

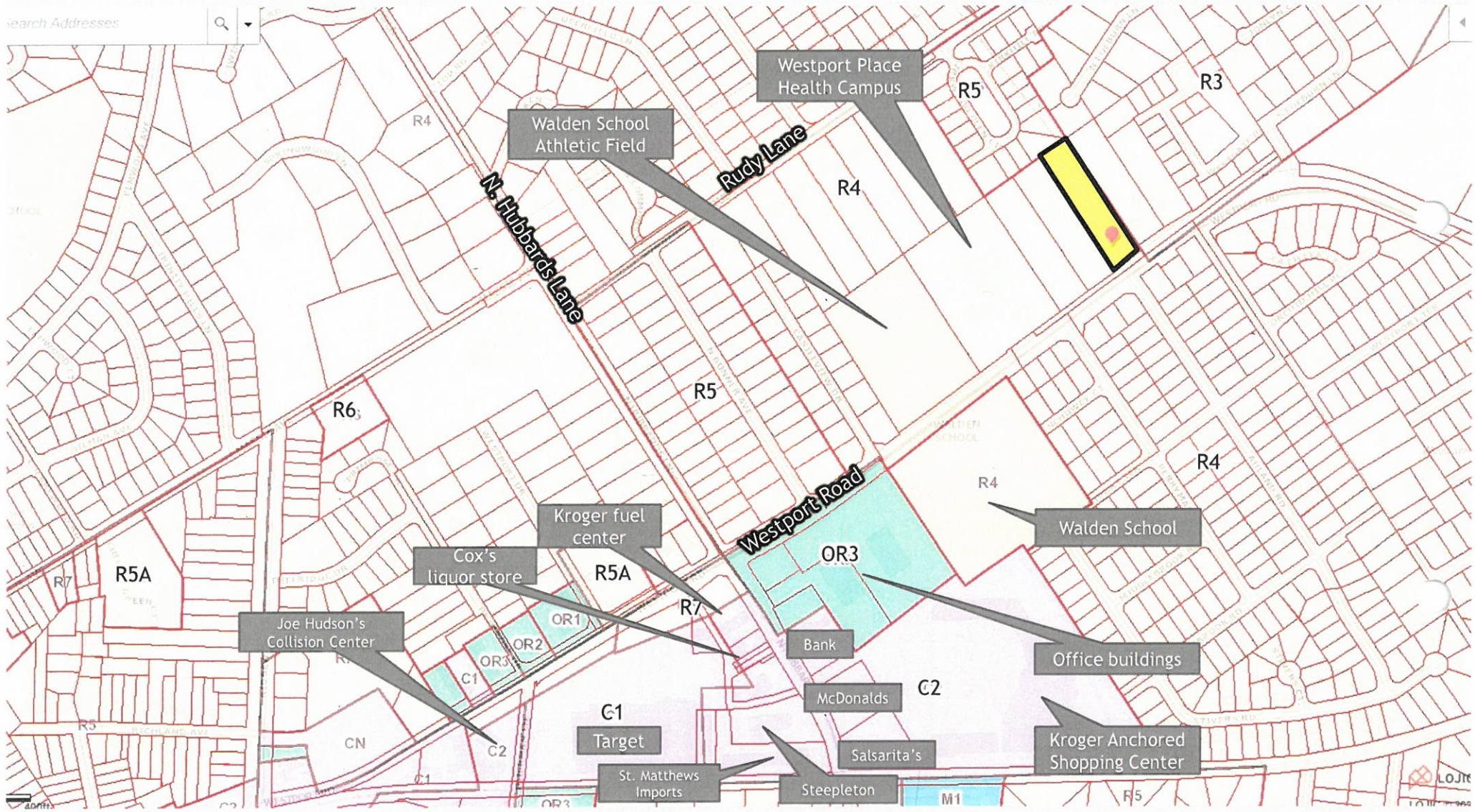
Louisville Metro Planning Commission Public Hearing - November 9, 2022
Louisville Metro Land Development & Transportation Committee - September 8, 2022
Neighborhood Meetings - April 26, 2022, June 8, 2022, and July 20, 2022

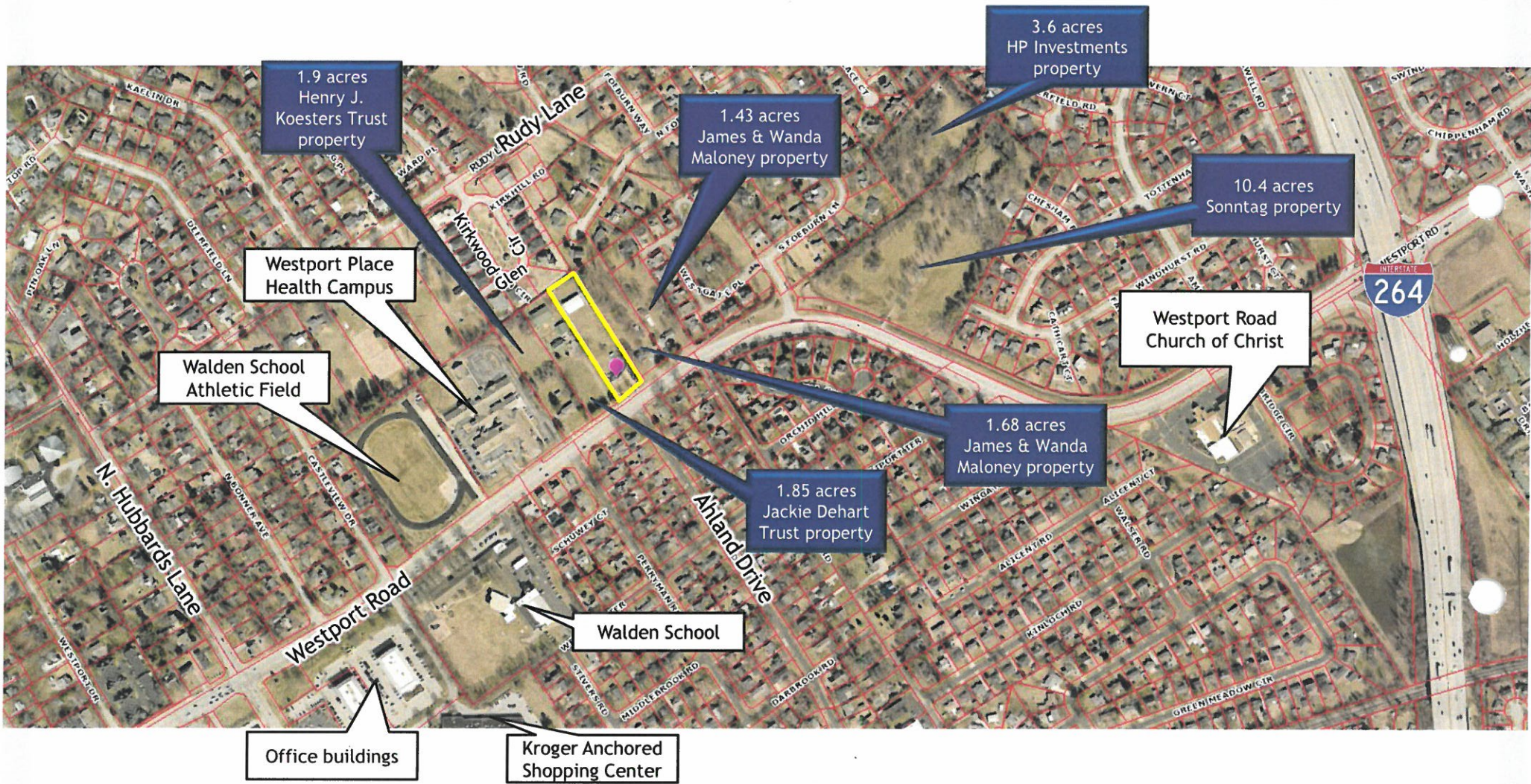
Docket No. 22-ZONE-0086

Zone Change from R-4 to C-M, Waiver, and Detailed District Development Plan (DDDP) to allow a self-storage facility on approximately 1.8 acres of property located at 4301 Westport Road

