



500 West Jefferson Street, Suite 2800
Louisville, Kentucky 40202-2898
502.589.5235
Fax: 502.589.0309

Clifford H. Ashburner
502.562.7107
chashburner@wyattfirm.com

May 28, 2015

Dear Neighbor:

Riverport Development, LLC is planning to file an application to rezone three parcels on Cane Run Road and Raven Ridge Drive to allow for a mixed use development, including senior apartments, multi-family residential, a Family Scholar House and retail commercial space. In accordance with the procedures of Louisville Metro Planning and Design Services, we are inviting adjoining property owners and neighborhood group representatives to discuss this proposal before filing the application. This will be an informal meeting to give you the opportunity to review the proposed plan and provide your comments to us.

The meeting to discuss this proposal will be held on Tuesday, June 9, 2015 at 6:00 P.M. in the cafeteria at Western High School, 2501 Rockford Lane, Louisville, Kentucky 40216.

At this meeting, Riverport Development, LLC and its representatives will explain the proposal and address any questions you may have. We encourage you to attend this meeting and to share your comments on this proposal.

Best regards,

Clifford H. Ashburner

61349013.1

15201NE70/2

Riverport Development, LLC
4650 Cane Run Road
Louisville, KY 40216

Subject Properties -----▶

**1st Tier
Adjoining Property
Owners-----▶**

1013-0519-0000
The Salvation Army (Georgia)
216 W. Chestnut Street
Louisville, KY 40202

1013-0520-0000 and 1013-0521-0000
Louisville/Jefferson County
Metro Government
444 S. 5th Street, 5th Floor
Louisville, KY 40202

1391-0072-0072
Eugene and Terry Rice
4720 Cane Run Road
Louisville, KY 40216

1391-0071-0071
Shannon and Bonnie Mudd
3302 Teakwood Circle
Louisville, KY 40216

1391-0070-0000
Clarence Wilkerson & James Wilkerson
3304 Teakwood Circle
Louisville, KY 40216

1391-0069-0000
Margaret Ferguson
3306 Teakwood Circle
Louisville, KY 40216

1391-0068-0000
Debra Walden and Kenneth Walden
3308 Teakwood Circle
Louisville, KY 40216

1391-0067-0000
Stefanie Howard
3310 Teakwood Circle
Louisville, KY 40216

1391-0066-0066
Betty Willis
3312 Teakwood Circle
Louisville, KY 40216

1391-0065-0000
Randolph Woodford Sr. & Anitra Woodford
3314 Teakwood Circle
Louisville, KY 40216

1391-0064-0000
Sherwood and Gwendolyn Marshall
3318 Teakwood Circle
Louisville, KY 40216

1391-0063-0000
Orene and Teresa Carroll Tucker
4421 Vaneto Drive
Louisville, KY 40216

1391-0062-0000 and 1391-0057-0057
Raymond and Wanda Wagner
8712 Hi View Lane
Louisville, KY 40272

1391-0061-0000
Ernest and Norma Vaught
4417 Vaneto Drive
Louisville, KY 40216

1391-0060-0000
George Franklin Brinson III
4415 Vaneto Drive
Louisville, KY 40216

1391-0059-0000
Cynthia Binford
4413 Vaneto Drive
Louisville, KY 40216

1391-0058-0000
Randall and Sharon Elmore
4411 Vaneto Drive
Louisville, KY 40216

1391-0056-0000
Alisha Gant
4407 Vaneto Drive
Louisville, KY 40216

1391-0055-0000
Abikat Property Management LLC
301 N. Bonner Avenue
Louisville, KY 40207

1391-0063-0000
Orene and Teresa Carroll Tucker
4421 Vaneto Drive
Louisville, KY 40216

1391-0054-0000
James Shaconda
4421 Vaneto Drive
Louisville, KY 40216

1391-0053-0000
River City Housing
120 Webster Street, Suite 325
Louisville, KY 40206

1391-0052-0052
John Pearson
3315 Fernweather Drive
Louisville, KY 40216

1391-0050-0050
Jerylann Vaden
4309 Raven Ridge Drive
Louisville, KY 40216

1391-0051-0000
Yvonne Fruchtenicht
4303 Raven Ridge Drive
Louisville, KY 40216

1391-0031-0000
Barbara Leonard
4300 Raven Ridge Drive
Louisville, KY 40216

1274-0030-0000
James D. and G.F. Taylor
4514 Trumpet Way
Louisville, KY 40216

1274-0031-0031
Daniel Wayne and Carolyn Wilhite
3418 Donald Drive
Louisville, KY 40216

