

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223  
(502) 426-6688 • WWW.BARDLAW.NET

John C. Talbott  
Email: JOHN@BARDLAW.NET  
Mobile: (502) 741-8783

December 8, 2025

RE: Neighborhood meeting for a proposed Revised Detailed District Development Plan (RDDDP) for Tract 4 to allow a 240-unit apartment community on approximately 13.9 acres on property located at 6422 & 6808 Billtown Road

Dear Neighboring Property Owner:

We are writing you regarding some updates to the general detailed district development plan for this property. You were originally invited to a Neighborhood Meeting on this property held on September 10, 2024. It was subsequently recommended for approval by the Planning Commission at an April 24, 2025 Hearing.

At the time, it was a “general plan” and we showed 10 apartment buildings and clubhouse, with 240 units. We are now prepared to show our revised “detailed plan” for the apartment community. The site has not significantly changed from what was originally presented. The site still has 10 apartment buildings, with a clubhouse and 240 units. The old plan, and the revised plan (with a rather crude color) are both set out below for ease of comparison. Even though the plan itself is not materially changing, because of a relatively new regulation change, we are required to have a new “neighborhood meeting”. (Also note that the more detailed plans of each are attached to this letter, but the color pictures below are intended to demonstrate the similarity between both.

General Plan Shown at 4/24/25  
PC Hearing



Proposed Revised Detailed Plan



**\*\* Note:** Tract 3 (which is the triangular lot on the top right of both pictures is not part of this revised plan application.

As before, access will be from Billtown Road, Veterans Drive and Billtown Frontage Road NW.

The proposed changes have already been filed, but a summary of the neighborhood meeting will be submitted to the Office of Planning for review afterwards. Also, public meeting and/or hearing will take place once the application is complete. You are encouraged to participate in the meeting and hearing, and you may also send comments on the proposed application. Comments will be made available for consideration at the public meeting.

The proposed changes to the approved plan are as follows:

<b>Approved Plan:</b>	<b>RDDDP:</b>
10 bldgs with 150,400 sf open space	10 bldgs with 65,194 sf open space
240 Units	240 Units
Total bldg. sf – 363,300 sf	Total bldg sf – 396,053 sf (9.02% increase)
	Revised building layout design

Please note that the change in open space is primarily due to a section of land that has been removed from this application.

Our neighborhood meeting will be held on **Monday, December 22, 2025**, beginning at **6:00 p.m.** at **Evangel World Prayer Center** located at **6900 Billtown Road, Louisville, KY 40299**. (*Enter through the far set of doors on the right under the carport facing Billtown Road.*). Because of the less than ideal timing of this meeting, if you cannot attend, please do not hesitate to contact me directly for any questions.

Enclosed for your review are the following:

1. The previously approved development plan and the proposed RDDDP
2. LOJIC site location zoning map sheet showing the location of the site
3. Contact information sheet, and how to obtain case info online from Office of Planning online customer service portal
4. 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 C. Talbott

cc: Hon. Kevin Bratcher, Councilman, District 22  
Hon. Stuart Benson, Councilman, District 20  
Kaitlin Dever, Case Manager with Office of Planning  
Mike Hill, AICP with Land Design & Development, Inc.  
Patrick Madden, applicant with Billtown Road Dev LLC  
Brent Hackworth with The Highgates Group

# PREVIOUS APPROVED DEVELOPMENT PLAN

<b>REVISIONS</b> NO. DATE DESCRIPTION 1 1/2/2018 PER LUT REVIEW 2 7/20/20 PER LUT REVIEW 3 7/20/20 PER LUT REVIEW 4 7/20/20 PER LUT REVIEW 5 7/20/20 PER LUT REVIEW	<b>ENGINEER'S SEAL</b> DATE: 7/20/20 SIGNATURE: [Blank]	<b>ENGINEER'S SEAL</b> DATE: 7/20/20 SIGNATURE: [Blank]	<b>PROJECT DATA</b> PROJECT NAME: [Blank] CLIENT: [Blank] ADDRESS: [Blank]	<b>LAND DESIGN &amp; DEVELOPMENT, INC.</b> 6422 BILTOWN ROAD P.O. BOX 12128 LENOXVILLE, NY 12550 TEL: 518-537-1111 FAX: 518-537-1112 WWW.LDD&D.COM	<b>SHEET 1</b> <b>OF 1</b> JOB NO. 24019 DATE: 7/20/20
---	---	---	---	--	---



