

Neighborhood Meeting Summary

Case No. 21-CUPPA-0207

Meeting Date and Time: January 18, 2022 at 6:30 P.M.

Location of Meeting: Community of Christ Church
2401 Merriwood Drive, Louisville, KY 40299

Description of Proposal: Conditional Use Permit for a Pet Suites commercial kennel on property located at 9017 Taylorsville Road, Louisville, KY 40299 (“Property”).

Attending on behalf of the Applicant: Jon Baker, Wyatt, Tarrant & Combs, LLP
Keith Demchinski, TM Crowley & Associates
Andy Taylor, P.E. (IN), CFM, LEED AP, Kimley-Horn

Meeting Summary:

Jon Baker welcomed the meeting attendees to the neighborhood meeting, explained why the meeting was being held and introduced the development team behind the Conditional Use Permit Pre-Application (CUP), Keith Demchinski with TM Crowley and Andy Taylor with Kimley-Horn. Jon then explained the CUP process, where the applicant is in the process – the pre-application stage – and next steps of the CUP process the attendees could expect to occur after the neighborhood meeting concluded tonight, including the formal filing of the CUP application to Louisville Metro Planning and Design Services (Metro PDS), Metro PDS case management review of the formal application, issuance of agency comments, how to access such agency comments, and, ultimately, the public hearing where the CUP application will be presented.

Jon discussed how the Louisville Metro Board of Zoning Adjustment (BOZA) is the administrative body in Louisville Metro authorized to review and take final action on the applicant’s CUP. Jon informed how the public hearing before the BOZA would be noticed and should any attendee present tonight not be on the notification list that he/she be sure to add their contact information to the sign-in sheet being passed around the room to ensure notice of the BOZA public hearing would be sent to them. Jon encouraged the attendees to attend the public hearing to provide comment to the record, should they want their input in the administrative record established for the CUP application. Jon also encouraged attendees to contact Metro PDS should they have questions related to the proposed plan or about the process surrounding the CUP application they could ask a planner. Prior to handing the meeting over to Keith for Keith to discuss the project, Jon handed out business cards to each attendee while telling them to contact him with any questions about the project.

Keith began his presentation by displaying an aerial exhibit of the Property, which he used to point out the building and site features, notably the south fork of Beargrass Creek traversing the rear portion of the Property. Keith explained the setback required to protect Beargrass Creek and how the applicant would abide by said setback, not place any structures

therein, but would likely add trees to the existing trees and vegetation. Keith then went on to discuss landscaping that would be planted around the Property to help with both screening and aesthetics of the development. It was mentioned how Pet Suites would contract with a local landscaping company so that the Property's exterior is routinely maintained. Keith underscored the applicant's desire to protect the residential property owners located behind the Property, on the other side of Beargrass Creek.

Keith next discussed vehicular access to/from the site would only be established on Taylorsville Road; no vehicular access to/from the site from Axminster Drive. Keith commented on the addition of a sidewalk across the Property's Taylorsville Road frontage would be installed to complete the pedestrian connection. Keith proceeded to explain TM Crowley's strong relationship with Pet Suites, where Pet Suites have been constructed throughout the country, Pet Suites growth plan over the next few years and how the ownership group of Pet Suites is headed by a national veterinarian association. From there, Keith informed the attendees of the typical Pet Suites 11K square foot layout and how their store locations operated, including day care, overnight boarding, and grooming services (and a cat room); dogs are primarily kept indoors, but there are scheduled play throughout times of a normal day when dogs would be placed in specific enclosed outdoor areas on the Property, which are separated based on the size of the dogs. Keith pointed out those outdoor areas on the plan to the meeting attendees as well as where onsite the enclosed trash receptacle would be located.

Andy Taylor, engineer with Kimley-Horn, explained how drainage of stormwater would be managed and where it would be discharged from the Property. Andy affirmed the project will comply with all applicable MSD requirements.

Keith showed exhibits of renderings of existing Pet Suites stores, including perspectives from various angles and of different facades, to illustrate what the proposed store at the Taylorsville Road location would resemble; Keith discussed particular building materials used in Pet Suites stores and discussed fencing utilized onsite. 20 parking spaces are proposed on the proposed development plan. Keith and the Mayor of Forest Hills (the "Mayor") discussed the possibility of the applicant seeking variance relief from the city code to allow a seven-foot (7') fence on the Property. Keith stated the Pet Suites' signage would be within the applicable code requirements.

After Keith concluded with his presentation, the meeting was opened up for the attendees to ask questions. The Mayor inquired about a gap being shown in the fence fronting Axminster Drive and whether the applicant could fill said gap in the fence; Keith responded that he would look into that, but did not foresee an issue with accommodating the Mayor's request. A gentlemen whose father resides on the other side of Beargrass Creek behind the Property asked about additional screening of the rear of the proposed structure and what the applicant would use to keep down noise from barking dogs outside in the play area. Keith responded that the applicant proposes planting additional trees within the setback area from Beargrass Creek, which will both screen and attenuate sound from the Property. But as it relates to barking dogs, Keith explained how that often times is a misperception about a proposed Pet Suites location – that barking dogs will be outside on the site all day, every day. Pet Suites have strict operational standards that limit dogs who cannot control their barking from being outside. Keith also agreed

to look into further sound-mitigating measures to locate on the site that would offer additional protection, although Keith believes the experienced Pet Suites staff will properly manage any noise issues emanating from the Property.

The Neighborhood Meeting concluded around 7:15 p.m. The applicant and its representatives stayed around after the meeting for anyone to ask further questions and/or discuss the proposal.

100696375.1