

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

**Flowervale Subdivision
11523 Flowervale Lane
Neighborhood Meeting Summary**

The Flowervale Lane neighborhood meeting was conducted on October 21, 2021 at 6:00 pm. Along with Ted Bernstein (LD&D) and Mr. David Parks (Developer) there were two neighbors in attendance. Mr. James Jones and Mr. Michael Searcy joined the meeting

The meeting was started with a PowerPoint presentation which included a slide of the current and surrounding zoning districts, an aerial view of the site, the development plan being submitted, and a rendering of the subdivision plan superimposed on the aerial for perspective.

The two main topics of conversation between the attendees and the presenters were related to types of housing proposed in this plan, and a small piece of property that lays between our development and a ditch owned by Mr. Searcy on the opposite side of the ditch.

The first topic was related to what type of housing the developer was proposing to which he replied that the houses would be single family, and generally be the same size as what is already built in the area. Mr. Parks did state that it would be the market that determined the final construction details as far as size and materials of the homes.

Mr. Searcy then mentioned that his property crossed a ditch at the southern end of the site. He stated that the current owners of the property cut the grass on this portion of his yard and wondered how he would be able to access that portion of his property to maintain it. Both Ted Bernstein and Mr. Parks both stated that they were not sure of the answer to that and would look at possibilities as the plan progressed through the governing agencies.

The meeting adjourned at roughly 7:00 PM.

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October 6, 2021

Re: Proposed Flowervale Subdivision
Property Address: 11523 Flowervale Lane

Dear Neighbor,

Our client, JDP Real Estate Holdings LLC, is proposing to construct a 20-lot single family residential subdivision on the above referenced property.

A Neighborhood Meeting is required by Louisville Metro Planning and Design Services to present the proposed subdivision to the adjoining property owners and interested parties. Because of the Governor of Kentucky's Covid-19 emergency orders regulating social distancing and public gatherings the Neighborhood Meeting will be held online using a platform called Cisco Webex.

Webex Meeting Date and Time: October 21, 2021 at 6:00 p.m.

To join the Webex Meeting online:

<https://landdesigndevelopment.my.webex.com/landdesigndevelopment.my/j.php?MTID=m721139f91c04831fa719c2d7495e88d0>

Meeting number: 2634 088 9750

Password: flowervale (35693782 from phones and video systems)

Join by video system:

Dial 26340889750@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone:

+1-408-418-9388 United States Toll

Access code: 2634 088 9750

If you are unable to attend the meeting and have comments or if you would like to have the meeting link emailed directly to you please contact Ted Bernstein.

Primary Contact:

Theodore Bernstein, RLA (502) 426-9374 bernstein@ldd-inc.com

Land Design and Development, Inc. - 503 Washburn Avenue, Louisville, KY 40222

Applicant/Developer Contact Information:

Dave Parks (502) 238-1905 dparks@bhhsfw.com

JDP Real Estate Holdings LLC – 295 N Hubbards Lane, Suite 102 Louisville, KY 40207

Louisville Metro Planning and Design Services Contact Information:

Julia Williams, AICP Planning Supervisor (502) 574-6942 Julia.Williams@louisvilleky.gov

444 South Fifth Street, Suite 300 Louisville, KY 40202

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Detailed Summary of the Proposal

The applicant, JDP Real Estate Holdings LLC, is proposing a 20-lot single family residential subdivision on a 4.75-acre undeveloped property located at 11523 Flowervale Lane. The property is entirely located within Jefferson County, is currently zoned R-4 and is located in the Neighborhood Form District. The applicant is proposing a use that is allowable in the both the current zoning and form district.

The proposed subdivision will utilize the existing Flowervale Lane. The applicant wishes to continue the existing single family land use that currently exists from Deering Road to the vacant land owned by the applicant. The subdivision being proposed with this application will utilize the land on the eastern side of Flowervale Lane. The proposed sanitary sewer service will be provided by connection to the existing sewer lines located directly on the northern edge of the property. Stormwater runoff will be directed to an appropriate public system, details of which will be determined through further coordination with the Metropolitan Sewer District (MSD). Sewer and drainage plans are required to be approved by MSD prior to construction.

Please note the proposed subdivision site layout being presented at the October 21, 2021 Neighborhood Meeting is subject to change pending agency comments.

All subsequent plans are available to the public on the Planning & Design Services Online Customer Service Portal with the PDS assigned Case Number. The Neighborhood Meeting is required to be held prior to submitting a Preliminary Subdivision Plan to Planning and Design Services and at this point in time a Case Number has not been assigned. Please contact Ted Bernstein or Julia Williams for an update on the filing and assignment of the Case Number. This is the link to the Planning & Design Services Online Customer Service Portal.

<https://aca-louisville.accela.com/ljcmg/Default.aspx>

Click on the "Search" tab
Then "Planning Applications"
Enter the case number in "Record Number" box
Click on the "Record Info" tab

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ZONING MAP

OCT 31 2022

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FLOWERVALE LN

SITE (R-4)

MAHONEY DR

INDIANO CREEK WAY

~~21-MSJB-0023~~ 21-MSJB-0023

After the 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. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed with 90 days, the applicant will be required to have another neighborhood meeting.

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 meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office 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 obtain other Planning & Design Services information.

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