1274-0032-0032
Steve D. McDougale Jr.
3416 Donald Drive
Louisville, KY 40216

1274-0033-0033
Sean Powers
3414 Donald Drive
Louisville, KY 40216

1274-0034-0034
Robert L. Poore Jr.
3412 Donald Drive
Louisville, KY 40216

1274-0035-0035
Karen Hannon
3410 Donald Drive
Louisville, KY 40216

1274-0036-0036
Chris Ashby and Lisa Carlisle
3408 Donald Drive
Louisville, KY 40216

1274-0037-0000
James and Shirley Keith
3406 Donald Drive
Louisville, KY 40216

1274-0038-0038
Reginald and Ladonna Lackey
3404 Donald Drive
Louisville, KY 40216

1274-0039-0000
Bevelyn Branham
3402 Donald Drive
Louisville, KY 40216

1274-0040-0040
Anna Embry
3400 Donald Drive
Louisville, KY 40216

1274-0041-0041
Lejuan Williams
3316 Donald Drive
Louisville, KY 40216

1274-0042-0000
John Anthony and Karen Murta
4432 Dover Road
Louisville, KY 40216

1274-0043-0043
Renada J. Hall
3312 Donald Drive
Louisville, KY 40216

1274-0044-0044
Nellie Merritt, Detra Crook, et al.
3310 Donald Drive
Louisville, KY 40216

1274-0045-0000
Frederick Williams Sr. & Marguerite Williams
3308 Donald Drive
Louisville, KY 40216

1274-0046-0000
David and Debra Isaacs
3306 Donald Drive
Louisville, KY 40216

1274-0047-0047
Gwen Wilson
3304 Donald Drive
Louisville, KY 40216

1274-0049-0049
Anthony and Karen Glover
4626 Cane Run Road
Louisville, KY 40216

Block 1013, Lots 0022, 0334, 0166 & 0022
Gloria Boyd and Thomas Fey
5307 Galaxie Drive
Louisville, KY 40258

1013-0032-0000
Pham Management LLC
9110 Auburn Woods Court
Louisville, KY 40214

1013-0331-0000
Donald E. Bramer Sr.
4224 Cane Run Road
Louisville, KY 40216

1013-0229-0000
Carolyn Jane Maddocks
4639 Cane Run Road
Louisville, KY 40216

1013-0292-0000
Abdul N. Al Enzey Waled
4641 Cane Run Road
Louisville, KY 40216

1013-0291-0000
Mary Tucker
3235 Elane Drive
Louisville, KY 40216

1013-0168-0000
Latonya Wilson
3236 Elane Drive
Louisville, KY 40216

1013-0290-0000
Alberta Jones
P.O. Box 16503
Louisville, KY 40256-0503

1013-0277-0000
Barry and Cynthia Taylor
4651 Cane Run Road
Louisville, KY 40216

1013-0276-0000
Bernard Louis Morris
3243 New Lynnview Road
Louisville, KY 40216

1013-0185-0000
Larry and Juanita Pike
4713 Cane Run Road
Louisville, KY 40216

1013-0210-0000
Robert Leo Fentress
3234 New Lynnview Road
Louisville, KY 40216

1263-0001-0001
Cathy Blair
4721 Cane Run Road
Louisville, KY 40216

**2nd Tier
Adjoining Property
Owners-----▶**

1013-0367-0000
Starr J. Hearn
309 Cecil Avenue
Louisville, KY 40212

1391-0001-0001
Mary Ruth Eisenback
4724 Cane Run Road
Louisville, KY 40216

1391-0002-0002
Linda Blakemore
3305 Teakwood Circle
Louisville, KY 40216

1391-0003-0003
HUD
4400 Will Rogers Parkway, Suite 300
Oklahoma City, OK 73108

1391-0004-0000
Donna, Gordon & Mark Willoughby
2802 S. Winchester Acres Road
Louisville, KY 40223

1391-0005-0000
Jess and Grace Snodgrass
3313 Teakwood Circle
Louisville, KY 40216

1391-0006-0000
Freda M. Bryant Revocable Living Trust
3317 Teakwood Circle
Louisville, KY 40216

1391-0007-0000
Abdiaziz Mohamed
3319 Teakwood Circle
Louisville, KY 40216

1391-0008-0000
Pearl Stout
3321 Teakwood Circle
Louisville, KY 40216

1391-0009-0000
Ronald and Cheneth Jewell
3323 Teakwood Circle
Louisville, KY 40216

