

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223
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John C. Talbott
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Mobile: (502) 741-8783

April 2, 2024

RE: Neighborhood meeting for a zone change from R-4 to R-7 on approximately 5.75 acres on property located at 11100 Garden Trace Drive

Dear Neighbor:

We are writing to invite you to a neighborhood meeting to present neighbors with our zone change plan from R-4 to R-7 to allow an apartment/townhome community comprising of 82 units in 3, three-story apartment buildings and 1, two-story townhome building located on the above referenced property.

This proposed development plan and zone change will be an addition to the already approved Mount Washington Road Apartments that were previously approved in Case No. 21-ZONE-0136 and 24-DDP-0006. Accordingly, we will soon be filing a plan for pre-application review with Planning and Design Services (PDS) that will be assigned a case number and case manager. We would like to show and explain this plan to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Tuesday, April 16, 2024** beginning at **6:00 pm** at the **Hillview Recreational Department** in the **Russ Hall Building** located at **298 Prairie Drive, Louisville, Kentucky**. *(The Russ Hall building is the gray middle building located between 2 gyms.)*

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.

Sincerely,



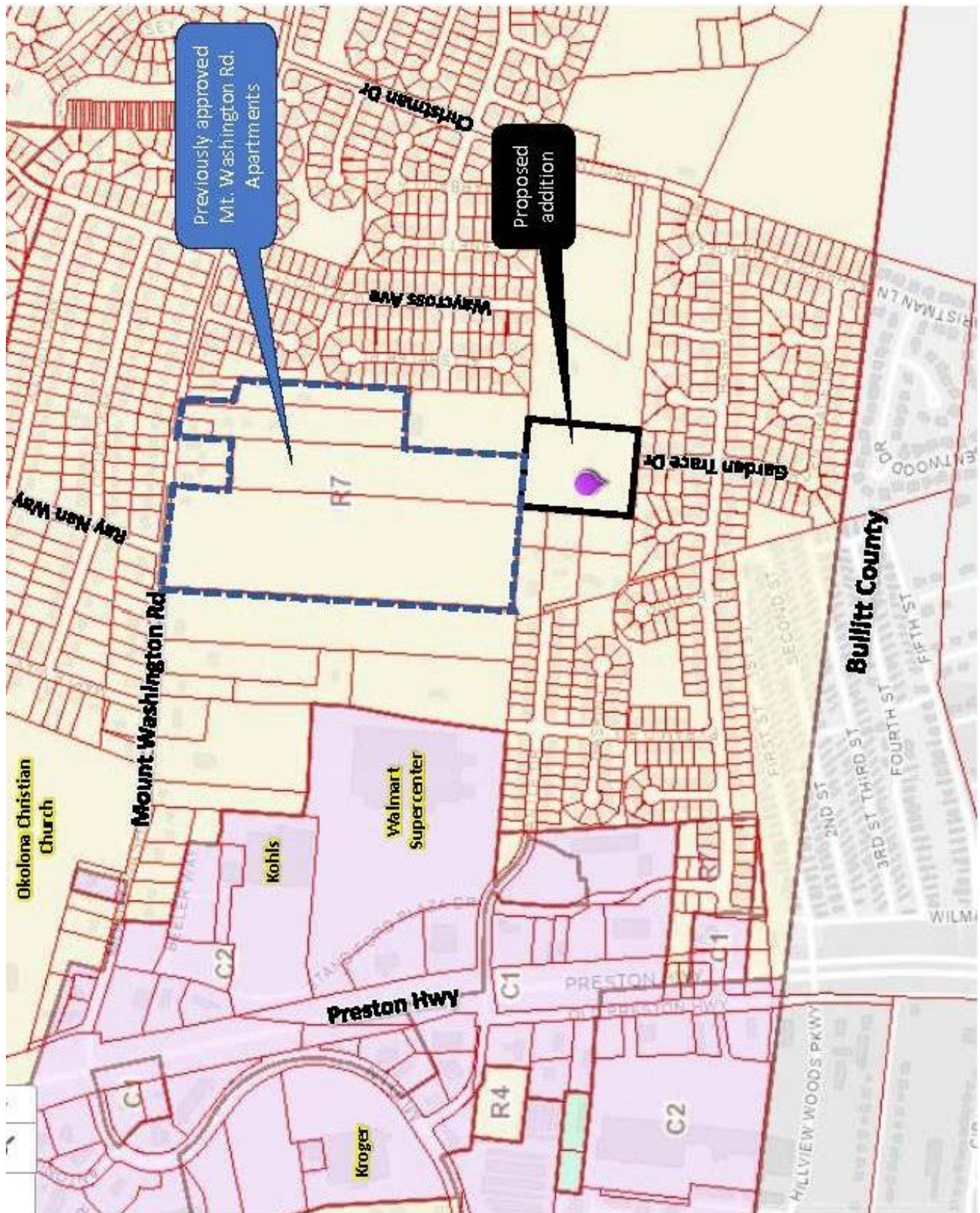
John Talbott

cc: Hon. Jeff Hudson, Councilman, District 23
Jay Lockett, Planning Supervisor with Metro Planning & Design Services
Allison Hicks, PLA, ASLA, landscape architect with Mindel Scott & Associates, Inc.
Brent Hackworth, applicant representative with The Highgates Group

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



CONTACT INFORMATION SHEET

1. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., Suite 200
Louisville, KY 40223
John C. Talbott – (502) 741-8783
John@bardlaw.net*

2. ENGINEERING FIRM

*Mindel Scott & Associates, Inc.
5151 Jefferson Boulevard
Louisville, KY 40219
Allison Hicks – (502) 485.1508 / Ext. 107
AHicks@MindelScott.com*

3. APPLICANT

*The Highgates Group
Brent K. Hackworth - (502) 410-8537
brent@highgates.com*

4. CASE MANAGER OR SUPERVISOR

*Jay Lockett, Planning Supervisor
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-6942
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

DETAILED SUMMARY SHEET

The applicant is seeking to rezone the property from R-4 to R-7 to allow an apartment/townhome community comprising of 82 units in 3, three-story apartment buildings and 1, two-story townhome building. This proposed development plan and zone change will be an addition to the Mount Washington Road Apartments that was previously approved in Case No. 21-ZONE-0136 and 24-DDP-0006. We will soon be filing a plan for pre-application review with Planning and Design Services (PDS) that will be assigned a case number and case manager.

The property is located north of Garden Trace Drive as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-4. The present form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan and be in compliance 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 sewer service will be provided by lateral extension.

Storm water assures that the post-development rate of run-off does 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.

After the Neighborhood Meeting

Why a 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. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link:

<https://louisvilleky.gov/government/planning-design/notifications>

Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

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 hearing.

Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

<https://louisvilleky.gov/government/planning-design/citizen-guides>

Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning 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 to obtain Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website