<b>PROPOSED DATA OVERALL</b> TOTAL SITE AREA = 4.23 AC (4,429,631 SF) TOTAL IMPROVEMENT AREA = 1.17 AC (1,248,300 SF) TOTAL IMPROVEMENT AREA (EXCLUDING 1.00 AC OF EXISTING ASPHALT DRIVE) = 0.17 AC (179,000 SF) NET SITE AREA = 3.06 AC (3,251,331 SF)	<b>PROPOSED TRACTS</b> TRACT #1 = 0.17 AC (179,000 SF) TRACT #2 = 0.17 AC (179,000 SF) TRACT #3 = 0.17 AC (179,000 SF) TRACT #4 = 0.17 AC (179,000 SF) TRACT #5 = 0.17 AC (179,000 SF)	<b>PROPOSED PARKING</b> TOTAL SPACES = 28 SP 13 SP (100% MAJ. ALLOWED) 15 SP (100% MAJ. ALLOWED) 15 SP (100% MAJ. ALLOWED) 15 SP (100% MAJ. ALLOWED) 15 SP (100% MAJ. ALLOWED)
--	---	--

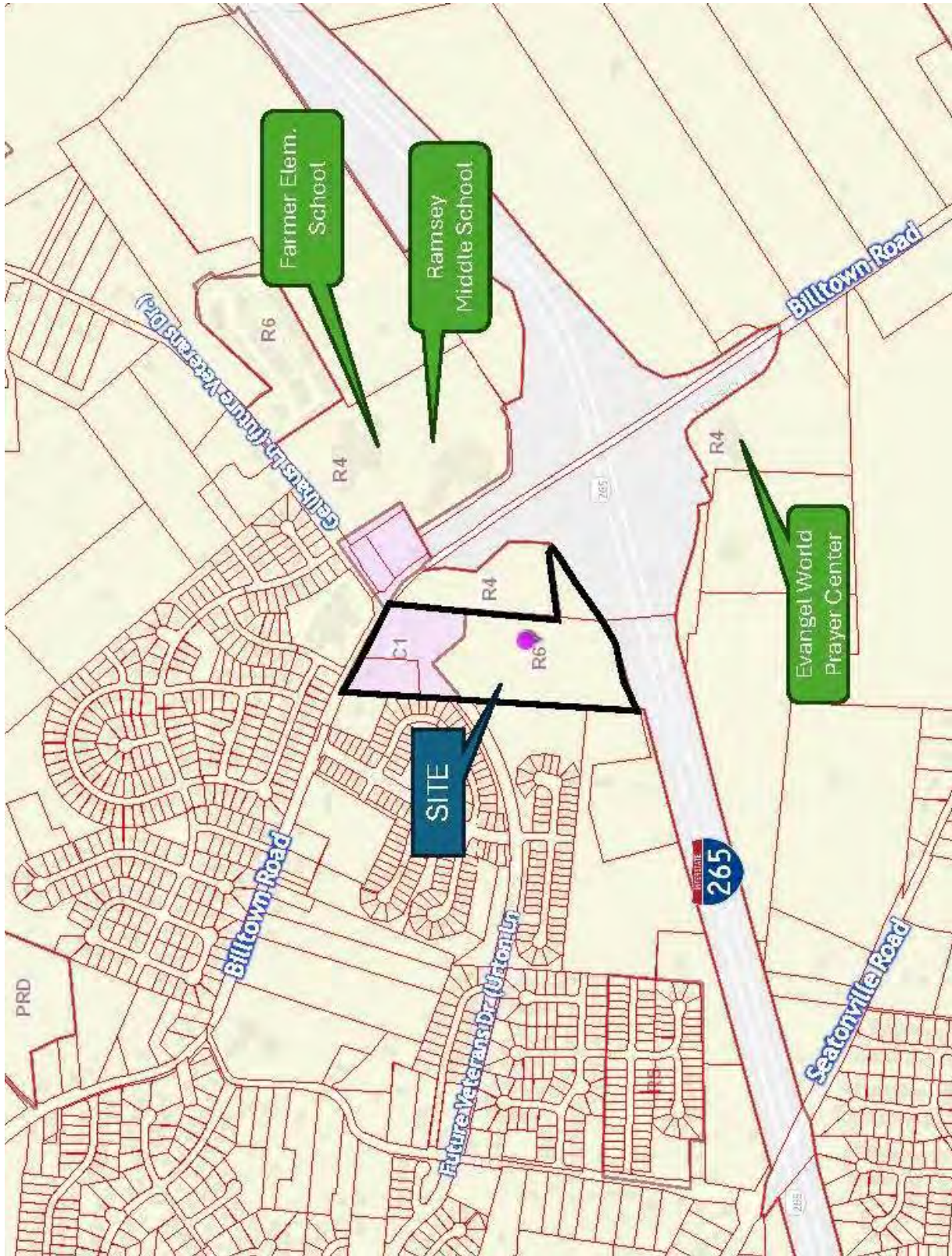


<b>GENERAL NOTES</b> 1. All proposed structures shall be constructed in accordance with the applicable zoning ordinance and all other applicable laws and regulations. 2. The proposed structures shall be constructed in accordance with the applicable zoning ordinance and all other applicable laws and regulations. 3. The proposed structures shall be constructed in accordance with the applicable zoning ordinance and all other applicable laws and regulations. 4. The proposed structures shall be constructed in accordance with the applicable zoning ordinance and all other applicable laws and regulations. 5. The proposed structures shall be constructed in accordance with the applicable zoning ordinance and all other applicable laws and regulations.	<b>PRELIMINARY APPROVAL DEVELOPMENT PLAN</b> DATE: 7/20/20 SIGNATURE: [Blank]	<b>APPROVED</b> DATE: 7/20/20 SIGNATURE: [Blank]
