

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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May 25, 2022

RE: Follow-up neighborhood meeting for a zone change from R-4 to C-M and Detailed District Development Plan (DDDP) to allow a 31,875 sf, 2-story (with a subterranean level) self-storage facility on approximately 1.91 acres on property located at 4301 Westport Road

Dear Neighbor:

We are writing to invite you to a follow-up meeting to the one held April 26<sup>th</sup> to again present neighbors with our rezoning plan for the self-storage facility located on the above referenced property. This meeting is intended to explain changes we made following the prior meeting.

As you know from our last meeting notice, Hagan Properties, LLC has filed a plan for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number **22-ZONEPA-0064** and case manager, **Dante St. Germain**.

This follow-up meeting will be held on **Wednesday, June 8, 2022** beginning at **6:00 p.m.** at the **St. Matthews Eline Library** located at **3940 Grandview Avenue, Louisville, KY 40207**.

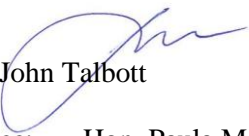
Enclosed for your review are the following:

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 PDS' online customer service portal
5. PDS' "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 either one of us at the email addresses/numbers listed above.

We look forward to seeing you.

Sincerely,



John Talbott

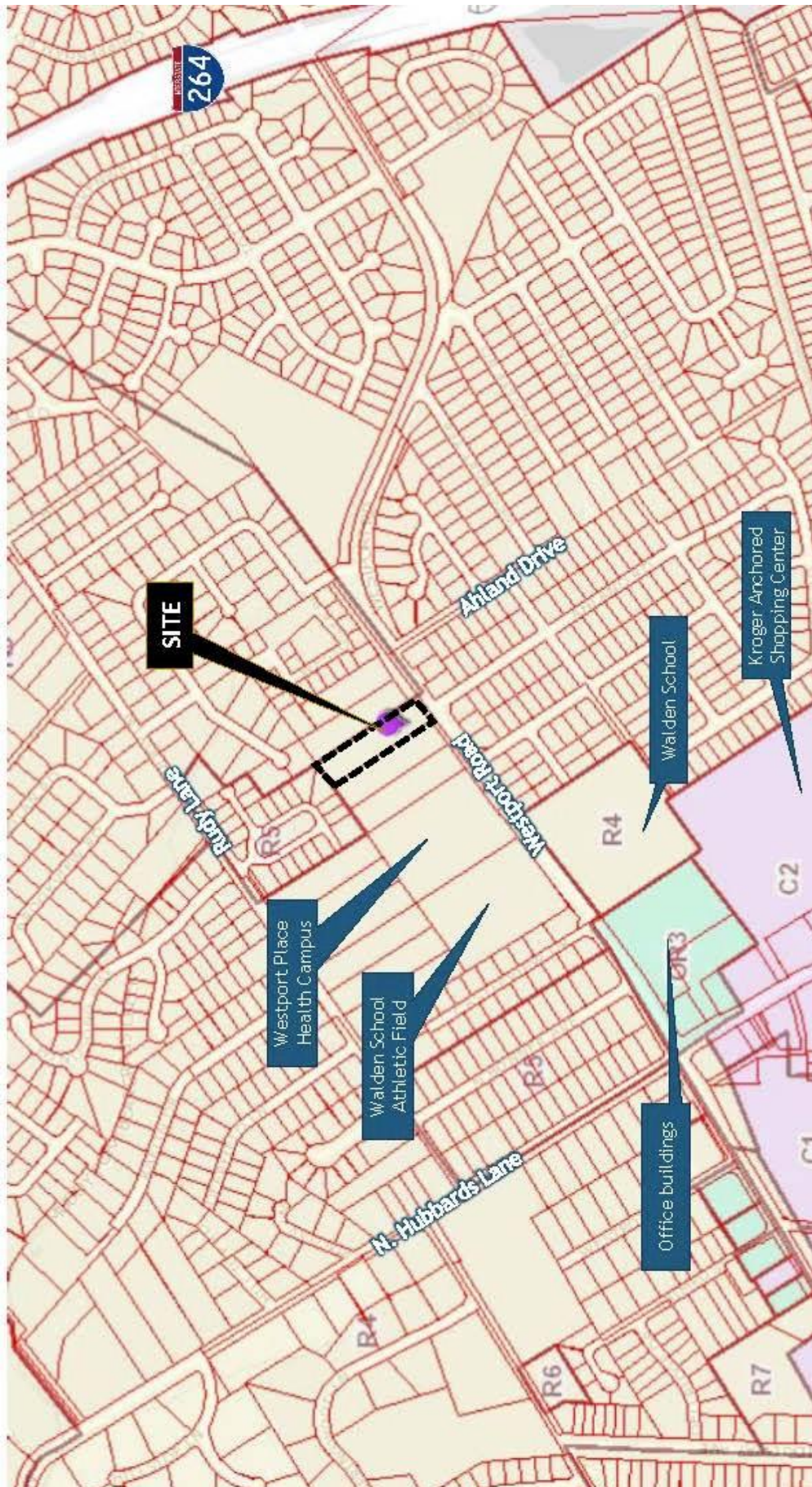
cc: Hon. Paula McCraney, Councilwoman, District 7  
Hon. Richard J. Tonini, Mayor, City of St. Matthews  
Hon. Helen M. Davis, Mayor, City of Windy Hills  
Dante St. Germain, Case Manager, Planning & Design Services  
Ted Bernstein, R.L.A., landscape architect with Land Design & Development, Inc.  
Shaun Kogut, architect with GDC Architects Engineers  
Tommy Edwards & Kristen Hedden, applicant representatives with Hagan Properties, LLC

## DEVELOPMENT PLAN

[illegible]



## LOJIC SITE LOCATION SHEET



## **DETAILED SUMMARY SHEET**

Hagan Properties, LLC filed an application for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number 22-ZONEPA-0064 and case manager, Dante St. Germain. The request is to change the zoning from R-4 to CM, with a Detailed District Development Plan (DDDP) to allow a 31,875 sf, 3-story, self-storage facility on approximately 1.91 acres on property located at 4301 Westport Road.

The present zoning is R-4 and the form district is Neighborhood with no proposed change thereto. The landscaping, screening and buffering will generally be as shown on the development plan which is the minimum amount required by Chapter 10 of the Louisville Metro Land Development Code (LDC). The proposed plan calls for a 5 -foot landscape buffer area along the property line.

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

Sanitary sewer service will tie into existing MSD system.

There is one proposed access point to this project as shown on the accompanying development plan.

Storm water will be directed to a new on-site detention basin as shown on the accompanying development plan, which will assure that the post-development rate of run-off does not exceed pre-development conditions. Preliminary stormwater calculations are as shown on the development plan.

**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  
John Talbott – (502) 741-8783  
[john@bardlaw.net](mailto:john@bardlaw.net)*

### **2. ENGINEERING FIRM**

*Land Design & Development, Inc.  
503 Washburn Ave., Ste. 101  
Louisville, KY 40222  
Ted Bernstein – (502) 426-9374  
[Bernstein@ldd-inc.com](mailto:Bernstein@ldd-inc.com)*

### **3. APPLICANT**

*Tommy Edwards & Kristen Hedden  
Hagan Development  
12911 Reamers Road  
Louisville, KY 40245  
[tommy@hagan.com](mailto:tommy@hagan.com)*

### **4. PDS CASE MANAGER**

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

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## **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**

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.