1391-0038-0000
William and Karen Ellery
4420 Vaneto Drive
Louisville, KY 40216

1391-0037-0000
Jackaline Lassiter
4416 Vaneto Drive
Louisville, KY 40216

1391-0036-0000
Kimberly Johnson
4414 Vaneto Drive
Louisville, KY 40216

1391-0035-0000
Chastity Carey
4410 Vaneto Drive
Louisville, KY 40216

1391-0034-0000
Daniel Ferriell and Ellasha Berry
4408 Vaneto Drive
Louisville, KY 40216

1391-0033-0000
Robert and Abby Craven
4406 Vaneto Drive
Louisville, KY 40216

1391-0032-0000
William and Sandra Hess
4400 Vaneto Drive
Louisville, KY 40216

1391-0046-0000
Matthew Smyzer Jr. and Joann Smyzer
11124 Little Spring Boulevard
Louisville, KY 40291

1391-0047-0000
Dawn Evans
5411 Camino Way
Louisville, KY 40216

1391-0049-0049
Dann Harrell
4052 Nadorff Road, NE
Greenville, IN 47124

1391-0026-0000
Larry Bellmore
4310 Raven Ridge Drive
Louisville, KY 40216

1391-0027-0000
Joseph Burnett
P.O. Box 43544
Louisville, KY 40253-0544

1391-0028-0000
TTFB Properties, LLC
9302 Felsmere Circle
Louisville, KY 40241

1391-0029-0000
Silas and Ima Roberts
4304 Raven Ridge Drive
Louisville, KY 40216

1391-0030-0000
Merril and Linda Mills
4302 Raven Ridge Drive
Louisville, KY 40216

1013-0076-0000
Citizens Savings Bank at Paducah
P.O. Box 240
Paducah, KY 42001

1520117012

1013-0007-0000
Robert and Carolyn Clark
2213 High Pine Drive
Louisville, KY 40214

1274-0029-0029
Daniel W. Wilhite, Jr. & Daniel Wilhite
3418 Donald Drive
Louisville, KY 40216

1274-0016-0000
Thelma E. Hockenbury
Rev. Living Trust
3419 Donald Drive
Louisville, KY 40216

1274-0015-0015
William and Carolyn Ann McStoots
3417 Donald Drive
Louisville, KY 40216

1274-0014-0000
Dewey and Ida Pepper
3415 Donald Drive
Louisville, KY 40216

1274-0013-0000
Sandra H. Smith
3922 Cedarwood Court
Crestwood, KY 40014

1274-0012-0000
Natalie Bishop
3411 Donald Drive
Louisville, KY 40216

1274-0011-0011
Jeffrey and Glenda Willis
3409 Donald Drive
Louisville, KY 40216

1274-0010-0000
Andrea Ralston
3407 Donald Drive
Louisville, KY 40216

1274-0009-0009
David A. Kiphart Sr.
3405 Donald Drive
Louisville, KY 40216

1274-0007-0007
Gerard and Kathryn Frank
3401 Donald Drive
Louisville, KY 40216

1274-0005-0000
Terence A. Glass
3313 Donald Drive
Louisville, KY 40216

1274-0004-0004
Damon Baldon
3309 Donald Drive
Louisville, KY 40216

1274-0003-0003
Caroline and Thomas Boone
3307 Donald Drive
Louisville, KY 40216

1274-0002-0002 and 1274-0001-0001
Frank and Mary Caummisar
3305 Donald Drive
Louisville, KY 40216

1274-0048-0048
Anthony and Karen Glover
4626 Cane Run Road
Louisville, KY 40216

1013-0006-0000
Arthur Elzy
8208 Arnoldtown Road
Louisville, KY 40214

1013-0219-0000
Minnie C. Age
4625 Cane Run Road
Louisville, KY 40216

1013-0221-0000
Chandler & Cox LLC
600 W. Main Street, Suite 300
Louisville, KY 40202

1013-0148-0000
Steven Spivey
1702 Stallings Avenue
Louisville, KY 40216

1013-0149-0000
Barbara Williams
4416 Lynnview Drive
Louisville, KY 40216

1013-0326-0000
Vera and Donald Bowman
3223 Patricia Drive
Louisville, KY 40216

1013-0150-0000
John Allgeier
P.O. Box 436137
Louisville, KY 40253-6137

1013-0151-0000
Raymond and Mary Allgood
4420 Lynnview Drive
Louisville, KY 40216

1013-0307-0000
Robert C. Abel Jr.
3230 Patricia Drive
Louisville, KY 40216

1013-0152-0000
Home Hunter Properties LLC
P.O. Box 20248
Louisville, KY 40250-2048