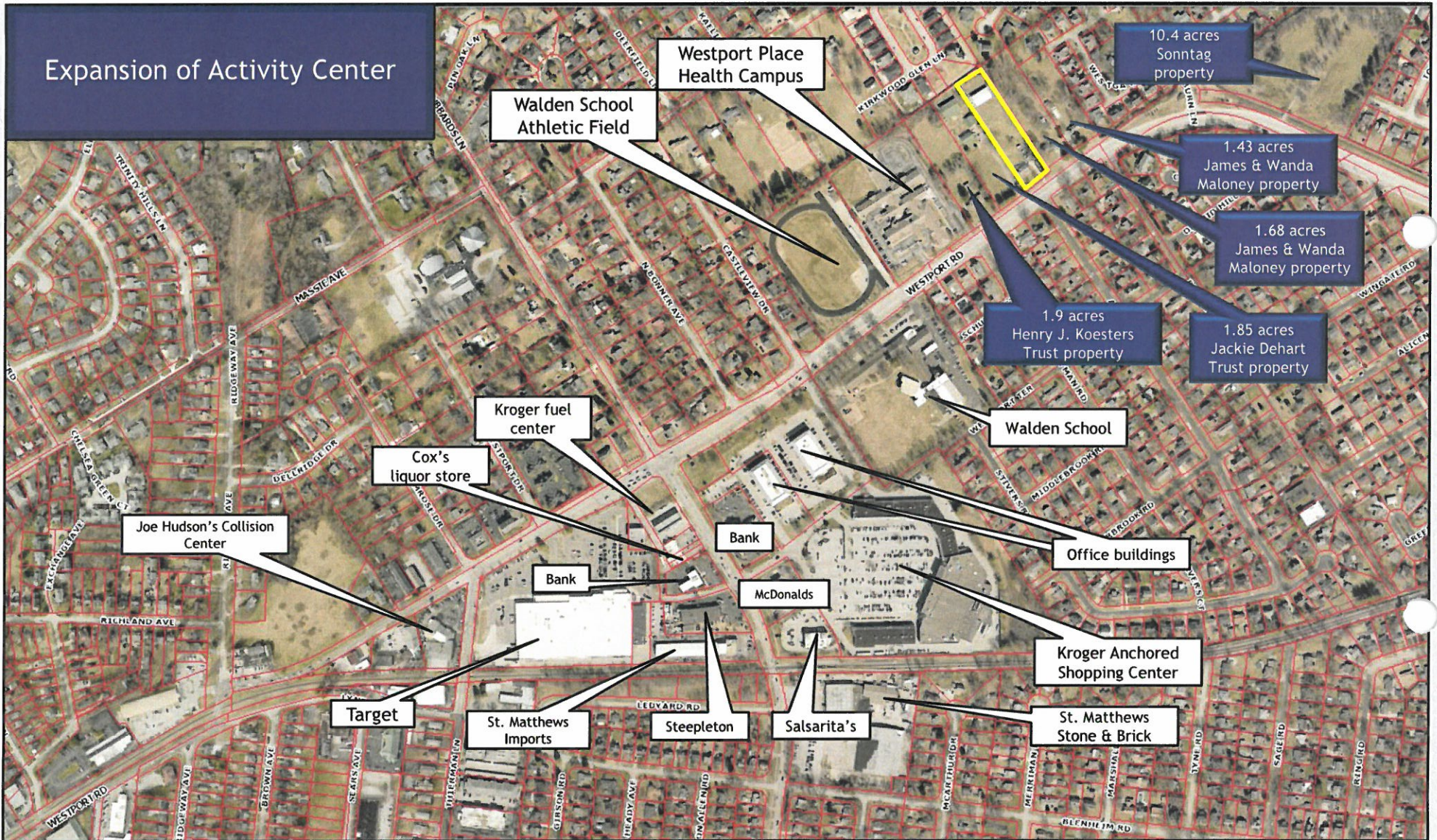


Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.





Expansion of Activity Center



State to spend \$47 million on I-264 at Westport Road interchange

Sep 22, 2008 **Updated** Sep 22, 2008, 10:19am EDT

IN THIS ARTICLE

The Kentucky Transportation Cabinet will spend \$47 million to add an interchange along Interstate 264 at Westport Road in Jefferson County.

The project includes widening Westport Road between Hubbards Lane and I-264. The state also will add an auxiliary lane at the exit ramp from eastbound I-264 to Brownsboro Road, the transportation cabinet said in a news release.

Sidewalks will be built on both sides of Westport Road and sound barriers installed along I-264.

The project is the final step in a 20-year road plan to build an interchange at I-264 and to widen Westport Road to five lanes between Hubbards Lane and Hurstbourne Parkway.

Westport Road already has been widened between I-264 and Hurstbourne Parkway.

Louisville-based Hall Contracting of Kentucky Inc. is the contractor for the project, which is expected to begin Sept. 29. It is expected to be complete by May 2010.

