

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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August 13, 2024

RE: Neighborhood meeting for a proposed change in zoning from RR to PRD to allow a 370-lot single family subdivision to be known as the Reserves at Broad Run, Phase 2 located at 8000 Broad Run Road

Dear Neighbor:

We are writing to invite you to a neighborhood meeting to present our plan for Phase 2 of the previously approved Reserves at Broad Run subdivision in case number 22-MSUB-0001. This plan would provide 370 single family lots on the above referenced property.

Phase 1 of the subdivision was previously approved and is now filing a zone change application for Phase 2. Accordingly, a plan was filed for pre-application review with the Office of Planning that was assigned case number, **24-ZONEPA-0094** and case manager **Amy Brooks**. There will be two access points on Broad Run Road. 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, August 27, 2024**, beginning at **6:00 p.m.** at **the Central Government Center** located at **7201 Outer Loop, Louisville, Kentucky**.

Enclosed for your review are the following:

1. The development plans 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 Office of Planning online customer service portal
5. Office of Planning "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,



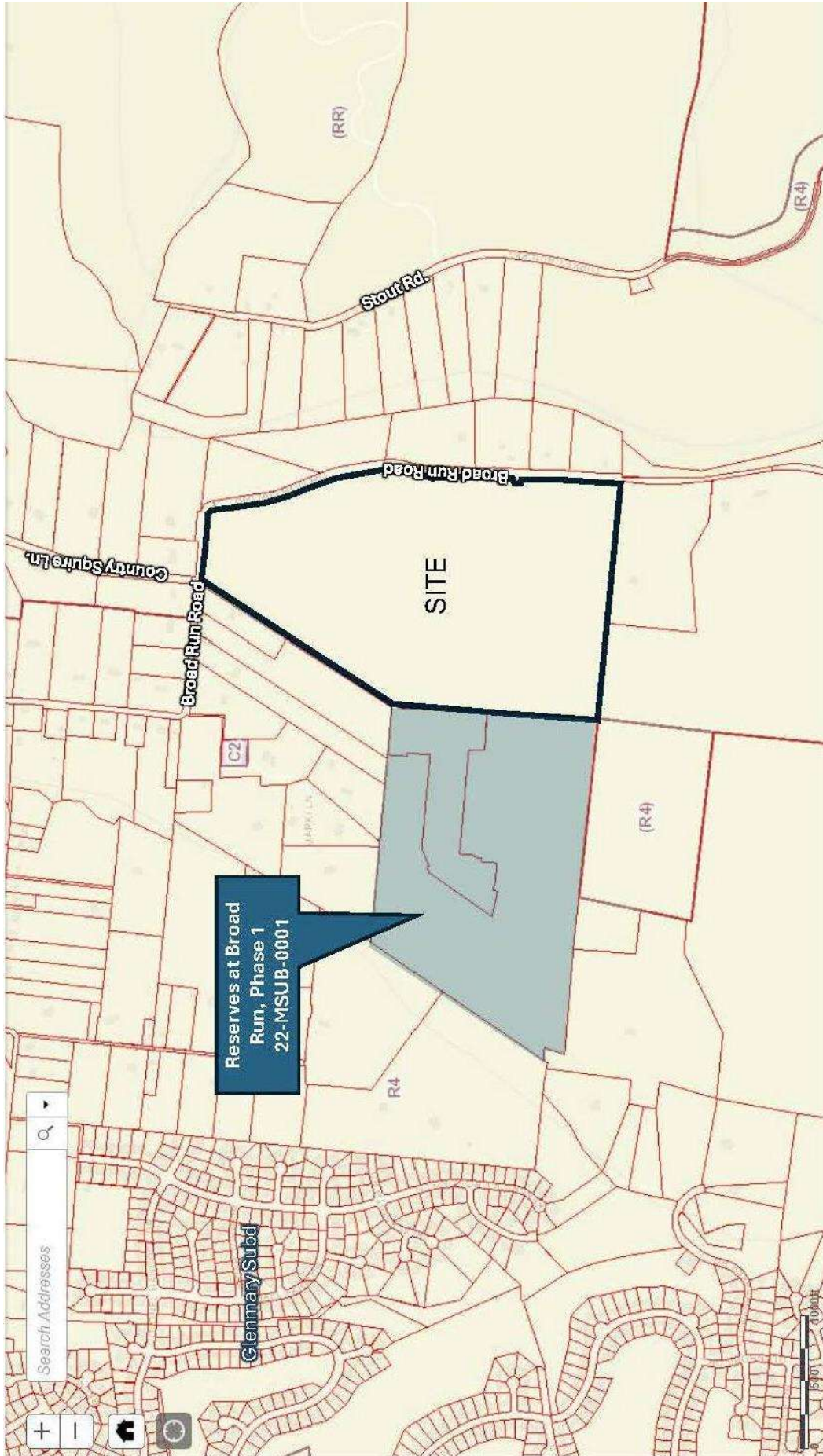
John Talbott

cc: Hon. Robin Engel, Councilman, District 22
Hon. Stuart Benson, Councilman, District 20
Amy Brooks, Case Manager with Office of Planning
Mason Glin, PLA with Mindel Scott & Associates, Inc.
Brent Hackworth, applicant representative with Highgates Development

DEVELOPMENT PLAN



LOJIC SITE LOCATION



DETAILED SUMMARY SHEET

