

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223
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March 12, 2025

RE: 4th neighborhood meeting for Sweetwater Springs Development located at 718 Watterson Trail and two additional parcels without addresses known as Block 31, Lots 35 and 50

Dear Neighbor:

We are writing to invite you to a 4th neighborhood meeting which follows the three previous neighborhood meetings held on April 27, 2023, January 25, 2024 and May 22, 2024. Even though there have been no significant changes, we are required to hold another neighborhood meeting since more than 90 days have elapsed since the last meeting. This meeting will again present neighbors with our zone change plan from R-4 to R-6 and C-2 to allow an apartment/townhome community and commercial/retail on the above referenced location. Minor changes to the plan have been made, specifically to the parking on the left side and to the commercial layout on the bottom right corner.

As previously stated, the applicant is proposing apartments and townhomes that will be high-end, Class "A" residences, with amenities such as 9' ceilings, smart thermostats, granite and quartz countertops, stainless appliances and approximately 38' corridor accessed garages. Outdoor amenities also include a clubhouse with a fitness center, coffee bar, business center/conference room, large pool, dog park, pet salon, fire pit with festival seating area, playground and outdoor grilling area.

The retail portion of the plan will consist of about 12 acres and include commercial uses, such as a retail center, grocery store, shops and outparcels. Accordingly, a plan was filed for pre-application review with the Office of Planning that was assigned case manager **Jay Luckett** and case number **24-ZONEPA-0054**.

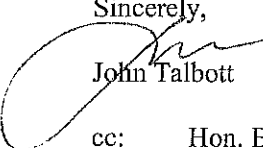
This meeting will be held on **Wednesday, March 26, 2025** beginning at **6:00 pm** in the **Arise Youth Worship Room** at **Middletown Christian Church** located at **500 N. Watterson Trail, Louisville, KY**.

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 and Information on how to obtain case information online from Office of Planning's online customer service portal
5. Office of Planning's "After the Neighborhood Meeting" sheet

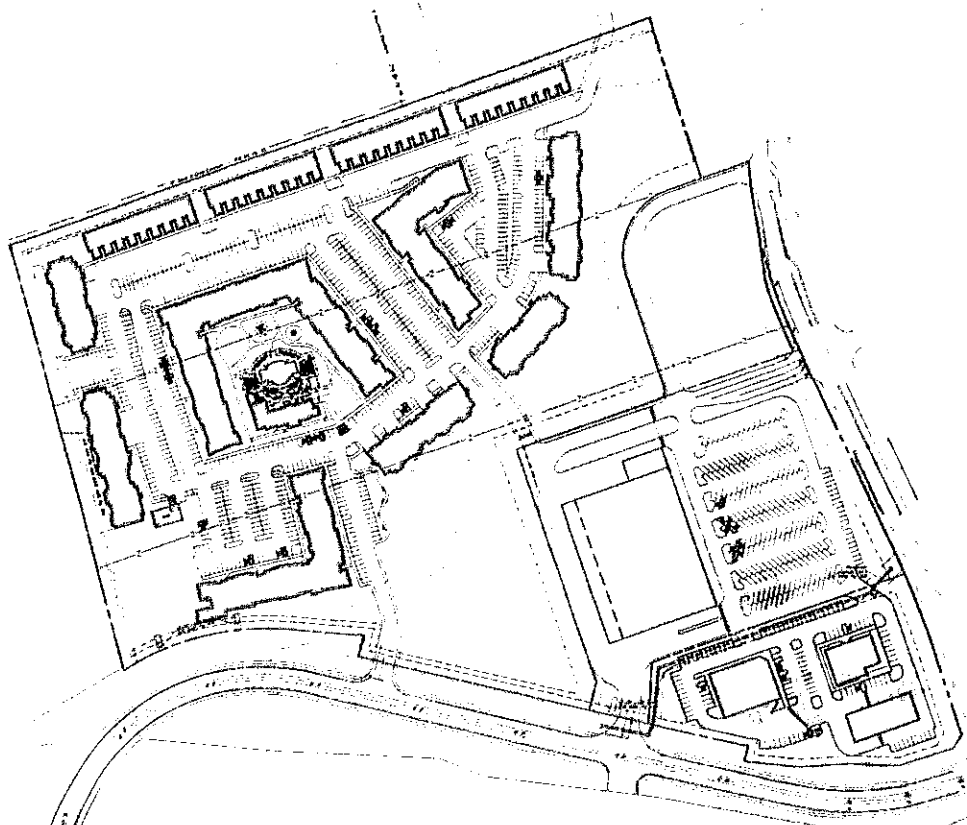
If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

