

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

Paul B. Whitty
Email: PAUL@BARDLAW.NET
Mobile: (502) 459-2001

March 17, 2021

RE: Neighborhood meeting for a Conditional Use Permit (CUP) to allow a Private Institutional Use in the R-4 zoning district on property located on the north side of Reamers Road at 13715 Reamers Road

Dear Neighbor:

We are writing to notify you about an upcoming “neighborhood meeting” regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

Our client, Sandcastles, Inc. is seeking a CUP on the property referenced above. The applicant is proposing to build a 1-story, 6,378 sf building for a private Montessori school on approximately 5.33 acres. The existing 2-story home will be preserved on the site and may be repurposed in the future. A plan for pre-application review was filed with the Metro Planning and Design Services (PDS) on March 8, 2021. The case number is **21-CUPPA-0023** and Zachary Schwager is the case manager.

The virtual meeting will be held on **Wednesday, March 31st** beginning at **6:30 p.m.**

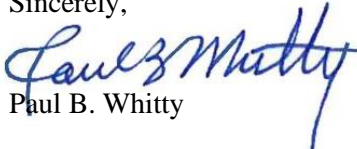
Enclosed for your review are the following:

1. The development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet
5. Instruction sheet on how to join the virtual meeting.
6. Information sheet on how to obtain case information online from PDS’ online customer service portal.
7. PDS’ “After the Neighborhood Meeting” sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call me, or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

