

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223  
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Nicholas R. Pregliasco  
Email: [NRP@BARDLAW.NET](mailto:NRP@BARDLAW.NET)  
Mobile: (502) 777-8831

June 15, 2021

RE: Neighborhood meeting for proposed change in zoning from R-4 to R-7 to allow a 302-unit apartment community on approximately 17.97 acres of property located at 5217 Springdale 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, we are required to hold the neighborhood meeting virtually at this time. To the extent desired by those in the immediate area, we will also schedule a follow up in-person neighborhood meeting for those that prefer an in-person format. 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.

The applicant, LIV Development, c/o Michael Ramsey is seeking to rezone the property referenced above from R-4 to R-7 to allow a 302-unit upscale apartment community on approximately 17.97 acres. The site plan has been designed such that the larger and taller buildings are in the center of the property along the Gene Snyder and away from Springdale Road. Much of the tree canopy buffering along Springdale Road, including the “Lovers Lane” trees, are proposed to be preserved (note that these trees will be within the City’s expanded ROW after the Applicant dedicates 1.22 acres for addition ROW). We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number **21-ZONEPA-0066** and case manager **Dante St. Germain**.

The virtual meeting will be held on **Tuesday, June 29, 2021** beginning at **6:00 p.m.**

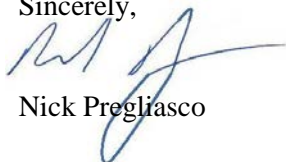
Enclosed for your review are the following:

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’s online customer service portal.
7. PDS’s “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,



Nick Pregliasco

cc: Hon. Scott Reed, Councilman, District 16  
Dante St. Germain, case manager with Division of Planning & Design Services  
Doug Schultz, PLA, LEED AP, with Sabak, Wilson & Lingo, Inc.  
Michael Ramsey, Applicant with LIV Development

# DEVELOPMENT PLAN



CENTER OF EXISTING CONCRETE BARRIER WALL  
**GENE SNYDER FREEWAY I-265**

LOCAL MAP - NO SCALE

**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 26 WEST LEE, 4TH FLOOR, SUITE 1000, LITTLE ROCK, ARKANSAS 72201  
 PHONE: 501-657-1234 FAX: 501-657-1235

**PROJECT TITLE:** SPRINGDALE APARTMENTS  
**PROJECT NO.:** 25277 SPRINGDALE ROAD  
**LOCATION:** LOUISVILLE, KY 40241

**DATE:** 10/20/10  
**SCALE:** AS SHOWN

**DDP**

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**SITE DATA**

OWNER: [REDACTED]  
 PROJECT NO.: [REDACTED]  
 ADDRESS: [REDACTED]  
 CITY: [REDACTED]  
 STATE: [REDACTED]  
 ZIP: [REDACTED]

**PARKING CALCULATIONS**

MINIMUM REQUIRED PARKING SPACES	422 SPACES
PROPOSED PARKING SPACES	422 SPACES
DEFICIT / SURPLUS	0 SPACES

**OPEN SPACE CALCULATIONS**

MINIMUM REQUIRED OPEN SPACE	10,000 SQ. FT.
PROPOSED OPEN SPACE	10,000 SQ. FT.
DEFICIT / SURPLUS	0 SQ. FT.

**LANDSCAPE CALCULATIONS**

MINIMUM REQUIRED LANDSCAPE	10,000 SQ. FT.
PROPOSED LANDSCAPE	10,000 SQ. FT.
DEFICIT / SURPLUS	0 SQ. FT.

**TREE CANOPY CALCULATIONS**

MINIMUM REQUIRED TREE CANOPY	10,000 SQ. FT.
PROPOSED TREE CANOPY	10,000 SQ. FT.
DEFICIT / SURPLUS	0 SQ. FT.

**UTILITIES**

WATER MAIN: 12" DIA. AT 10' DEPTH  
 SANITARY MAIN: 12" DIA. AT 10' DEPTH  
 GAS MAIN: 8" DIA. AT 10' DEPTH  
 TELEPHONE: 4" DIA. AT 10' DEPTH  
 CABLE TV: 4" DIA. AT 10' DEPTH

**NOTES:**

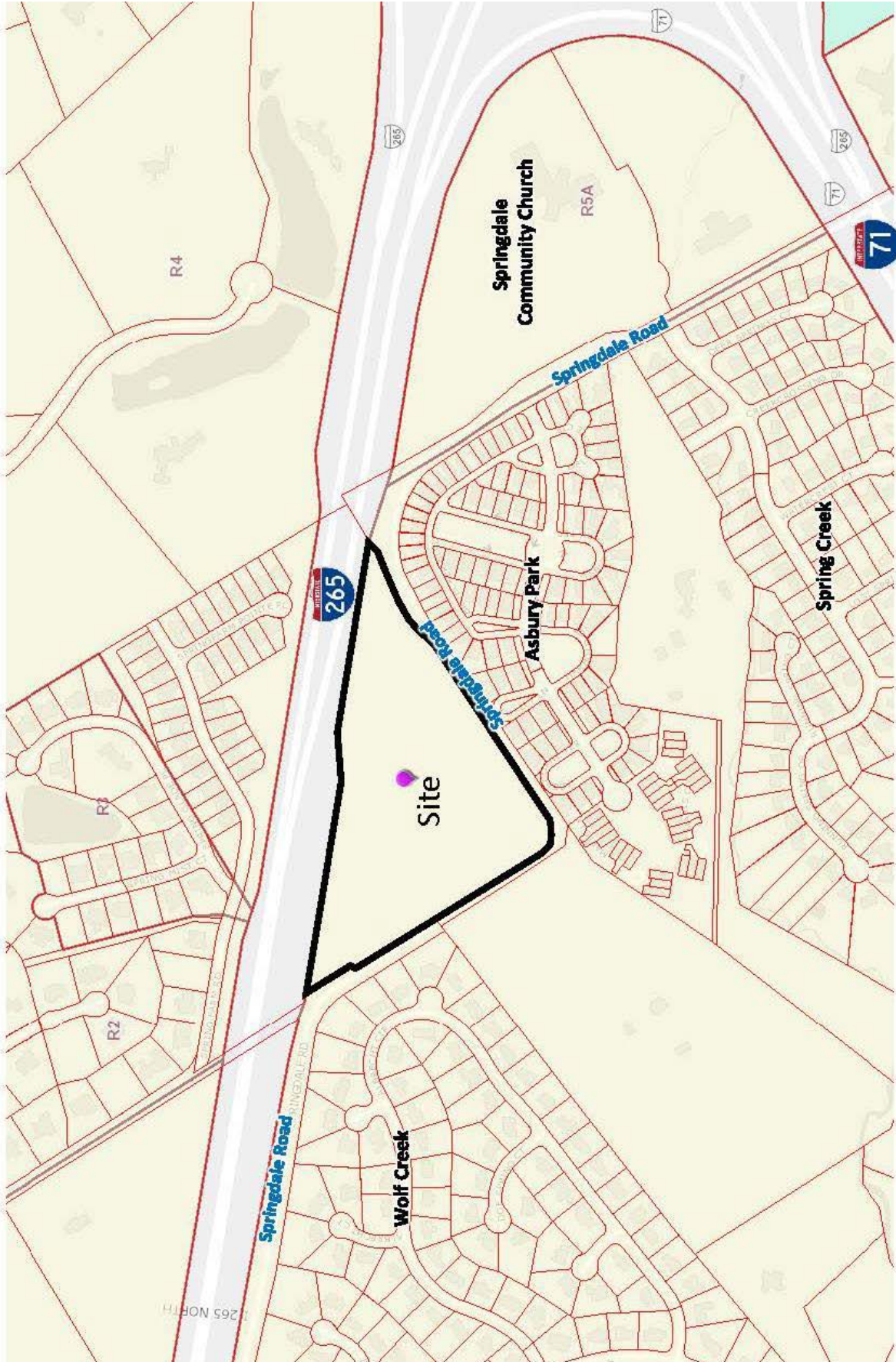
- SEE SEPARATE UTILITY PLANS FOR DETAILED INFORMATION.
- ALL UTILITIES TO BE INSTALLED IN ACCORDANCE WITH LOCAL CODES.
- PROVIDE PROTECTIVE COVERING OVER ALL UTILITIES.