Sincerely,

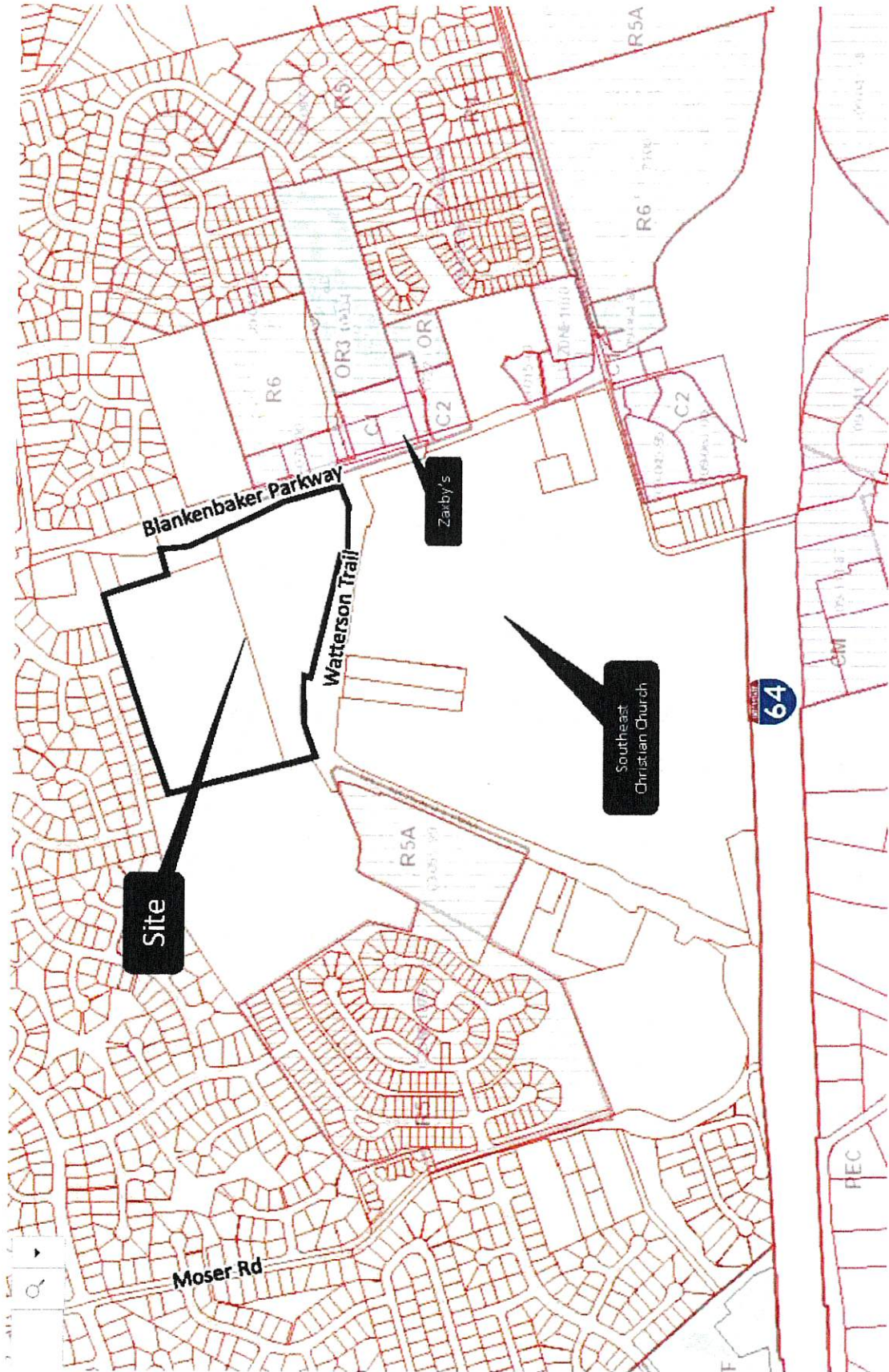

John Talbott

cc: Hon. Bonnie Jung, Mayor, City of Douglass Hills
Hon. Marilyn Parker, Councilwoman, District 18
Hon. Anthony Piagentini, Councilman, District 19
Jay Luckett, Planning Supervisor with the Office of Planning
Matt McLaren, engineer with Gresham Smith
Scott Hagan & Kristen Hedden, applicants with Hagan Properties, Inc.