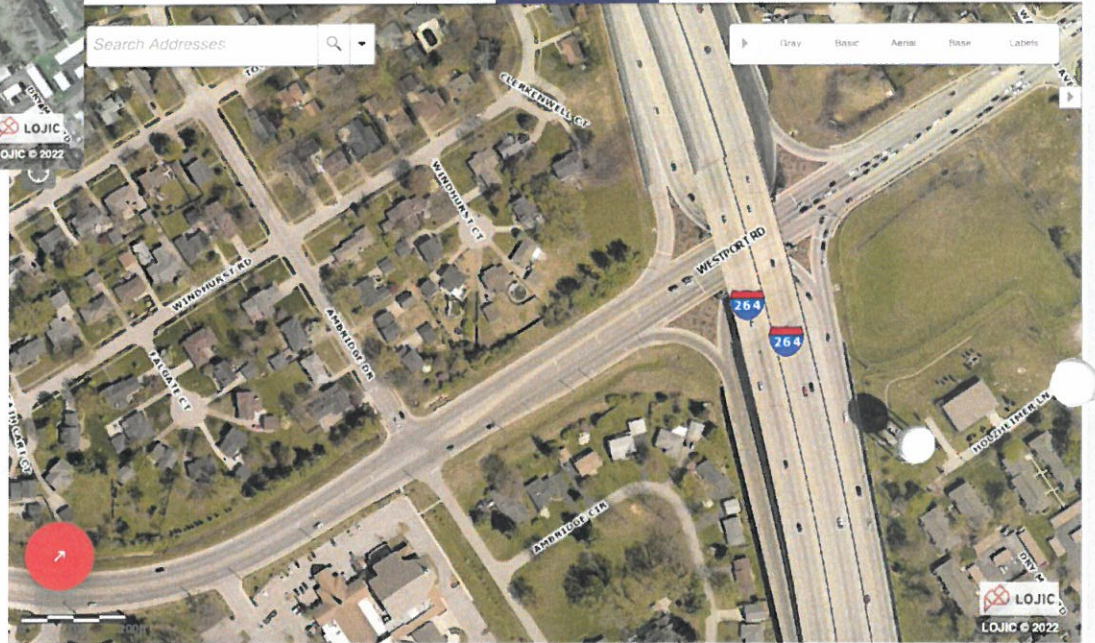
RECOMMENDED



2006

Watterson Expressway and Westport Road interchange improvements

Present





2006

Westport Road improvements near site

Compare widened road

Present



2006

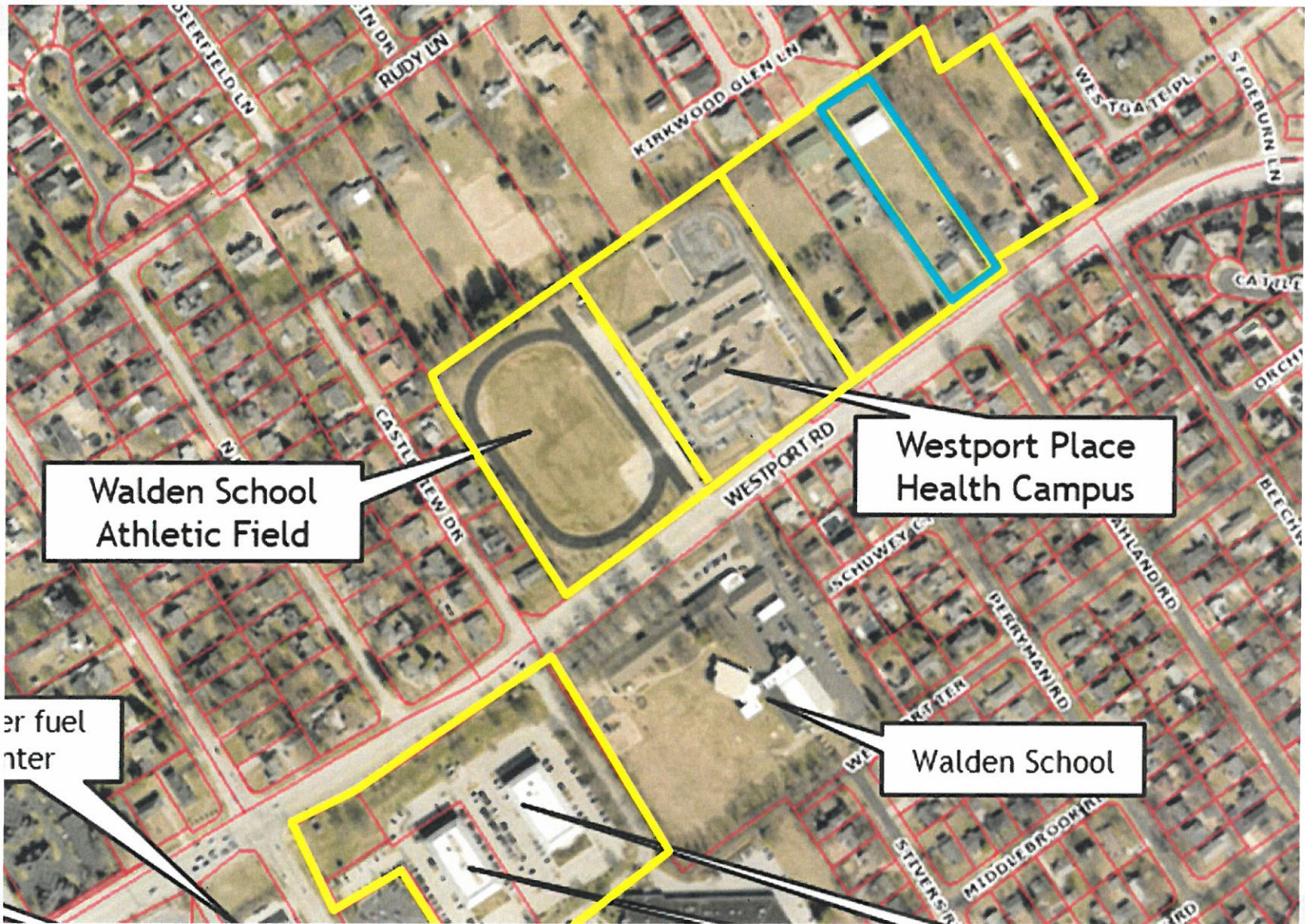
Undeveloped land
near activity center



Present

Development of land expanding activity center after Westport Road improvements



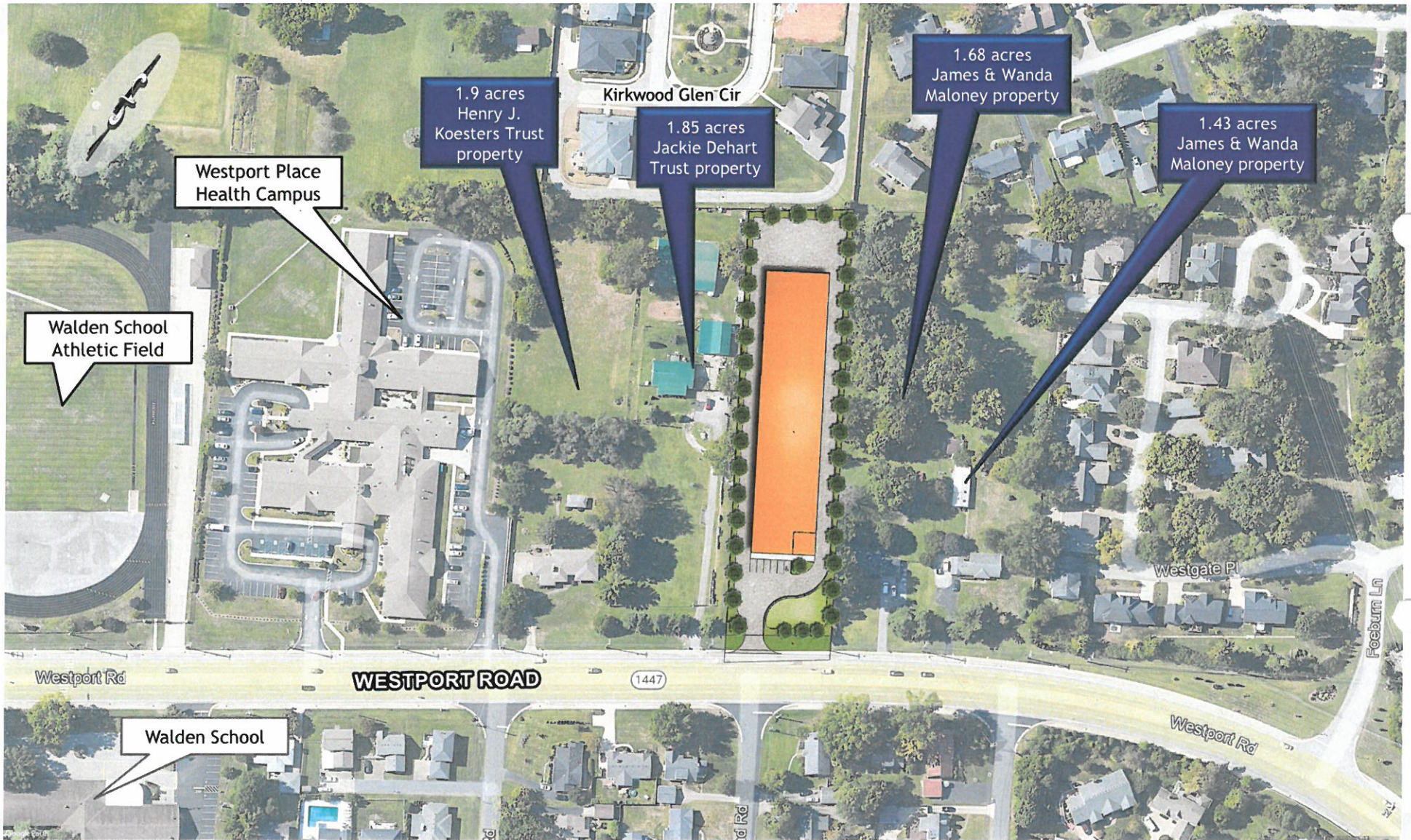


Walden School
Athletic Field

Westport Place
Health Campus

Walden School

er fuel
nter



Westport Place Health Campus

Walden School Athletic Field

1.9 acres
Henry J. Koesters Trust property

1.85 acres
Jackie Dehart Trust property

1.68 acres
James & Wanda Maloney property

1.43 acres
James & Wanda Maloney property

Walden School

Westport Rd

WESTPORT ROAD

1447

Westgate Pl

Foeburn Ln

Westport Rd

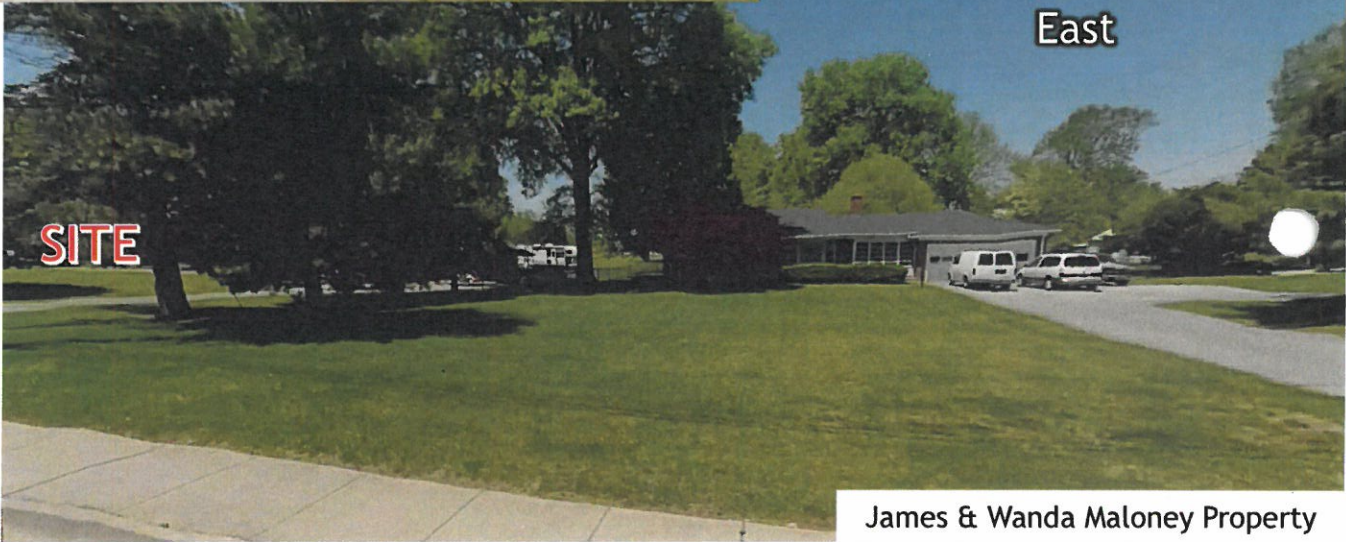


View of site from Westport Road



Jackie Dehart Trust Property

View of residences to the west and east of site from Westport Road



James & Wanda Maloney Property

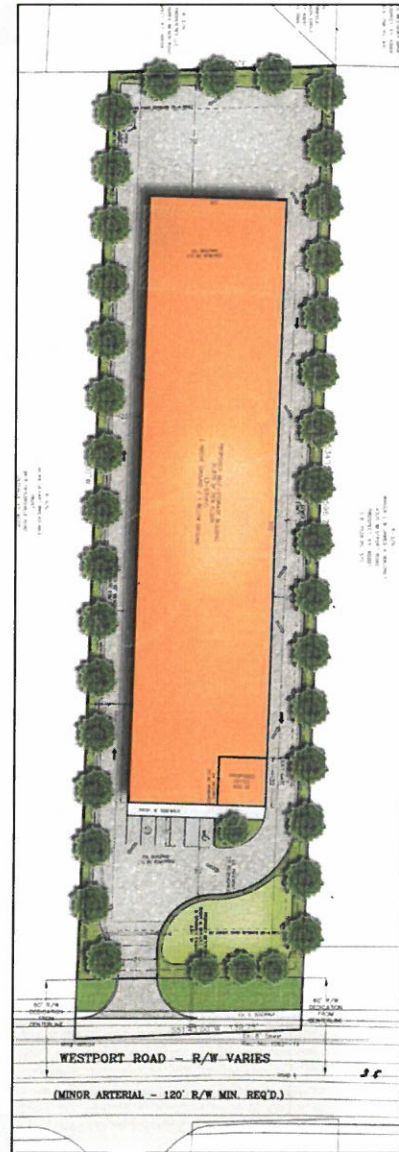


Looking west down Westport Road. Site is to the right.