---	---	--

7/20/20  
 CASE # 14-0006-0187  
 WMF#2822  
 FIRE PROTECTION DISTRICT - LUDLOWVILLE



# LOJIC SITE LOCATION SHEET



## **CONTACT INFORMATION SHEET**

### **1. PRIMARY CONTACT**

*Bardenwerper, Talbott & Roberts, PLLC  
1000 N. Hurstbourne Pkwy., 2<sup>nd</sup> Floor  
Louisville, KY 40223  
John Talbott – (502) 741-8783  
[john@bardlaw.net](mailto:john@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Land Design & Development, Inc.  
503 Washburn Avenue, Suite 101  
Louisville, KY 40222  
Mike Hill - (502) 426-9374  
[hill@ldd-inc.com](mailto:hill@ldd-inc.com)*

### **3. APPLICANT**

*Billtown Road Dev LLC  
c/o Patrick Madden  
[patmadden@hamburgplace.com](mailto:patmadden@hamburgplace.com)*

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

*Kaitlin Dever, Case Manager  
Office of Planning  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-5542  
[Kaitlin.Dever@louisvilleky.gov](mailto:Kaitlin.Dever@louisvilleky.gov)*

---

## **OFFICE OF PLANNING 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.

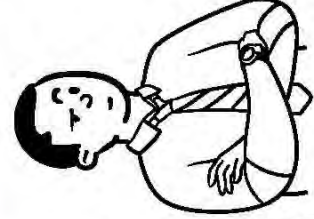
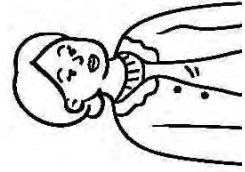
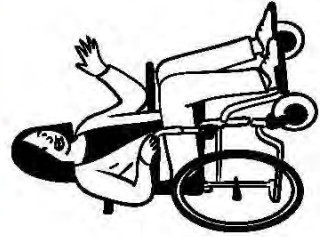
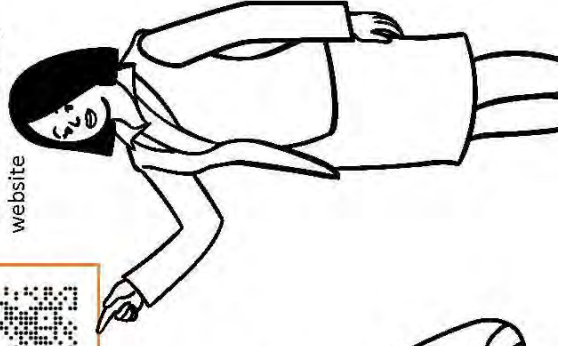
<https://louisvilleky.gov/government/planning-design/citizen-guides>

### 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 Office of Planning information.



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



OFFICE OF  
**PLANNING**