1013-0191-0000
Ricardo Martinez
226 Granvil Drive
Louisville, KY 40218

1013-0205-0000
Raymond and Margaret Parton
4305 Java Court
Louisville, KY 40218

1013-0182-0000
Kim Carthen
3241 New Lynnview Road
Louisville, KY 40216

1013-0208-0000
Cathy Leet
2264 Crums Lane
Louisville, KY 40216

1263-0009-0000
Thomas and Gertrude Perkins
3011 Teakwood Circle
Louisville, KY 40216

1263-0082-0000 and 1263-0008-0008
Ronnie L. Grimes Sr. and David Grimes
3009 Teakwood Circle
Louisville, KY 40216

1263-0007-0007
HTM Properties LLC
7705 Stone Ledge Road
Louisville, KY 40291

1263-0006-0006
Debora Young
3005 Teakwood Circle
Louisville, KY 40216

1263-0005-0005
Toni Raybon
3003 Teakwood Circle
Louisville, KY 40216

1263-0003-0003
Darlene Cochran
3222 Teakwood Circle
Louisville, KY 40216

1263-0002-0002
Leroy Holt
3224 Teakwood Circle
Louisville, KY 40216

1013-0020-0000
Randall and Judy Pierce
6301 Greenwood Road
Louisville, KY 40258

Others----- ►

Clifford H. Ashburner
Wyatt, Tarrant & Combs
500 W. Jefferson Street, Suite 2800
Louisville, KY 40202

Jacob Brown
Marian Development Group, LLC
1122 Rogers Street
Louisville, KY 40204

Terri Woolfolk, Paralegal
Wyatt, Tarrant & Combs, LLP
500 W. Jefferson Street, Suite 2800
Louisville, KY 40202

Metro Council Leader District 1
Jessica Green
601 W. Jefferson Street
Louisville, KY 40202

Kathy Linares
Mindel Scott & Associates, Inc.
5151 Jefferson Boulevard
Louisville, KY 40219

Kent Gootee
Mindel Scott & Associates, Inc.
5151 Jefferson Boulevard
Louisville, KY 40219

Cathe Dykstra
President & CEO
Family Scholar House
403 Reg Smith Circle
Louisville, KY 40208

David Wagner
Planning & Design Services
444 South 5th Street, Suite 300
Louisville, KY 40202

Neighborhood Meeting

Meeting Date and Time: Tuesday, June 9, 2015 at 6:00 P.M.

Location of Meeting: Western High School Cafeteria
2501 Rockford Lane
Louisville, Kentucky 40216

Description of Proposal: A rezoning application to allow for a mixed use development, including senior apartments, multi-family residential, a Family Scholar House and retail commercial space

Subject Site Location: 4650 Cane Run Road
Unaddressed parcel Cane Run Road
Unaddressed parcel Raven Ridge Rive

Name	Address	Zip Code	Phone # (optional)
BRUCE & BARBARA RAY	4300 RAVEN RIDGE DR.	40216	(502) 905-1676
EUGENE + Terri Rice	4720 CANE RUN RD	40216	(502) 709-4091 →
Dewey + IDA PEPPER	3415 DONALD DR.	40216	(502) 447-5244
Jeff + Glenda Willis	3409 Donald Dr.	40216	(502) 447-4672
JAMES TAYLOR	4514 TRUMPET WAY		502 447-7862
BOBBY POORE	3412 DONALD DR	40216	502-592-2966
CYNTHA BINFORD	4413 VANETO DR.	40216	(502) 448-4208
DANIEL + CAROLYN WILHITE	3418 Donald Dr	40216	502 447-1682
SHIRLEY + JIMMY (JAMES)	3406 DONALD DR.	40216	502-448-036
FREDERICK + MARGUERITE WILLIAMS	3308 DONALD DR		502-448-4072
NELLIE MERRITT	3310 Donald Dr.	40216	502-448-4653
JOAN + MATTHEW SMYER	11124 LITTLE SPRING BIRCH	40291	
JOM + CAROLINE BOONE	3307 Donald Dr.	40216	214-0649
JEREMY DYER	11504 Nancy Stone Ct	Lou. KY 40229	
TERESA ROSA	4445 5th St.	Lou KY 40202	514-3737