View of site from Kirkwood Glen Circle

Proposed Development Plan

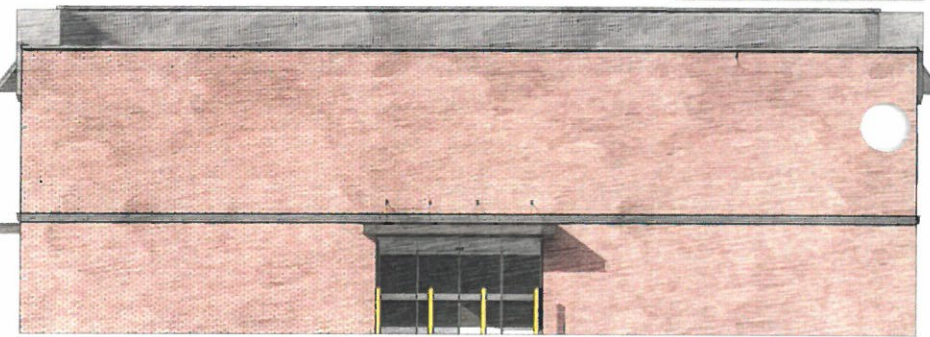


Previous elevations shown at 4/26/22 Neighbor Meeting

Front elevation



Rear elevation



West elevation



East elevation



Enhanced Front Elevation



Enhanced Rear and Side Elevations



Original fence examples



Current fence example



Proposed Additional Binding Element

The property is restricted from all uses other than mini-warehouse, and those permitted in the C-N zoning district.

IMPACT MITIGATION MEASURES

- Two story height limit
- Increased landscape buffer
- Architecturally enhanced facade
- Brick and wooden fence enhancement
- Entrance gate installed
- Lighting plan to eliminate glare
- Security system installed
- Low traffic generator

TAX BENEFITS OF DEVELOPMENT

YEARLY TAXES

- Jefferson County Taxes - \$115,200.00
- City of St. Matthews Taxes - \$20,000.00



QUESTIONS?



2006 large lots prior to
Watterson Expressway and
Westport Road expansion

Louisville Metro Land Development & Transportation Committee - September 8, 2022
Neighborhood Meetings - April 26, 2022, June 8, 2022, and July 20, 2022

