

**Redwood Acquisitions, Inc.**  
23775 Commerce Park, Suite 7  
Beachwood, OH 44122

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May 4, 2015

**Re: Change in zoning from RR Rural Residential to R-5A Multi-Family Residential to allow a patio home community to be located on 34.16 +/- acres on the east side of Bardstown Road at 10509 Bardstown Bluff Road to be known as "Brentwood Commons"**

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with our plan for a 129-unit patio home community in 21 buildings to be known as Brentwood Commons at the location noted above.

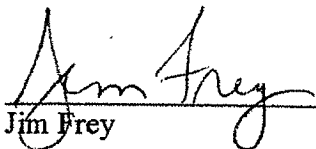
This meeting will be held on Monday, May 18<sup>th</sup> at 7:00 p.m. at the Fern Creek Fire Station located at 9409 Old Bardstown Rd to discuss our plan with you.

Accordingly, as a neighbor, you are invited to this meeting so that we may describe our plan and address questions or concerns that you or your neighbors may have.

If you cannot attend the meeting but have questions or concerns, please call our attorney Bill Bardenwerper at 426-6688, or our land planning and engineering firm representatives David Mindel or Kathy Linares, Mindel Scott & Associates at 485-1508.

We look forward to seeing you.

Sincerely,

  
\_\_\_\_\_  
Jim Frey

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Cc: Hon. Stuart Benson, District 20, Metro Councilman  
Bill Bardenwerper attorney with Bardenwerper, Talbott & Roberts, PLLC  
David Mindel & Kathy Linares, land planners with Mindel Scott & Associates

1520ME1015

# Developer's Neighborhood Meeting

**Meeting Date and Time** May 18, 2015 @ 7:00 pm **Developer's Name** Redwood Acquisitions, LLC  
**Location of Meeting** Fern Creek Fire Station, 9409 Old Bardstown Rd., Louisville, KY  
**Description of Proposal** Zone Change from RR to R-5A to allow multi-family patio home community  
**Subject Site Location** 10609 Bardstown Bluff Road, Louisville, KY

## NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	email address PHONE # (OPTIONAL)
✓ Al + J.R. Bedel	10013 Vista Springs Ln	40291	heartlungjr@bellsouth.net
✓ Bob & Twiki Welty	11610 OAKLAND OVERLOOK TRAIL	40291	WELTYRG@ATT.NET
✓ Denis & Grace Bryan	10505 Bardstown Bluff Rd	40291	GBryan@Humana.com
Denise Logsdon			dlogsdon@spencerian.edu
✓ Kawane Mahin	11600 Oak Pine Ct.	40291	kmahin7911@yahoo.com
✓ Billy & Jan Seabolt	10503 Bardstown Bluff Rd	40291	

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Neighborhood Meeting Summary

A neighborhood meeting was called to order by legal counsel, Bill Bardenwerper at 7 pm on May 18, 2015 at the Fern Creek Fire Station across from the site on South Bardstown Road. Present with him to explain the proposed project were Mindel Scott engineer, David Mindel and Redwood Acquisitions Vice President, Jim Frey.

Mr. Bardenwerper presented a PowerPoint showing aerial photographs of this site along with the proposed plan for patio home-style housing within the low density range established by the Comprehensive Plan and Land Development Code (LDC). He also showed photographs of the proposed attached, single-story, patio home-style housing. These included exterior and interior views.

Mr. Mindel discussed the low traffic generation, access, storm water management and how the proposed project will comply with the MSD Floodplain Regulation without need for floodplain variances. He and Mr. Bardenwerper explained how areas of the floodplain can be filled as long as there is floodplain compensation in an amount equal to the amount of fill. Lots of questions were asked and speeches made about this. people objected to access and complained about flooding, although only three or 4 affected homeowners were even present to complain. Mr. Mindel explained that he has worked with the Future Fund, 21<sup>st</sup> Century Park and the Floyds Fork Environmental Association to obtain their support for this rezoning which involves floodplain fill and compensation.

Mr. Frey showed videos of various other redwood communities like this one, which included testimonials of residents and local, political authorities.

Respectfully submitted,

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William B. Bardenwerper  
BARDENWERPER, TALBOTT & ROBERTS PLLC  
Building Industry Association of Greater Louisville Building  
1000 N. Hurstbourne Parkway, Second Floor  
Louisville, KY Louisville, KY 40223  
(502) 426-6688

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