The applicant is seeking a zone change from RR to PRD to allow a 370-lot single family subdivision to be known as the Reserves at Broad Run, Phase 2. Phase 1 was previously approved in case number 22-MSUB-0001. There will be two access points on Broad Run Road. A plan has been filed for pre-application review with the Office of Planning that was assigned case number **24-ZONE-0094** and case manager **Amy Brooks**.

The property is located on the southwest sides of Broad Run Road as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-R. The present form district is Neighborhood with no proposed changes 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 to the Cedar Creek Treatment Plant.

Storm water assure 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 Office of Planning staff review. Any changes will be available for public review on the Office of Planning Online Customer Service Portal. Instructions on how to access this information is provided in the Office of Planning’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 Office of Planning 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., 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
Mason Glin - (502) 485-1508
MGlin@MindelScott.com*

3. APPLICANT

*Highgates Development
c/o Brent Hackworth
brent@highgates.com*

4. CASE MANAGER OR SUPERVISOR

*Amy Brooks, Case Manager
Office of Planning
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-8215
Amy.Brooks@louisvilleky.gov*

OFFICE OF PLANNING'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

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

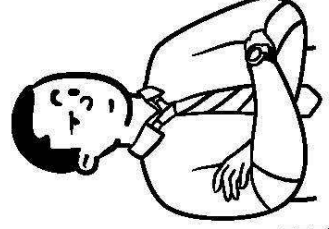
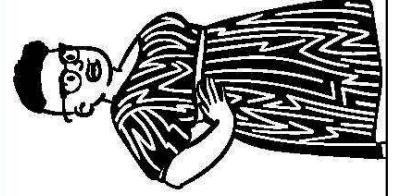
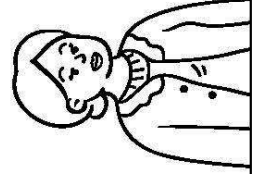
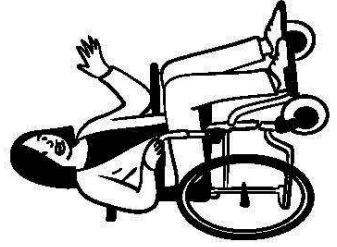
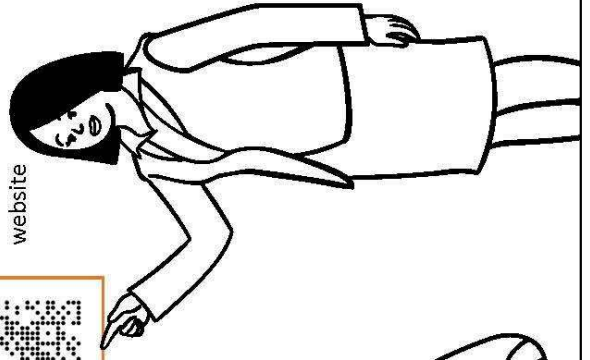
You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other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



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



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