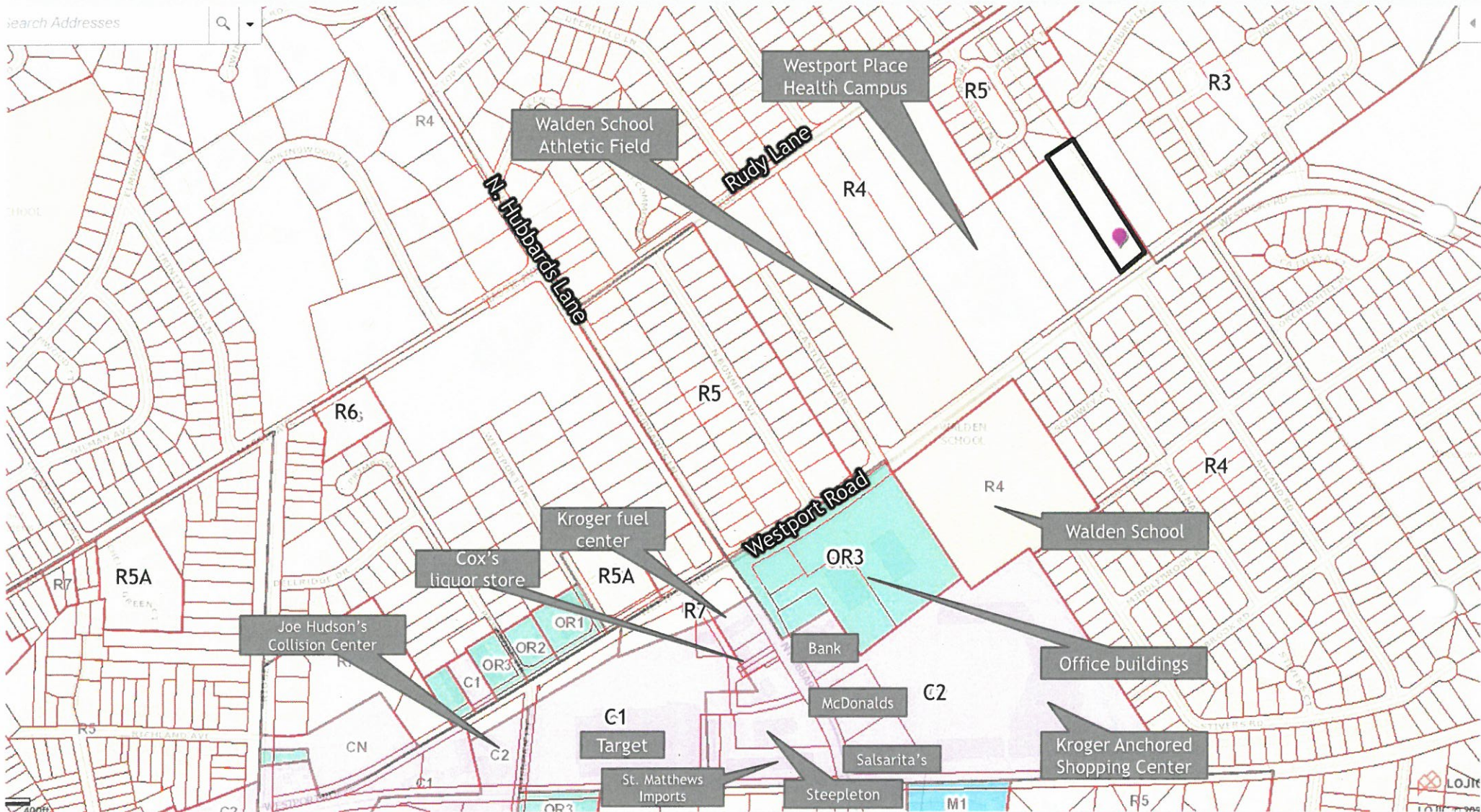
Docket No. 22-ZONE-0086

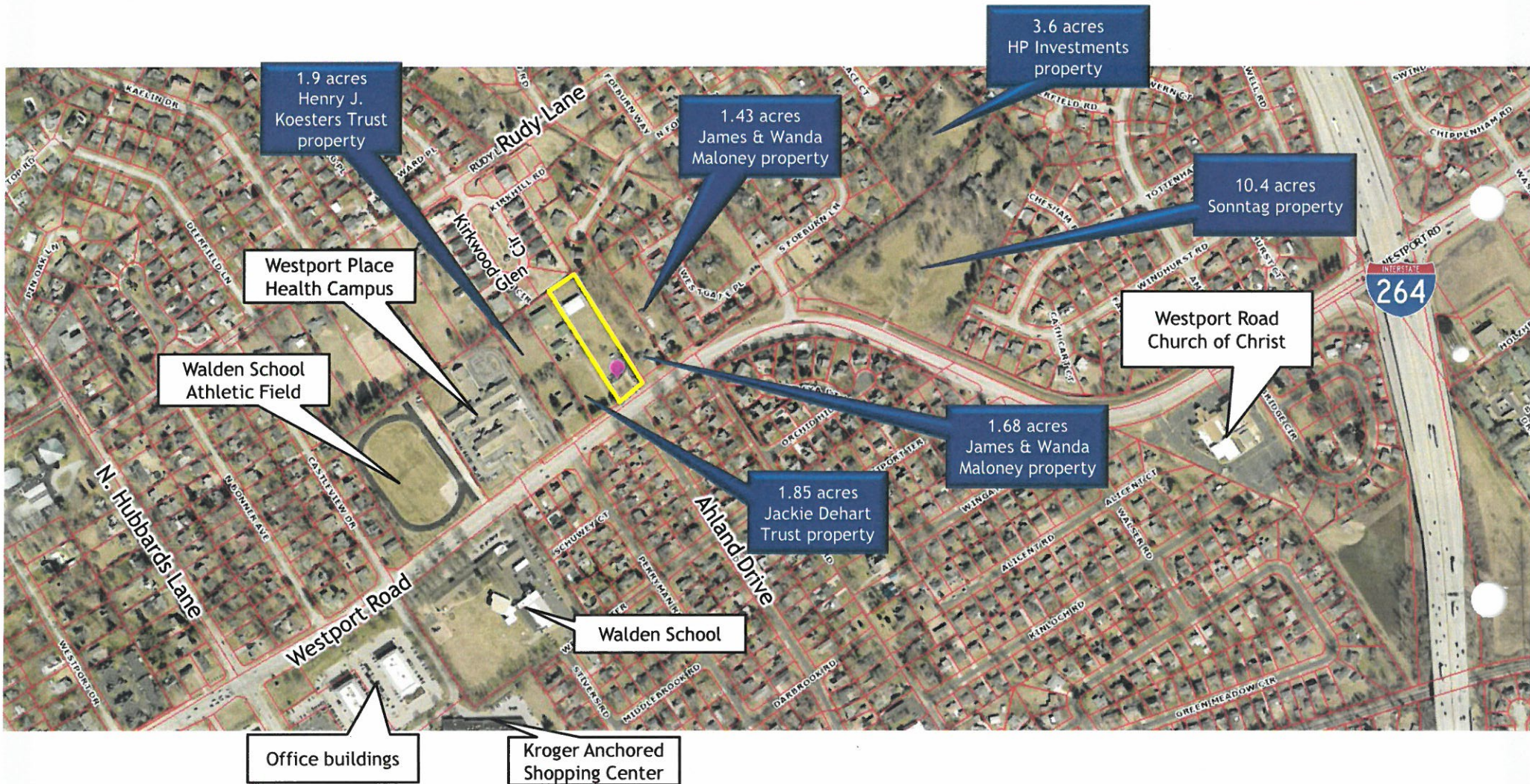
Zone Change from R-4 to C-M and Detailed District Development Plan (DDDP) to allow a self-storage facility on approximately 1.8 acres of property located at 4301 Westport Road



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

Search Addresses







Westport Place Health Campus

Walden School Athletic Field

10.4 acres
Sonntag property

1.43 acres
James & Wanda Maloney property

1.68 acres
James & Wanda Maloney property

1.9 acres
Henry J. Koesters Trust property

1.85 acres
Jackie Dehart Trust property

Kroger fuel center

Cox's liquor store

Walden School

Joe Hudson's Collision Center

Bank

Office buildings

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McDonalds

Kroger Anchored Shopping Center

Target

St. Matthews Imports

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Westgate Pl

Kirkwood Glen Cir

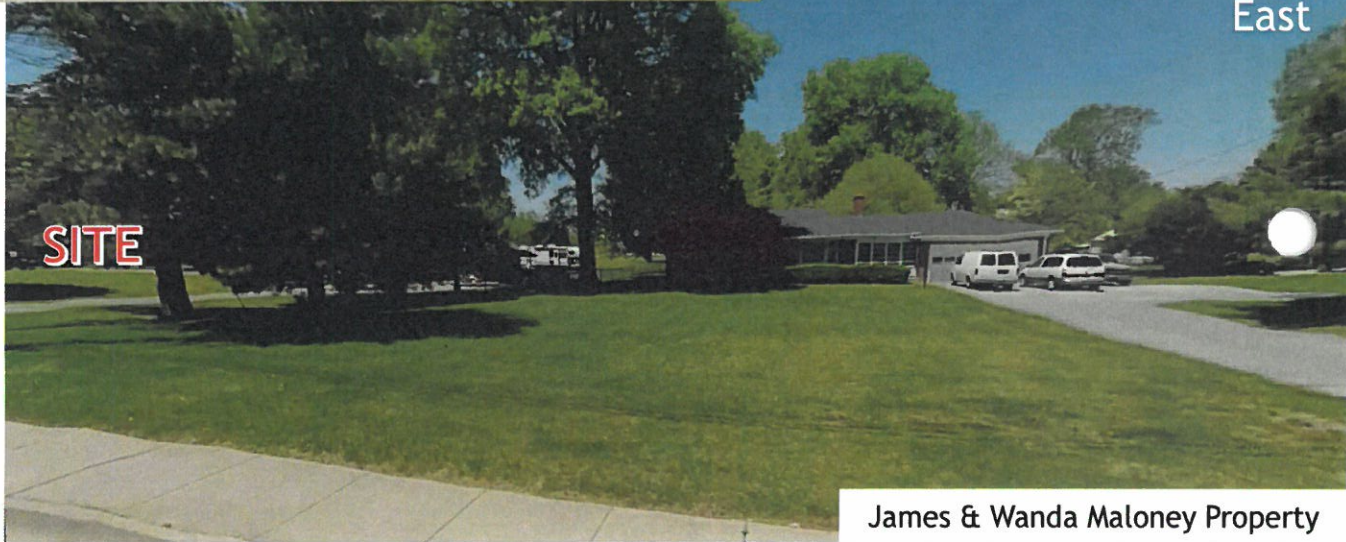


View of site from Westport Road



Jackie Dehart Trust Property

View of residences to the west and east of site from Westport Road



James & Wanda Maloney Property

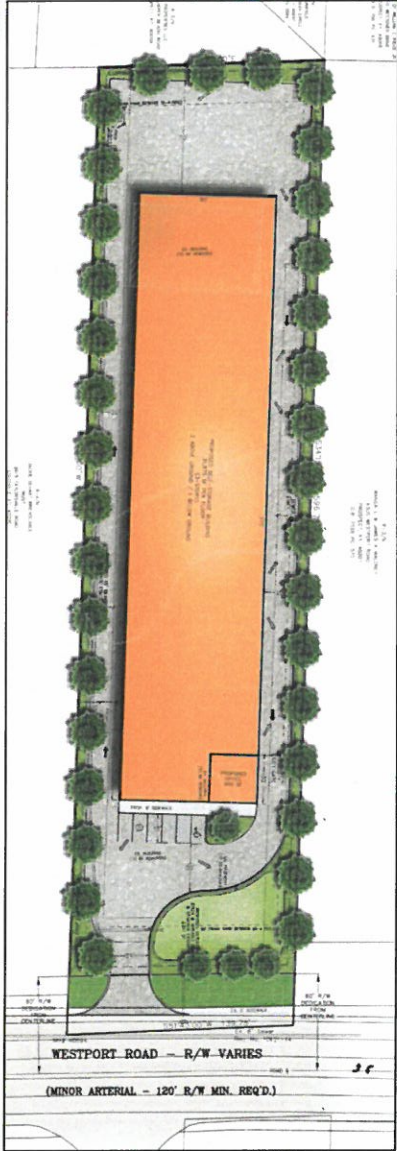


Looking west down Westport Road. Site is to the right.



View of site from Kirkwood Glen Circle

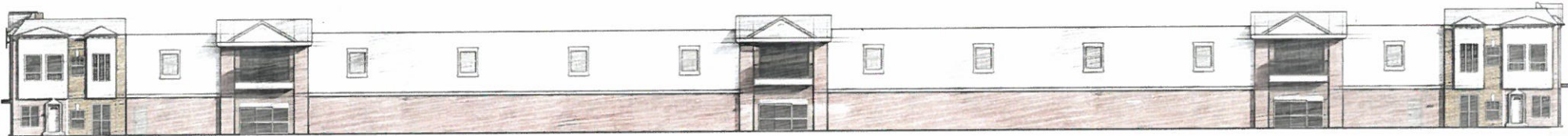
Proposed Development Plan



Front Elevation



Rear and Side Elevations



Current fence example



Proposed Additional Binding Element

- The property is restricted from all uses other than mini-warehouse, and those permitted in the C-2 zoning district.



QUESTIONS?

2nd Neighborhood Meeting - June 8, 2022
1st Neighborhood Meeting - April 26, 2022

Zone Change from R-4 to C-M and Detailed District
Development Plan (DDDP) to allow a self-storage facility
on approximately 1.8 acres of property located at
4301 Westport Road



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.



22 - ZONE - 0086

2ND Neighborhood Meeting Letter

If you did not receive a letter in the mail regarding this neighborhood meeting, please e-mail Anna Tomes at anna@bardlaw.net or call her at 502.426.6688 and she will add your name to the mailing list.

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HOPKINSVILLE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • www.bardlaw.net

William B. Bardenwerper
Email: wb@bardlaw.net
Mobile: (502) 419-7330

John C. Talbott
Email: jct@bardlaw.net
Mobile: (502) 741-6782

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 26th 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 Hodden, applicant representatives with Hagan Properties, LLC

RECEIVED

MAY 17 2022

PLANNING & DESIGN SERVICES

22 - ZONE - 0086

Process

Pre-App Filing ✓

Neighborhood Meeting ✓

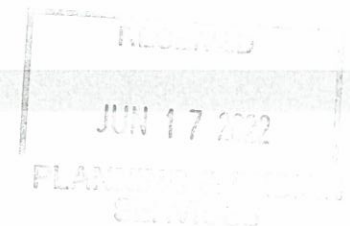
Formal Filing

Land Development & Transportation
Committee (LD&T)

Planning Commission (PC)

Metro Council

www.louisvilleky.gov/businessportal



22 - ZONE - 0086

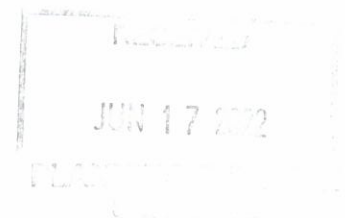
NOTICE OF POTENTIAL CHANGES

Please be advised that every effort is made to make the information today accurate, but it is subject to change and correction.

Changes may be made to the development plan after government agencies and DPDS staff review the plan.

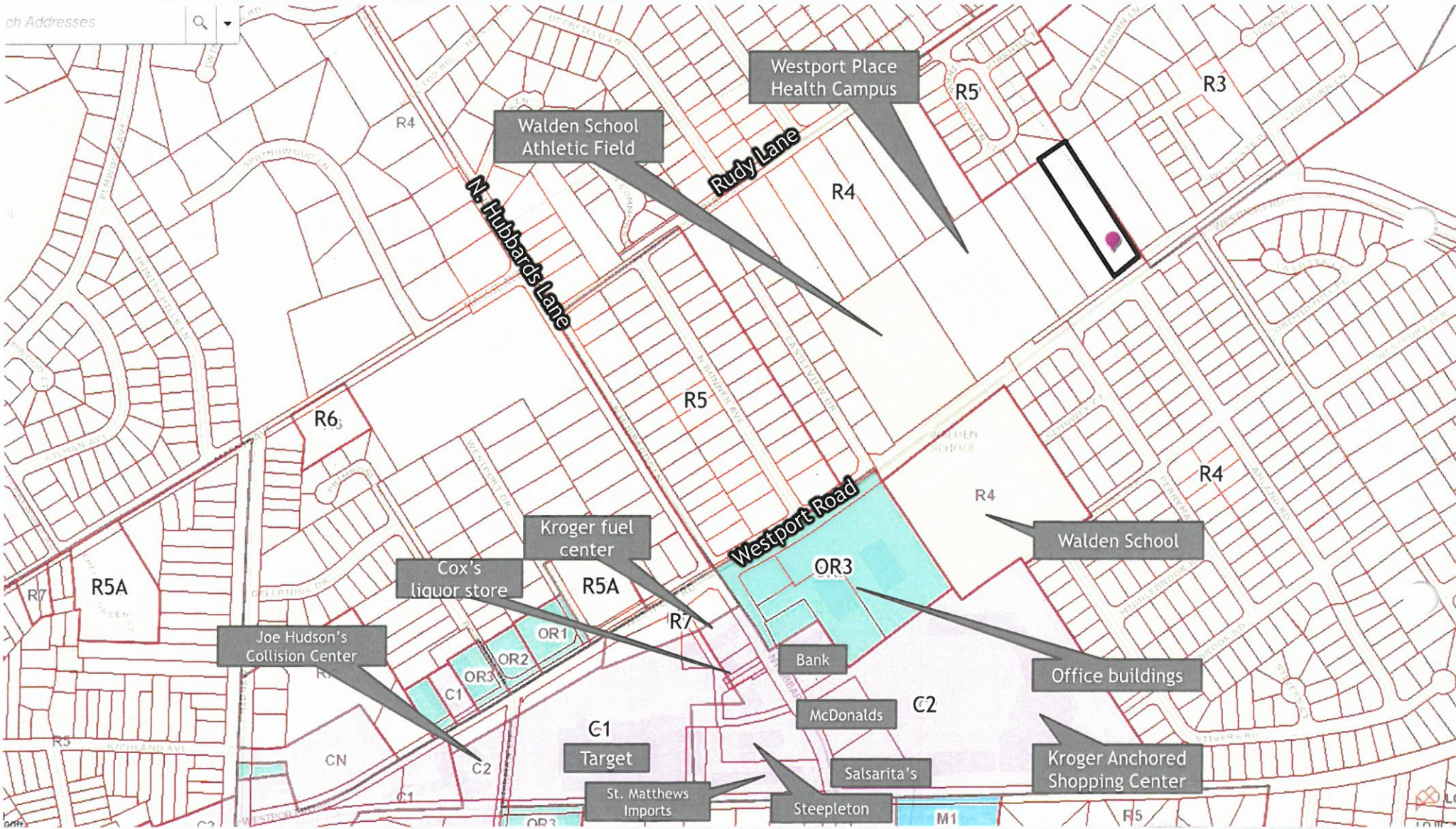
Plan changes will be available for review with Louisville Metro Planning & Design's Online Customer Service Portal and at the time of the public hearing.

You may also contact the PDS case manager if you have any questions.

