

June 26, 2023

Louisville Metro Planning & Design Services
444 S. Fifth Street, Suite 300
Louisville, KY 40202

RE: The Pet Station Holdings LLC ("the Applicant") - Conditional Use Permit Pre-Application – The Pet Station Country Club, 14310 and 14314 Old Henry Road, Louisville, KY 40245 (the "Property") .

To Whom It May Concern:

This firm represents The Pet Station Holdings, LLC, the Applicant, with respect to its attached Conditional Use Permit ("CUP") Pre-Application. The Pet Station Holdings, LLC is requesting a CUP, per Land Development Code Section 4.2.17, to establish a commercial kennel on the Property. The Property is zoned R-4, single-family residential and located within the Neighborhood Form District. The Applicant proposes a one-story building for a kennel and a one-story building for an indoor pet park, together totaling 19,600 square feet with forty-one parking spaces for the Pet Station, as shown on the enclosed plan prepared by John Campbell of Heritage Engineering.

The Property sits near the corner of Old Henry Road and Factory Lane and has direct access to Old Henry Road, a minor arterial level roadway. