

NOTIFICATION OF VIRTUAL NEIGHBORHOOD MEETING RE: REZONING OF PROPERTY

Date Sent: August 26, 2020

To: 1st and 2nd Tier Adjoining Property Owners of 8203 & 8211 Cedar Creek Road (Rezoning); 8117 & 8113 Cedar Creek Road (Revised Major Preliminary Subdivision Plan); Robin Engel (Councilperson for District 22), and individuals who attended prior meetings and provided contact information on the sign-in sheet

From: Limestone Builders, Inc. and Jon Baker, Attorney for Limestone Builders, Inc., Wyatt, Tarrant & Combs, LLP

Re: **Virtual Neighborhood Meeting to Discuss Change in Zoning from R-4, Single-Family Residential Zoning to PRD, Planned Residential District Zoning**

We are writing to notify you about an upcoming “neighborhood meeting” on the above referenced rezoning proposal. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting is being held virtually instead of in person and the details are set forth in this letter and the supporting attachments.

The virtual meeting will be held on **Thursday, September 10, 2020 at 6:30 p.m.**

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

<https://global.gotomeeting.com/join/855303149>

You can also dial in using your phone.

United States (Toll Free): 1 866 899 4679

United States: +1 (571) 317-3116

Access Code: 855-303-149

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

<https://global.gotomeeting.com/install/855303149>

Enclosed for your review are the following:

1. The Color Site Plan of the proposed development.
2. The LOJIC Zoning Map showing the location of the site and surrounding zoning.
3. Contact Information
4. Instructions on how to join the virtual meeting.
5. Information on how to obtain case information online from Louisville Metro Planning & Design’s online customer service portal.

Limestone Builders, Inc., the applicant, is seeking a change in zoning from R-4 to PRD for the property located at 8203 and 8211 Cedar Creek Road (Cedar Ridge Sec. 2); and requests an associated revised major preliminary subdivision plan for 8117 and 8113 Cedar Creek Road

Best Regards,

Jon Baker

cc: Hon. Robin Engel, Councilman, District 22
Kelli Jones, Landscape Architect with Sabak, Wilson & Lingo, Inc.

CONTACT INFORMATION

PRIMARY CONTACT

Wyatt Tarrant & Combs, LLP
Attn: Jon Baker
400 W. Market St., Ste. 2000
Louisville, KY 40202
(502) 589-5235
jbaker@wyattfirm.com

DEVELOPER

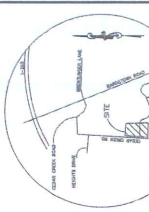
Limestone Builders, Inc.
Attn: Missy Klein
10719 Meeting Street, Suite 101
Prospect, KY 40259
(502) 376-1327
mak@lancasterbuilthomes.com

LANDSCAPE ARCHITECT

Sabak, Wilson & Lingo, Inc.
Attn: Kelli Jones, RLA
608 S. 3rd Street
Louisville, KY 40202
(502) 584-6271
kelli.jones@swlinc.com



SABAK, WILSON & LINGO, INC.
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 1600 WEST 14TH AVENUE, SUITE 1000
 DENVER, COLORADO 80202
 PHONE: (303) 733-4411
 FAX: (303) 733-4412



SITE DATA
 PROJECT AREA: 18.43 ACRES
 TOTAL AREA: 18.43 ACRES
 TOTAL AREA EXCLUDING POND: 17.81 ACRES
 TOTAL AREA INCLUDING POND: 18.43 ACRES
 TOTAL AREA INCLUDING POND AND STREETS: 18.43 ACRES
 TOTAL AREA INCLUDING POND AND STREETS AND UTILITIES: 18.43 ACRES
 TOTAL AREA INCLUDING POND AND STREETS AND UTILITIES AND EASEMENTS: 18.43 ACRES

DIMENSIONAL REQUIREMENTS
 FRONT YARD: 15'
 REAR YARD: 15'
 SIDE YARD: 5'
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM BUILDING FOOTPRINT: 6000 SQ. FT.
 MAXIMUM GROUND COVER: 30%
 MAXIMUM GROUND COVER (WITH TREES): 40%
 MAXIMUM GROUND COVER (WITH TREES AND WATER): 50%

TREE CANOPY CALCULATIONS
 TOTAL TREE CANOPY: 100,000 SQ. FT.
 TOTAL TREE CANOPY (WITH TREES): 120,000 SQ. FT.
 TOTAL TREE CANOPY (WITH TREES AND WATER): 140,000 SQ. FT.

BENCHMARK
 BENCHMARK MARK LOCATED AT SEWER PUMP STATION ON REAR 1/2" CORNER OF THE SITE.
 ELEVATION: 5210.45 FT. (GDS)

EXISTING VARIATIONS - SECTION I
 1. VARIATION FROM EXISTING TO PROPOSED: 1.5' (SEE DETAIL)
 2. VARIATION FROM EXISTING TO PROPOSED: 1.5' (SEE DETAIL)
 3. VARIATION FROM EXISTING TO PROPOSED: 1.5' (SEE DETAIL)
 4. VARIATION FROM EXISTING TO PROPOSED: 1.5' (SEE DETAIL)

ADDITIONAL REQUESTS
 1. THE OWNER SHALL PROVIDE A LETTER OF REQUEST TO THE CITY OF DENVER FOR THE PROPOSED VARIATIONS.
 2. THE OWNER SHALL PROVIDE A LETTER OF REQUEST TO THE CITY OF DENVER FOR THE PROPOSED VARIATIONS.
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 4. THE OWNER SHALL PROVIDE A LETTER OF REQUEST TO THE CITY OF DENVER FOR THE PROPOSED VARIATIONS.

PROJECT TITLE: CEDAR RIDGE

REVISIONS

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITTING	09/15/2019
2	ISSUED FOR PERMITTING	09/15/2019
3	ISSUED FOR PERMITTING	09/15/2019

DDP

DATE: 09/15/2019
 SCALE: AS SHOWN
 DRAWING NO.: 19-0075-01
 SHEET NO.: 5 OF 5

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.