

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

Nicholas R. Pregliasco
Email: NRP@BARDLAW.NET
Mobile: (502) 777-8831

September 2, 2022

RE: Neighborhood meeting for a proposed change in zoning from R-4 to C-2, a Conditional Use Permit (CUP), and a Floyds Fork Development Review Overlay (FFDRO) review to allow a self-storage facility on property located at 15900, 15908R and 15910 Shelbyville Road along with two additional properties without addresses

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change, FFDRO application, CUP and Detailed District Development Plan (DDDP) to allow a self-storage facility to be located as above.

Accordingly, we filed a plan for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number, **22-ZONEPA-0117** and case manager, **Jay Luckett**. The applicant is proposing to build nine, 1-story buildings containing 735 units, in addition to a 1,600 sf office. We would like to show and explain this plan to neighbors so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Monday, September 19, 2022**, beginning at **6:30 p.m.** at the **First Baptist Church, Eastwood** in the **Multipurpose Building** located at **16122 Eastwood Cut Off Road, Louisville, Kentucky**. *(Park in the upper parking via the frontage road that runs in front of the church. Access the frontage road from either Eastwood Fisherville Road or Eastwood Cut Off Road. Enter the Multipurpose Building located in the rear of the parking lot through the door located on the left side of the building. Go down the stairs to the meeting room. Wheelchair access is available through the back door.)*

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 me at the number listed above.

We look forward to our opportunity to visit with you.