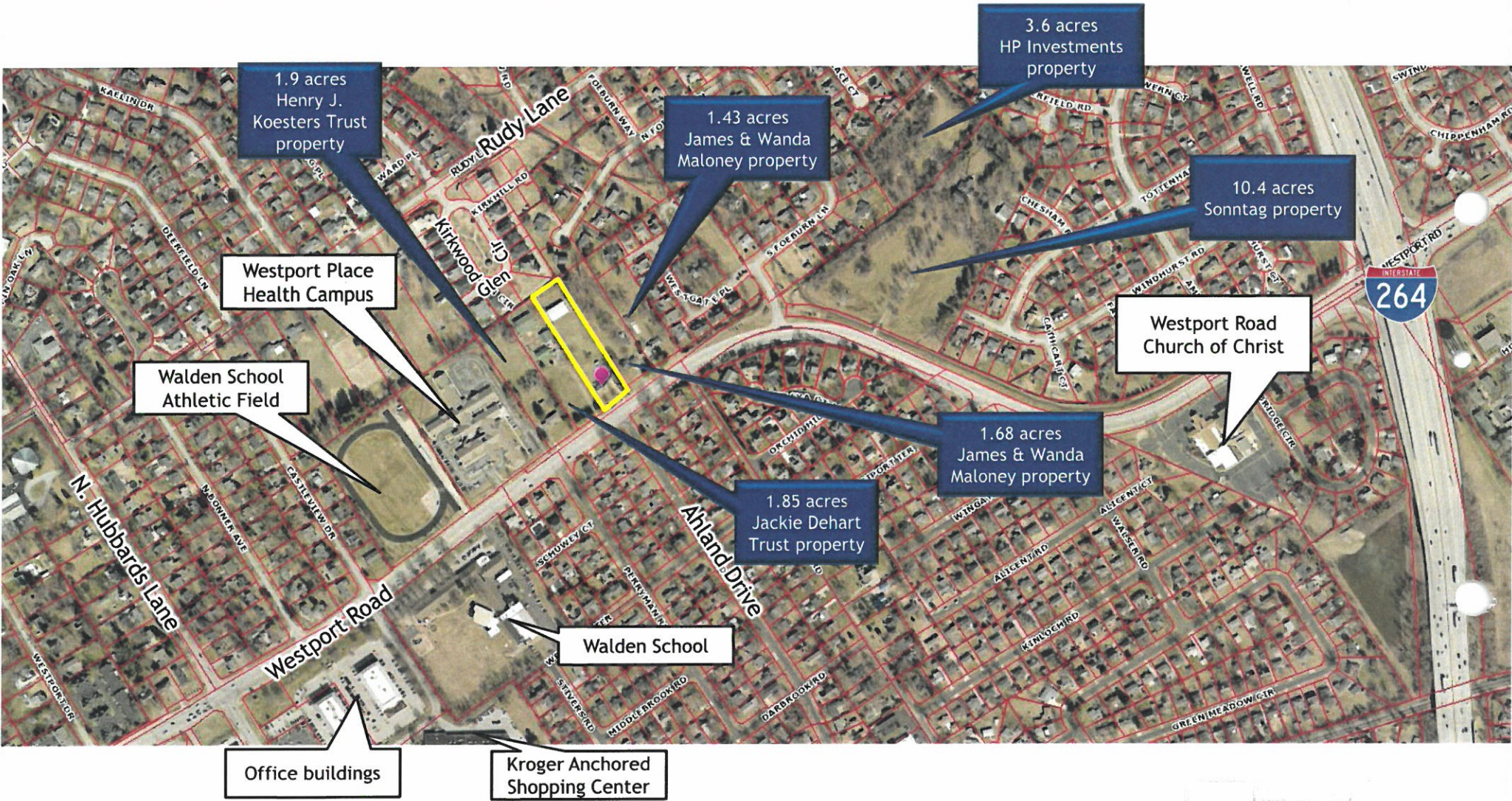


22-0179E-0-0086

ch Addresses



JUN 17 2022
 22 - 7016 - 0086



1.9 acres
Henry J.
Koesters Trust
property

Westport Place
Health Campus

Walden School
Athletic Field

1.43 acres
James & Wanda
Maloney property

3.6 acres
HP Investments
property

10.4 acres
Sonntag property

Westport Road
Church of Christ

1.68 acres
James & Wanda
Maloney property

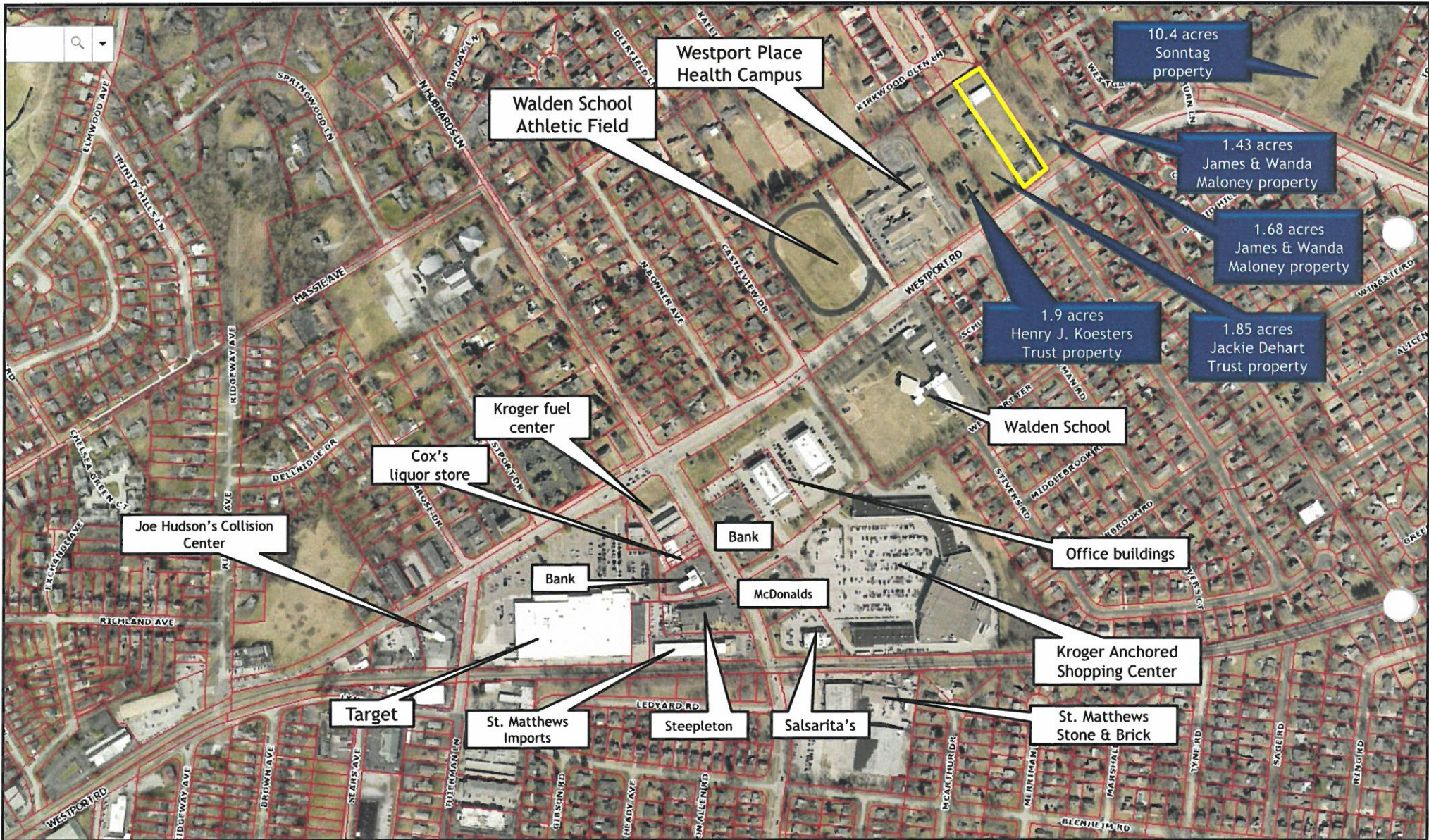
1.85 acres
Jackie Dehart
Trust property

Walden School

Office buildings

Kroger Anchored
Shopping Center

JUN 17 2002
22 - ZONE 3 - 0086



Westport Place Health Campus

Walden School Athletic Field

10.4 acres Sonntag property

1.43 acres James & Wanda Maloney property

1.68 acres James & Wanda Maloney property

1.9 acres Henry J. Koesters Trust property

1.85 acres Jackie Dehart Trust property

Walden School

Kroger fuel center

Cox's liquor store

Joe Hudson's Collision Center

Bank

Office buildings

McDonalds

Kroger Anchored Shopping Center

Target

St. Matthews Imports

Steepleton

Salsarita's

St. Matthews Stone & Brick

Bank

JUN 17 2002

22 - 75NE - 0086



JUN 17 2022

22 - ZONE - 0986