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking to rezone the property from R-4 to R-6 & C-2 to allow an apartment/townhome community and commercial/retail development. The proposed development will include apartments and townhomes that will be high-end, Class "A" residences, with amenities such as 9' ceilings, smart thermostats, granite and quartz countertops, stainless appliances and approximately 38' corridor accessed garages. Outdoor amenities also include a clubhouse with a fitness center, coffee bar, business center/conference room, large pool, dog park, pet salon, fire pit with festival seating area, playground and outdoor grilling area. The retail portion of the plan will consist of about 12 acres and include commercial uses, such as a retail center, grocery store, shops and outparcels.

A plan was filed for pre-application review with the Office of Planning that was assigned case manager **Jay Lockett** and case number **24-ZONEPA-0054**.

The present zoning is R-4. The present form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan and be in compliance with Chapter 10 of the Louisville Metro Land Development Code (LDC).

All dumpster pads/compactors, transformers, AC units, generator pads (if any) will be screened pursuant to Chapter 10 of the LDC.

Sanitary sewer service will be provided by lateral extension.

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 Office of Planning staff review. Any changes will be available for public review on the Office of Planning Online Customer Service Portal. Instructions on how to access this information is provided in the Office of Planning'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 Office of Planning 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., Suite 200
Louisville, KY 40223
John C. Talbott – (502) 741-8783
John@bardlaw.net*

2. ENGINEERING FIRM

*Gresham Smith
111 W Main St #201, Louisville, KY 40202
Matt McLaren – (502) 627-8926
matt.mclaren@greshamsmith.com*

3. APPLICANT

*Hagan Properties, Inc.
12911 Reamers Road
Louisville, KY 40245
Kristen Hedden - (502) 245-8800
Kristen@hagan.com*

4. CASE MANAGER OR SUPERVISOR

*Jay Luckett, Planning Supervisor
Office of Planning
444 South Fifth Street
Louisville, KY 40202
(502) 574-5159
Jay.Luckett@louisvilleky.gov*

OFFICE OF PLANNING 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

Why a 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. The applicant has 90 days to file a formal application with the Office of Planning from the conclusion of this neighborhood meeting. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Expanding Interest in your Community

If you would like to stay informed of any new development in yours or any Council District, sign up to receive email notices at the following link: <https://louisvilleky.gov/government/planning-design/notifications> Select "Notification of Development Proposals" and "Weekly Agenda".

What Happens Next

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 hearing.

Want to Know More

You may still feel unclear about the change in zoning process, want more information about how zoning works, or wonder what to expect as the applicant's proposal moves toward a public hearing. If so, check out the Citizen Guide for community members to learn more about the zoning process as well as other development proposals that go before a Planning Board or Committee.

<https://louisvilleky.gov/government/planning-design/citizen-guides>

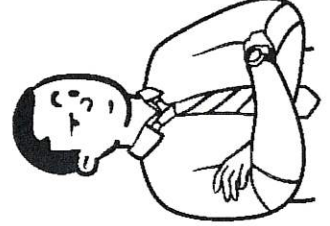
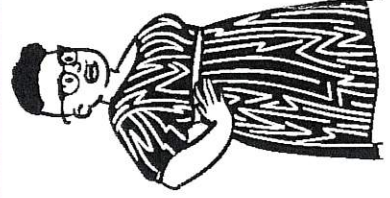
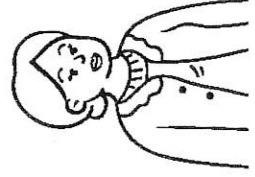
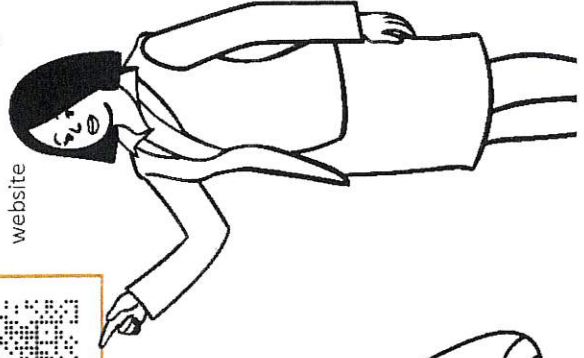
Staying Informed

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Office of Planning 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 to obtain of Office of Planning information.



Scan QR Code with your phone for quick access to the Office of Planning website



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