

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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Nicholas R. Pregliasco
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January 14, 2025

RE: Neighborhood meeting for a proposed Conditional Use Permit (“CUP”) for a private proprietary club to allow an event venue, and a CUP to allow a short-term rental, all on property located at 2612 S. English Station Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our CUP plan to allow an event venue and an associated short-term rental to be located as above.

Accordingly, we filed the “event venue” plan for pre-application review with Louisville Metro Office of Planning (“Office of Planning”) that was assigned case number **25-CUPPA-0002** and case manager **Molly Clark**. We will also soon file a pre-application plan for a CUP for the “short-term rental” with the Office of Planning. The applicant is proposing to convert the former riding stables’ building into a multiple venue event center. The exterior of the building will largely remain as it is today. The applicant will construct two patio areas behind the existing building and two parking lots for guests. The applicant is also proposing to construct a carriage house to be used as a short-term rental. The existing access will be relocated to align with Echo Trail, with an additional access further south on S. English Station Road. The relocated access at Echo Trail will eliminate the existing crossing of the Louisville Loop multi-use trail. 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 **Wednesday, January 29, 2025**, beginning at **6:00 p.m.** at **the First Baptist Church Eastwood** located at **16122 Eastwood Cut Off Road, Louisville, Kentucky 40245**. *(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 Office of Planning online customer service portal
5. Office of Planning’ “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,

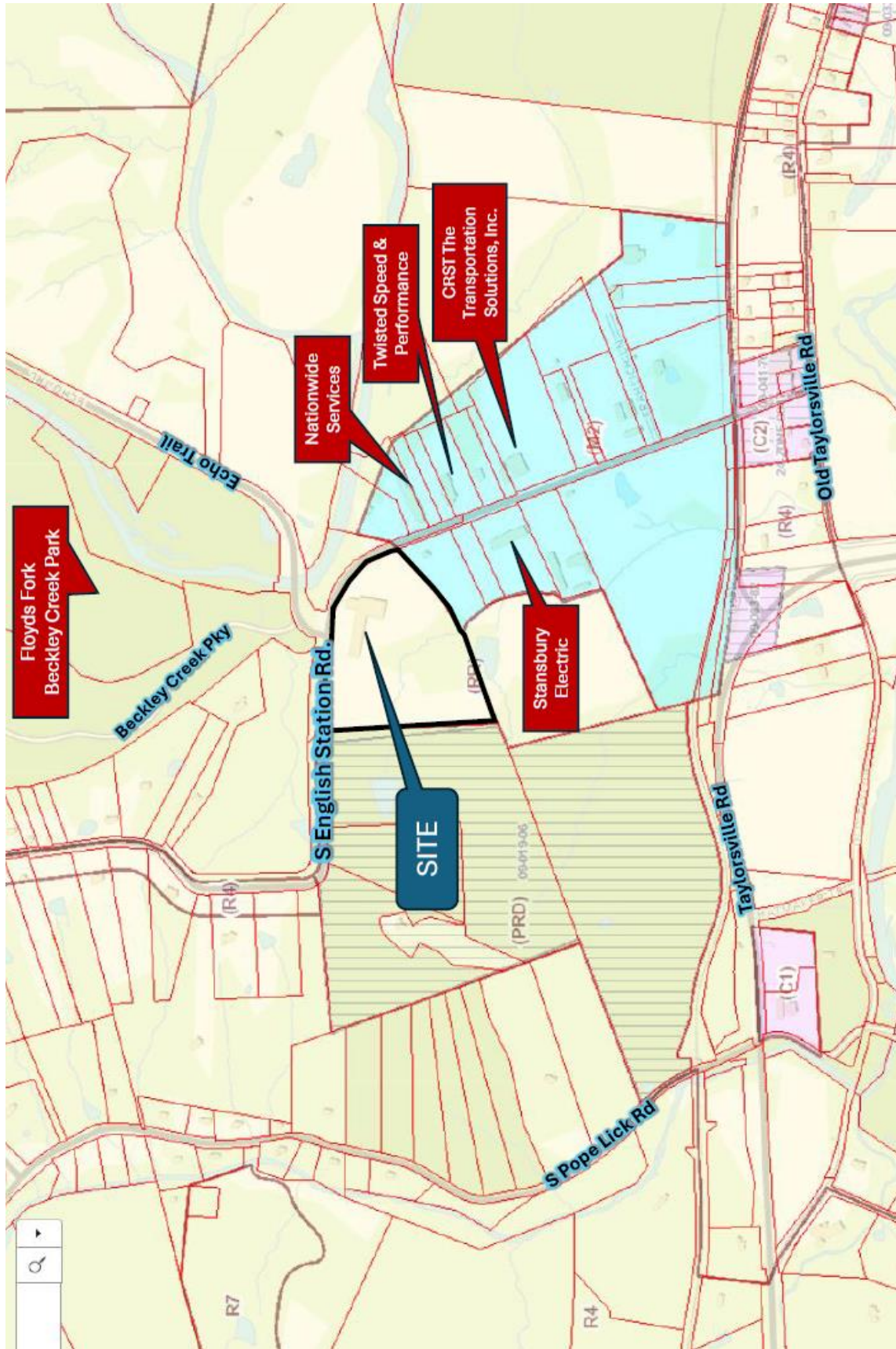

Nicholas R. Pregliasco

cc: Hon. Stuart Benson, Councilman, District 20
Hon. Kevin Kramer, Councilman, District 11
Molly Clark, case manager with Office of Planning
Kelli Jones, PLA with Sabak, Wilson & Lingo, Inc.
Vijay Addala & Lakshmi Addala, applicants

DEVELOPMENT PLAN



LOJIC SITE LOCATION SHEET



DETAILED SUMMARY SHEET

The applicant is seeking a Conditional Use Permit (“CUP”) for a private proprietary club to allow an event venue and an associated short-term rental. The applicant is proposing to convert the former riding stables’ building into a multiple venue event center. The exterior of the building will largely remain as it is today. The applicant will construct two patio areas behind the existing building and two parking lots for guests. The applicant is also proposing to construct a carriage house to be used as a short-term rental. The existing access will be relocated to align with Echo Trail, with an additional access further south on S. English Station Road. The relocated access at Echo Trail will eliminate the existing crossing of the Louisville Loop multi-use trail.

A plan for the “event venue” has been filed for pre-application review with Louisville Metro Office of Planning that was assigned case number **25-CUPPA-0002** and case manager **Molly Clark**. We will also soon file a pre-application plan for a CUP for the “short-term rental” with the Office of Planning.

The property is located on the south side of S. English Station Road at Echo Trail as shown on the attached “LOJIC Site Location” attachment.

The present zoning is RR and the present form district is Neighborhood with no proposed changes 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.

Property to be served by existing or upgraded septic system.

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 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
Nicholas R. Pregliasco – (502) 426-6688
nrp@bardlaw.net*

2. ENGINEERING FIRM

*Sabak, Wilson & Lingo, Inc.
608 S. Third Street
Louisville, Kentucky 40202
Attn: Kelli Jones – (502) 584-6271 ext. 237*

3. APPLICANT

*Vijay Addala - vijayaddala.kyrealestate@gmail.com
Lakshmi Addala - addala1.lakshmi@gmail.com*

4. CASE MANAGER OR SUPERVISOR

*Molly Clark
Office of Planning
444 South Fifth Street, Suite 300
Louisville, KY 40202
(502) 574-8656
Molly.Clark@louisvilleky.gov*

OFFICE OF PLANNING'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

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 Office of Planning information.



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

