

PULTE HOMES
10035 Forest Green Blvd.
Louisville, Kentucky 40223

April 28, 2015

RE: Revised preliminary conservation subdivision plan at the previously approved Michaels Crossing Subdivision site to include 144 buildable and 6 open space lots on approximately 46.8 acres at 3900, 3920, 3950 & 4000 Sweeney Lane

Dear Neighbor,

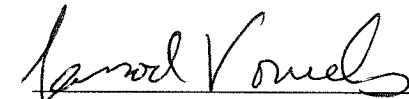
We are writing to invite you to a meeting we have scheduled to present neighbors with our revised preliminary conservation subdivision plan for 144 buildable and 6 open space lots on 46.8 total acres known as Michaels Crossing subdivision.

A meeting will be held on **Tuesday, May 12th at 7:00 p.m.** at **St. Michael's Catholic Church in the Griner Center** located at **3705 Stone Lakes Drive** to discuss the plan with interested neighbors.

If you cannot attend the meeting but have questions or concerns, please call our local land use attorney Bill Bardenwerper at 426-6688, or our land planning and engineering firm representatives Kevin Young or Ann Richard at 426-9374.

We look forward to seeing you.

Sincerely,



Jarrod Vowels
Division Director Land Acquisition / KY

c: Hon. Stuart Benson, Metro Councilman, District 20
Brian Davis, Supervisor, Louisville Metro Planning and Design Services
Bill Bardenwerper, attorney with Bardenwerper, Talbott & Roberts, PLLC
Kevin Young & Ann Richard, land planner with Land Design & Development, Inc.

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AMC Rev. 4/28/2015 3:38 PM

5/18/2015

15SUBDIV1006

Developer's Neighborhood Meeting

Meeting Date and Time May 12, 2015 @ 7:00 pm **Developer's Name** Pulte Homes
Location of Meeting St. Michael's Catholic Church (Griner Center), 3705 Stone Lakes Drive, Louisville, KY
Description of Proposal Revised preliminary conservation subdivision plan
Subject Site Location 3900, 3920, 3950 & 4000 Sweeney Lane

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
✓ Doug + Dana Hart	12400 Taylorsville Rd	40299	2phs@att.net
✓ MARSHALL E. + ALICE K. STOUT	12409 TAYLORSVILLE RD	40299	
✓ DAVID KAE LIN	2421 TUCKER STATION RD.	40299	
✓ STEVE PORTER	2406 TUCKER STATION RD	40299	stpinlou@aol.com
✓ DAVID BARNES	12406 TYLER WOODS CT	40299	david.barnes@vw.com
✓ SHIRLEY + LEO BOROWICK	4004 STONE LAKES DR	40299	LEO BOROWICK ^{BECAUSE OF THIS}
✓ Clyde + Gladys Hensley	14006 Broadripple Pl.	40299	297-0281
✓ JOHN PRENDERGAST	4501 DOVE PARK BLVD	40299	jprender@bellsouth.net
✓ CHERRY D. KELLY	1230 S TAYLORSVILLE		CHERRY CHERRY204 KY @GMAIL.COM
✓ S@kbb33@hotmail.com	4506 Dove Park Blvd	40299	502-554-5459
✓ KRIS Grant	4510 Dove Park Blvd	40299	grantduane@aol.com
✓ Marka Mary Cooksey	4513 Dove Park Blvd	40299	markmaryc@yahoo.com
✓ Phyllis Collins	13005 TURNER CT	40299	yahoo.com
✓ DAVID RHODES	4110 CARRINGTON GREEN DR	40299	DWR1937@gmail
✓ JIM SNOODY	4402 DOVE PARK BLVD	LOUISVILLE KY	40299 JSNOODY6@GMAIL.COM
✓ STUART BENSON	COUNCILMAN #20		
✓ David Richardson	4423 Dove Park Blvd	40299	DLR2165@GMail.com
✓ Lori A. Johnson-Richardson	12406 Taylorsville Rd & 3830 Sweeney Lane		
✓ Kenny Kuebler	13109 Trump Ave		kskcards@twc.com
✓ MATT ROGERS	13107 TRUMP AVE		drmatt13@bellsouth.net
✓ DAN Schadt	4005 Sweeney Lane	40299	502-797-3354 heitzmens.Traditional@gmail.com

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Developer's Neighborhood Meeting

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Location of Meeting St. Michael's Catholic Church (Griner Center), 3705 Stone Lakes Drive, Louisville, KY

Description of Proposal Revised preliminary conservation subdivision plan

Subject Site Location 3900, 3920, 3950 & 4000 Sweeney Lane

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
✓ KARL & VIRGINIA BAKER	4016 SWEENEY LN.		502-267-5748
✓ Dean Sawyer	4109 Sweeney Lane		502-267-4733
✓ Lori Johnson-Richardson	3830 Sweeney Lane		lar9465@gmail.
✓ Xi Smith	4007 Sweeney Ln.	40299	smithxj@hotmail.com.com.

Neighborhood Meeting Summary

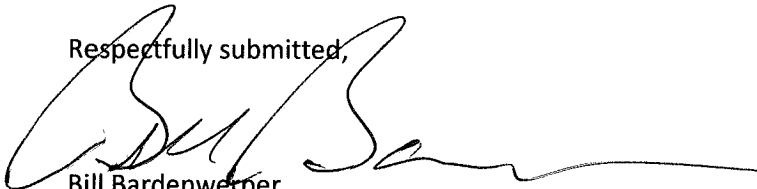
A neighborhood meeting was held beginning at 7 PM on Tuesday, May 12, 2015 at the Griner Center at St. Michael's Catholic Church, not far from the subject property just off Taylorsville Road. Pulte Attorney Bill Bardenwerper called the meeting to order and showed a PowerPoint presentation of the previous approved Conservation Subdivision Plan for this property plus aerial views of the site and the new proposed Conservation Subdivision Plan superimposed on those aerials. These views gave nearby residents who were present a clear picture of where this property is located and how it interacts with adjoining and nearby properties. He also showed a colored-up version of the new plan along with elevation renderings of proposed Pulte homes likely to be constructed here. He explained the conservation subdivision regulation and the process through which it is reviewed as a ministerial action DPDS, other agencies and the Planning Commission.

Next, Kevin Young with Land Design and Development went into much greater detail on the plan, explaining lot sizes, their orientation to open spaces, why the open spaces were selected and designed the way they are, what existing homes will be retained, where access will be located, what street connections are proposed, and how storm water drainage will be handled. Mr. Bardenwerper helped him explain why the connections are shown to adjoining properties, as this was a particular question.

Jarrod Vowels with Pulte next explained the different home types. He talked about the sizes for different sized lots. He spoke of building materials and talked of basements. Whereas some homes will be front masonry with other sides vinyl, whereas some will be built on slabs, and whereas some homes will start small, he also explained that the market makes the ultimate decisions. Therefore, some, most or even all may be all brick, larger, and/or with basements; but customers decide that in the end, he said.

In response to questions, added information was given about connectivity, drainage, perimeter landscaping, tree reservation, home types, access, construction traffic, and the eventual CCRs and how they will likely read.

Respectfully submitted,



Bill Bardenwerper

Bardenwerper Talbott & Roberts, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, KY 40223

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