will generally be as shown on the development plan as required by Chapter 10 of the Louisville Metro Land Development Code (LDC).

A plan will be filed for pre-application review with Planning and Design Services (PDS) and will be assigned a case number and a case manager.

The property is located approximately one mile south of I-64 along Eastwood Fisherville Road, outside of the Gene Snyder Freeway, as shown on the attached "LOJIC Site Location" attachment.

All dumpster pads, transformers, AC units, generator pads will be screened pursuant to Chapter 10 of the LDC.

All roadway improvements will be constructed as required by the LDC and the Kentucky Transportation Cabinet.

Sanitary sewer service will be provided by connection.

The post-development rate of run-off of storm water will 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., 2<sup>nd</sup> Floor  
Louisville, Kentucky 40223  
Nick Pregliasco – (502) 777-8831  
[nrp@bardlaw.net](mailto:nrp@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Mindel Scott & Associates  
5151 Jefferson Boulevard  
Louisville, Kentucky 40219  
David Mindel - (502) 485-1508  
[dmindel@mindelscott.com](mailto:dmindel@mindelscott.com)*

### **3. APPLICANT**

*JRS Investments, LLC  
c/o John R. Smith  
PO Box 39  
Eastwood, Kentucky 40018*

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

*Julia Williams, Supervisor  
Planning & Design Services  
444 South Fifth Street, Suite 300  
Louisville, Kentucky 40202  
(502) 574-4388*

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## **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.