**SCALE:** 1" = 30'

**NORTH**



# LOJIC SITE LOCATION SHEET



## **DETAILED SUMMARY SHEET**

The applicant, LIV Development, c/o Michael Ramsey is seeking to rezone the property referenced above from R-4 to R-7 to allow a 302-unit upscale apartment community on approximately 17.97 acres (16.8 acres after ROW dedication). The site plan has been designed such that the larger and taller buildings are in the center of the property along the Gene Snyder and away from Springdale Road. Much of the tree canopy buffering along Springdale Road, including the “Lovers Lane” trees, are proposed to be preserved (to the extent possible). We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number **21-ZONEPA-0066** and case manager **Dante St. Germain**.

The property is located south of the Gene Snyder Freeway on Springdale Road as shown on the attached “LOJIC Site Location” attachment. The property is bounded by the Gene Snyder Freeway on the north, and Springdale road on the southeast and southwest portions of the site.

The present zoning is R-4, the proposed zoning is R-7, and the form district is Neighborhood with no proposed change thereto. The development plan shows a gross density of 16.8 dwelling units per acre (requiring R-6), but after the loss of 1.22 acres for ROW dedication, the net density is 18.03 d/u/a, just past the R-6 threshold. The applicant is proposing to keep as much of the existing trees and vegetation as possible along Springdale Road but please note that these trees will be within the City’s expanded ROW after the Applicant dedicates 1.22 acres for addition ROW. The landscaping, screening and buffering will generally be as shown on the colored development plan. The site is required to have a minimum of 302 parking spaces and a maximum of 604 parking spaces with 512 being provided.

While the site is required to have .84 acres of open space, the project proposes 3.96 acres of open space. The site has been designed such that the larger and taller buildings are located in the center of the site away from Springdale Road. A stormwater detention basin will be provided along the southern portion of the property along the “V” in Springdale Road providing additional buffering. Sanitary sewer service will be through a lateral extension of the existing system.

All transformers, AC units, trash compactor, generator pads (if any) will be screened pursuant to Chapter 10 of the LDC. These screening devices vary from wood enclosures to vegetation.

**NOTICE OF POTENTIAL 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 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., 2<sup>nd</sup> Floor  
Louisville, KY 40223  
Attn: Nick Pregliasco – (502) 77-8831  
[nrp@bardlaw.net](mailto:nrp@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Sabak, Wilson & Lingo, Inc.  
608 S Third Street  
Louisville, Kentucky 40202  
Attn: Doug Schultz - (502) 584-6271  
[doug.schultz@swlinc.com](mailto:doug.schultz@swlinc.com)*

### **3. APPLICANT**

*LIV Development  
2204 Lakeshore Drive, Suite 450  
Birmingham, Alabama 35209  
Attn: Michael Ramsey - (205) 484-2849  
[michael@livdev.com](mailto:michael@livdev.com)*

### **4. CASE MANAGER OR SUPERVISOR**

*Dante St. Germain  
Planning & Design Services  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-4388  
[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)*

# INSTRUCTION SHEET ON HOW TO JOIN THE VIRTUAL MEETING

You may join the meeting using a computer, tablet, smart phone, or standard telephone.

Liv Dev/Springdale Rd - NM  
Tue, Jun 29, 2021 6:00 PM - 7:30 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.  
<https://global.gotomeeting.com/join/766825005>

You can also dial in using your phone.  
United States (Toll Free): 1 866 899 4679  
United States: +1 (571) 317-3116

Access Code: 766-825-005

New to GoToMeeting? Get the app now and be ready when your first meeting starts:  
<https://global.gotomeeting.com/install/766825005>

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](mailto:amc@bardlaw.net) or Nanci Dively at [nsd@bardlaw.net](mailto:nsd@bardlaw.net)

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

*Nicholas R. Pregliasco, Esq. – (502) 777-8831*  
[nrp@bardlaw.net](mailto:nrp@bardlaw.net)  
*Bardenwerper, Talbott & Roberts, PLLC*

*Doug Schultz - (502) 584-6271*  
[doug.schultz@swlinc.com](mailto:doug.schultz@swlinc.com)  
*Sabak, Wilson & Lingo, Inc.*

*Dante St. Germain, AICP*  
*Case Manager, Planning & Design Services*  
*(502) 574-4288*  
[Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@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.

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.