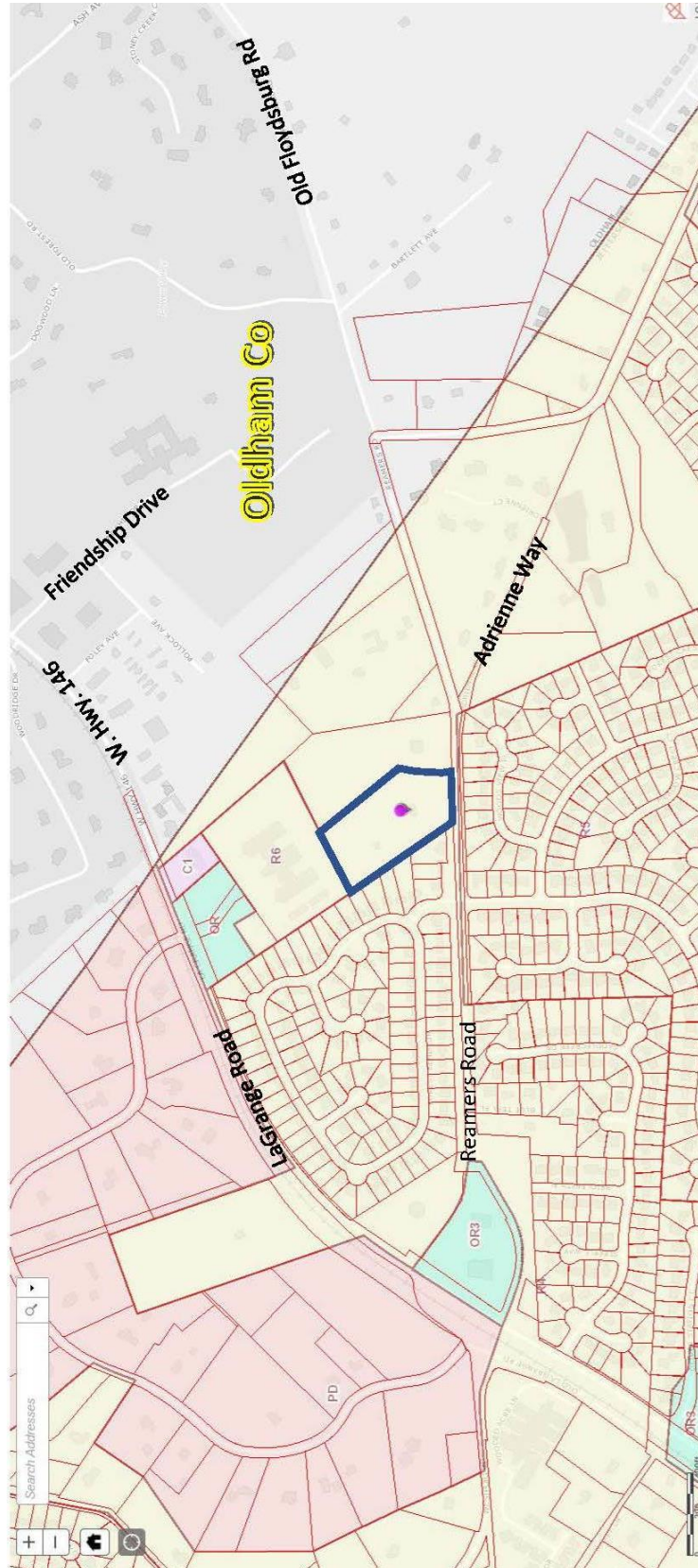
Sincerely,



Paul B. Whitty

cc: Hon. Markus Winkler, Councilwoman, District 17
Zachary Schwager, Planning & Design Manager with Metro Planning & Design Services
Kathy Linares, engineer & land planners with Mindel, Scott & Associates, Inc.
Carrie Turk, applicant representative with Sandcastles, Inc.

LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

Our client, Sandcastles, Inc. is seeking a CUP on the property referenced above. The applicant is proposing to build a 1-story, 6,378 sf building for a private Montessori school on approximately 5.33 acres. The existing 2-story home will be preserved on the site and may be repurposed in the future. A plan for pre-application review was filed with the Metro Planning and Design Services (PDS) on March 8, 2021. The case number is **21-CUPPA-0023** and Zachary Schwager is the case manager.

The property is located on the north side of Reamers Road as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-4 (Residential) and the form district is Neighborhood Form District with no proposed changes thereto.

Landscaping, screening and buffering will contain at least the minimum amount required by Chapter 10 of the Louisville Metro Land Development Code (LDC). Greater detail on this should be available at the time of the neighborhood meeting, which should also include details on the plan for preservation of trees and other vegetation. A tree preservation plan basically accomplishing this will be provided to the Planning Commission’s staff landscape architect for approval prior to commencement of post-approval construction activities.

Sanitary sewer service will be directed to the Derek B. Guthrie sanitary treatment plant.

Any traffic analysis or potential roadway improvements will be determined by Metro Public Works and Transportation Planning (MPW&TP) during the formal review process.

Storm water will be directed to on-site detention/compensation basins, which will assure that post-development rates of run-off do not exceed pre-development conditions.

NOTICE OF POTENTIAL SUBDIVISION/DEVELOPMENT PLAN CHANGES. Please be advised that this “Detailed Summary” is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the subdivision/development plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS’s online customer service portal information sheet. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

CONTACT INFORMATION SHEET

1. PRIMARY CONTACT

*Bardenwerper, Talbott & Roberts, PLLC
1000 N. Hurstbourne Pkwy., 2nd Floor
Louisville, KY 40223
Attn: Paul B. Whitty
(502) 459-2001
Paul@bardlaw.net*

2. ENGINEERING FIRM

*Mindel Scott & Associates, Inc.
c/o Kathy Linares, land planner
5151 Jefferson Blvd.
Louisville, KY 40219
(502) 485-1508
klinares@mindelscott.com*

3. APPLICANT

*Carrie Turk
Sandcastles, Inc.
11110 Rock Bluff Place
Louisville, KY 40241
(502) 418-5151
clturk26@gmail.com*

4. CASE MANAGER OR SUPERVISOR

*Zachary Schwager, Planning & Design Manager
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-8219
Zachary.Schwager@louisvilleky.gov*

INSTRUCTION SHEET ON HOW TO JOIN THE VIRTUAL MEETING

PBW-Turk/Reamers Road NM

Wed, Mar 31, 2021 6:30 PM - 8:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/355904933>

You can also dial in using your phone.

United States (Toll Free): [1 877 309 2073](tel:18773092073)

United States: [+1 \(646\) 749-3129](tel:+16467493129)

Access Code: 355-904-933

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/355904933>

Note: If anyone would like the connection link emailed to them, or a set of the meeting slides, please email Anna Martinez at amc@bardlaw.net or Nanci Dively at nsd@bardlaw.net

IF YOU ARE UNABLE TO ATTEND THE VIRTUAL MEETING AND HAVE QUESTIONS, PLEASE FEEL FREE TO CONTACT ANY OF THE FOLLOWING:

Paul Whitty – (502) 459-2001

Paul@bardlaw.net

Kathy Linares - (502) 485-1508

klinares@mindelscott.com

Zachary Schwager, Planning & Design Manager

(502) 574-8219

Zachary.Schwager@louisvilleky.gov

PLANNING & DESIGN SERVICES (PDS's)
ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the "Search" tab

Then "Planning Applications"

Enter case number in "Record Number" box

Click on "Record Info" tab

AFTER THE NEIGHBORHOOD MEETING SHEET

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 within 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. Please contact the case manager if you are interested in learning how to request a night hearing or hearing in the district of the project.

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.