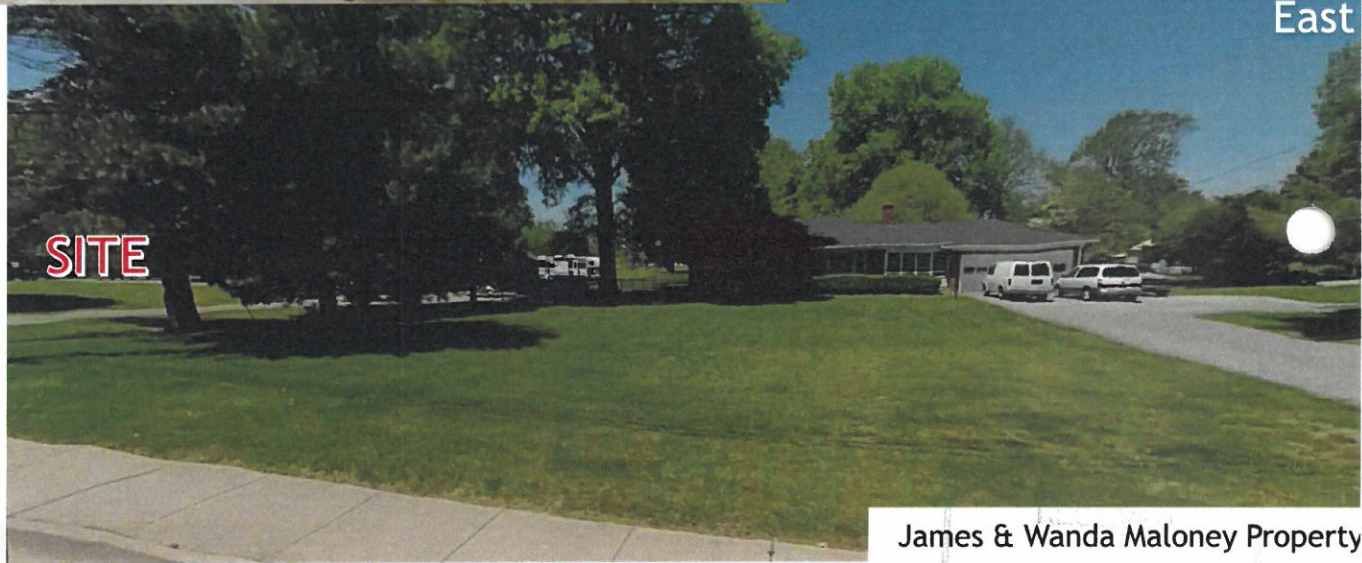
View of site from Westport Road

PLANNING
JUN 17 2022
PLANNING
22 - ZONE - 0083



West

Jackie Dehart Trust Property



East

James & Wanda Maloney Property

View of residences to the west and east of site from Westport Road

JUN 17 2012
2 2 - 2012 - 0 0 8 6



Looking west down Westport Road. Site is to the right.

JUN 17 2022

22 - ZONE 5 - 0086

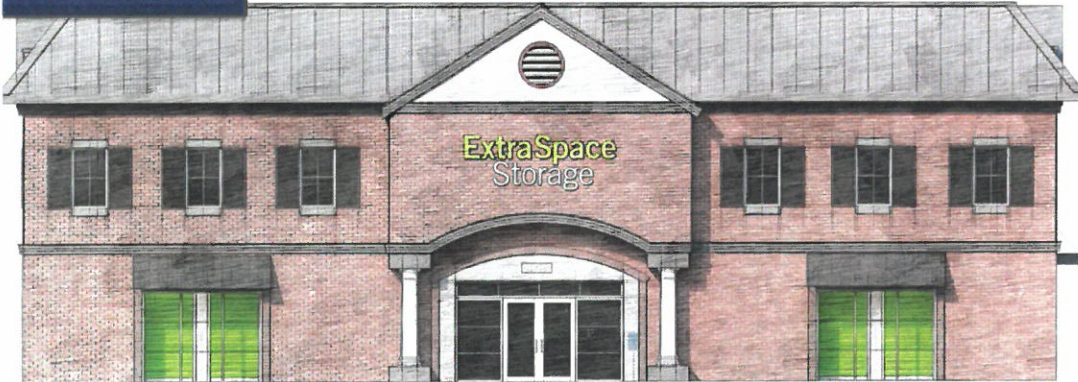


View of site from Kirkwood Glen Circle

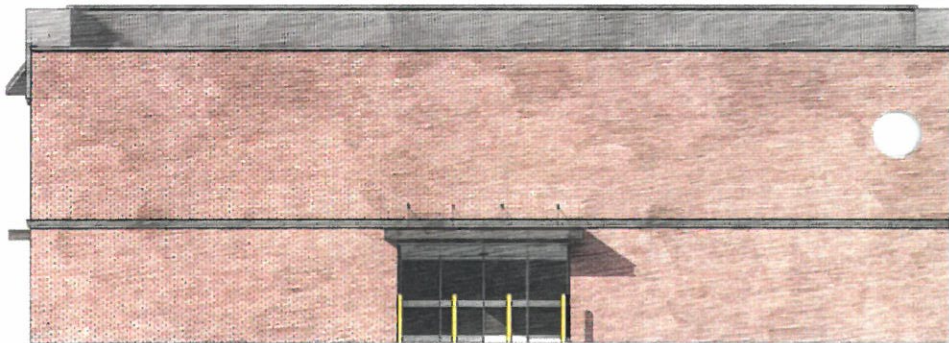
RECEIVED
JUN 17 2022
22 - ZONE 1 - 0086

Previous elevations shown at 4/26/22 Neighbor Meeting

Front elevation



Rear elevation



West elevation

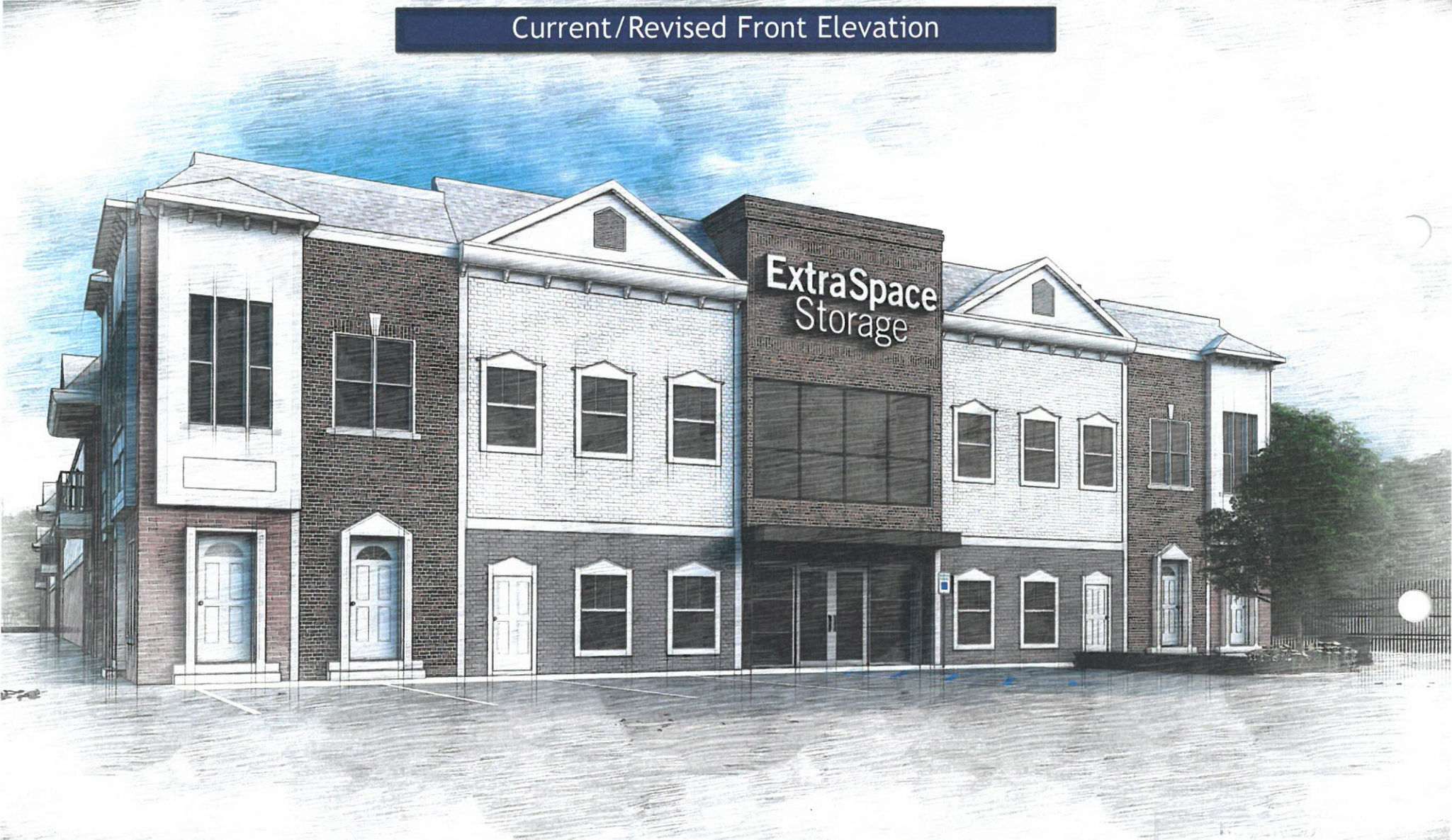


East elevation



JUN 17 2022
22 - 00 ZONE 1 - 0086

Current/Revised Front Elevation



JUN 17 2022
PLANNING DEPARTMENT
22 - ZONE 1 - 0086

Current/Revised Rear and Side Elevations



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JUN 17 2012
22 - ZONE 11-0-086

Original fence examples



Current fence example



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JUN 17 2012
22 - ZONE - C 086



QUESTIONS?

JUN 17 2022

22 - ZONE 1 - 0086