



*Legal Counsel.*

DINSMORE & SHOHL LLP  
101 S. Fifth St., Suite 2500  
Louisville, KY 40202  
www.dinsmore.com

Clifford H. Ashburner  
(502) 540-2382 (direct) · (502) 581-8111 (fax)  
clifford.ashburner@dinsmore.com

November 14, 2022

RE: Property: 1408 N. English Station Road  
Case Number: 22-ZONEPA-0130

Dear Neighbor:

Our client, LDG Multifamily, LLC, has filed a change in zoning pre-application to change the zoning on the subject property from R-4 to PRD (Planned Residential Development) in order to allow it to develop a residential community with 40 townhomes on individual lots. We are inviting nearby property owners, residents, and stakeholders to a neighborhood meeting to discuss the proposal as indicated below.

**Date:** Monday, November 28, 2022  
**Time:** 6:30 p.m.  
**Location:** City of Middletown Community Center - Sanctuary  
11700 Main Street, Louisville, KY 40243

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**

The proposed development will create a residential community with 40 townhomes on approximately 6.4 acres on the west side of N. English Station Road. The proposed townhomes will include attached garages. The proposed development will include preserved tree canopy area and a detention basin at the western end of the site, as well.

2. **Proposed Development Plan**

Attached please find a copy of the proposed development plan for your review.

3. **Location of Proposed Project**

Attached please find a map showing the location of the property for the proposed project.

4. **Contact Information**

**Planning and Design Services**

Dante St. Germain  
Planning and Design Services  
Metro Development Center  
444 S 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
Phone: (502) 574-6230  
Email: [Dante.St.Germain@louisvilleky.gov](mailto:Dante.St.Germain@louisvilleky.gov)

**Attorney for Applicant**

Clifford H. Ashburner  
Dinsmore & Shohl, LLP  
101 S. Fifth Street, Suite 2500  
Louisville, KY 40202  
Phone: 502-540-2300  
Email: [Clifford.Ashburner@dinsmore.com](mailto:Clifford.Ashburner@dinsmore.com)

**Plan prepared by:**

Emily Estes  
Heritage Engineering, LLC  
603 North Shore Dr., Suite 204  
Jeffersonville, IN 47130  
Email: [eestes@heritageeng.com](mailto:eestes@heritageeng.com)

If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

5. **Case Information**

To obtain documents related to this proposal, please visit:  
<http://louisvilleky.gov/government/planning-design>.

6. **After the Meeting**

Attached please find a copy of the *After the Meeting* flier produced by Louisville Metro Planning and Design for your review.

If you would like us to send you a copy of the materials presented at the meeting, please contact Shannon Johnson at [Shannon.Johnson@dinsmore.com](mailto:Shannon.Johnson@dinsmore.com) or 502-540-2341 or Vicki Miller at [Vicki.Miller@dinsmore.com](mailto:Vicki.Miller@dinsmore.com) or 502-540-2320.

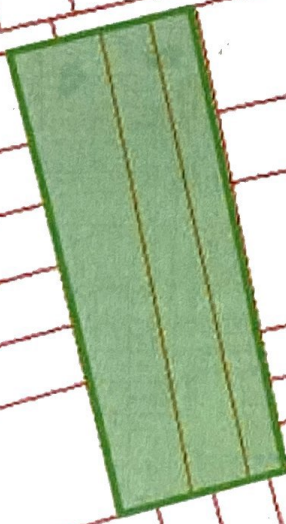
If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Sincerely



Clifford H. Ashburner





## **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.