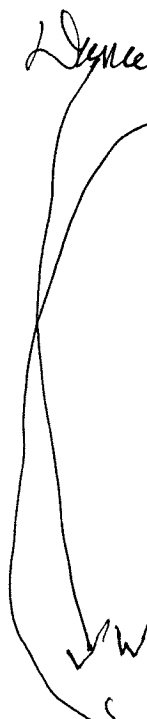
61353915.1
6/9/2015 9:50 am

WAXME, Wilhite @ ATT. NET

blueeATLADY 3 @ twc. com (Shirley Keith)
FAWSR @ TWC. com

1520NET012

terries touch
@ aol. com



Neighborhood Meeting

Meeting Date and Time: Tuesday, June 9, 2015 at 6:00 P.M.

Location of Meeting: Western High School Cafeteria
2501 Rockford Lane
Louisville, Kentucky 40216

Description of Proposal: A rezoning application to allow for a mixed use development, including senior apartments, multi-family residential, a Family Scholar House and retail commercial space

Subject Site Location: 4650 Cane Run Road
Unaddressed parcel Cane Run Road
Unaddressed parcel Raven Ridge Rive

Name	Address	Zip Code	Phone # (optional)
Thomas Boone	1 @ ATT.NET		(Tom & CAROLINE BOONE)

152017012

Riverport Development, LLC

Neighborhood Meeting Summary

Meeting held at Western High School, June 9, 2015

The meeting was held at Western High School at 6:00 PM on June 9, 2015. Cliff Ashburner, Jake Brown, Justin Brown, Kent Gootee and Michael Gross were in attendance for the applicant Riverport Development, LLC.

Mr. Ashburner introduced the team and then briefly explained the plan, which includes a Family Scholar House, senior apartments, family apartments, a Boys and Girls Club, open space and commercial space. Mr. Ashburner explained that the proposal was to rezone the entire property from R-5 to R-6, R-7 and C-1.

Mr. Ashburner then explained the process that all rezoning cases must go through, including the future opportunities for public comment. Mr. Ashburner answered questions about petitions during the process and provided contact information for himself and David Wagner, the planner assigned to review the case.

Mr. Ashburner next explained the plan in more detail. Mr. Ashburner explained that the intent of the plan was to create a campus, where young families, seniors and children all had a place and the opportunity to interact. Mr. Ashburner also explained the Family Scholar House's academic services center and that it would be open to the public for community benefitting uses. Mr. Ashburner then opened the floor for questions.

There was a long, productive discussion of neighborhood concerns. Among the concerns raised was traffic on Cane Run Road. Mr. Ashburner explained that Louisville Metro and the Kentucky Transportation cabinet will have the opportunity to comment on the plans as the plans are reviewed in the Planning Commission process. Mr. Ashburner also stated that, were the traffic a major concern, the plans might need to be modified.

Another concern raised was the effect the proposal would have on property values. Mr. Ashburner explained there were several factors that impacted property value but that he thought a significant nearby investment would have a positive effect.

The issue of screening was discussed in some detail. There were several questions about the distances from adjacent property lines to buildings on the site and whether there would be fencing or other screening. Mr. Gootee and Mr. Ashburner explained the screening requirements.

The issue of access to the surrounding neighborhood from the site was discussed in some detail, as well. Mr. Ashburner and Mr. Brown explained that there would be a single emergency access point and that the rest of the neighborhood streets would remain dead ends.

1520ME/012

The commercial section of the plan was discussed, with one resident requesting a sit-down restaurant. Mr. Ashburner and Mr. Brown explained that the development team was initially marketing to neighborhood serving commercial uses, including urgent care medical uses, coffee shops/delis, etc. The issue of liquor stores and bars was raised by a resident and Mr. Brown assured him that the group was not marketing the property to those kinds of uses.

The last major issue discussed was the operation of the apartments. While many were familiar with Family Scholar House, there were questions about the number of children in the senior housing portion of the development and general concerns about the operation of the family apartments. Mr. Ashburner and Mr. Gross explained that the application process for the family apartments would be more stringent than that found at many other complexes.

Mr. Ashburner offered again to address any concerns not raised in the meeting. Mr. Ashburner offered to send copies of the plan to anyone in attendance who requested one, and several attendees did. The plans were sent the next morning.

61356430.1

15ZdM7P/2