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<http://www.bizjournals.com/louisville/news/2017/02/07/patio-homes-complex-coming-to-southeast-louisville.html>

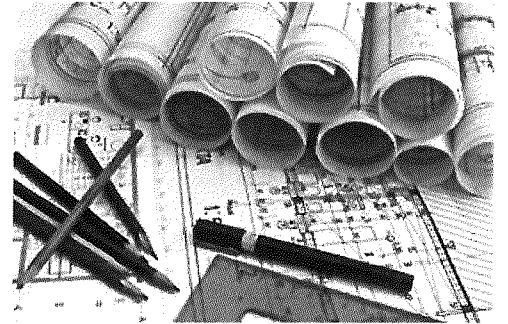
Patio homes complex coming to Southeast Louisville

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See Correction/Clarification at end of article

A Prospect-based company has filed plans to turn a vacant patch of land in Southeast Louisville into a patio homes complex.

SFLS LLC, a company registered to Robert W. Adams III, filed an application with **Louisville Metro Government** Monday afternoon to rezone 12.5 acres at 8602 Old Bardstown Road from single-family to multifamily residential, which would clear the way for construction of a 58-unit patio complex known as Villas of Beaumont. The land is valued at \$380,740 and is owned by Louisville-based **Monsour Builders**, according to the Jefferson County Property Valuation Administrator's office.



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Louisville building contractor Monsour Builders has proposed a 58-unit patio homes complex in Southeast Louisville.

The patio homes complex would consist of 16 one-story patio home condominium buildings ranging in size from more than 4,000 square feet to more than 8,000 square feet each, according to a rendering filed with the application. Most of the buildings are planned with four units, but some have only two.

The application does not include information about the project's costs or the complex's planned amenities, and it was not immediately clear whether SFLS has an option to buy the property from Monsour.

A letter filed with the application by Louisville zoning attorney Bill Bardenwerper states that the patio home complex is located near Sanctuary Lane, adjacent to some homes that are under construction.

Bardenwerper in an interview said the area is a popular one for patio homes and condos because there's a large collection of undeveloped land and good access to sewers and other needed infrastructure. He said it will probably take until the fall to receive the necessary zoning approvals for this complex.

A neighborhood meeting has been scheduled for 7 p.m. on Tuesday, Feb. 28, at Fern Creek Library, 6768 Bardstown Road, to discuss the proposal in more detail.

Correction/Clarification

A previous version of this story misidentified the developer of the complex.

Marty Finley

Reporter