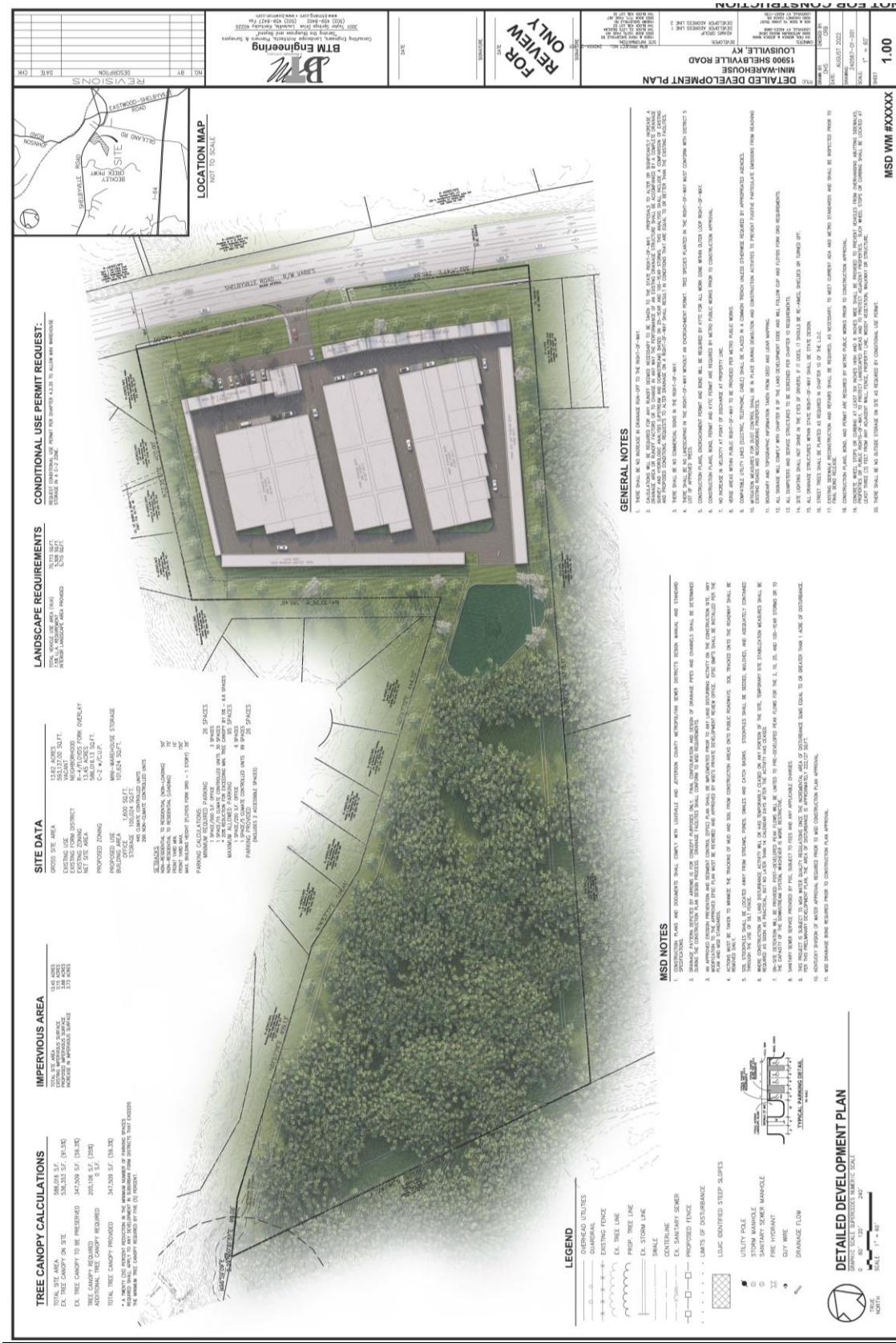
Sincerely,



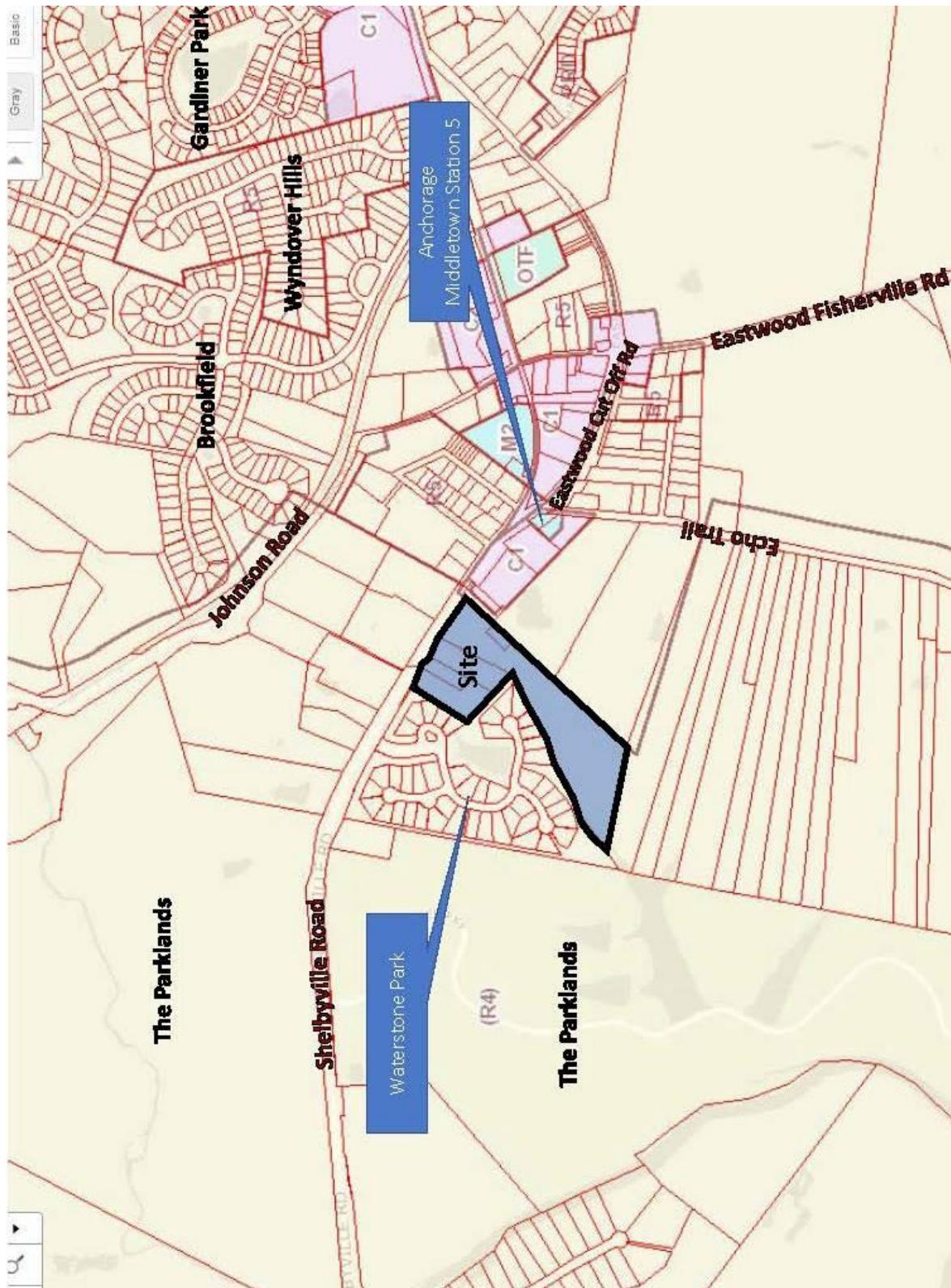
Nick Pregliasco

cc: Hon. Kevin Kramer, Councilman, District 11
Jay Luckett, case manager with Planning & Design Services
Doug Sellers and Chris Brown, engineers with Bowman
George Harb, applicant with Adams Property Group

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking to rezone the property from R-4 to C-2, along with a request for a Conditional Use Permit to allow a self-storage facility on the referenced properties. The applicant is proposing to build nine, 1-story buildings containing 735 units, in addition to a 1,600 sf office. A plan has been filed for pre-application review with the Division of Planning and Design Services (DPDS) that was assigned case number, **22-ZONEPA-0117** and case manager, **Jay Luckett**.

The property is located on the south side of Shelbyville Road between the Waterstone Park Subdivision and the Eastwood Fire Department as shown on the attached “LOJIC Site Location” attachment.

The present zoning is R-4 and 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 connection.

Storm water assure that the post-development rate of run-off does not exceed pre-development conditions.

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., 2nd Floor
Louisville, KY 40223
Nick Pregliasco – (502) 777-8831
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Bowman
3001 Taylor Springs Drive
Louisville, Kentucky 40220
Attn: Doug Sellers – (502) 459-8402
dsellers@bowman.com*

3. APPLICANT

*Adams Property Group
c/o George Harb
[għarb@adamspropgroup.com](mailto:gharb@adamspropgroup.com)*

4. CASE MANAGER OR SUPERVISOR

*Jay Luckett, AICP
Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-5159
Jay.Luckett@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

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.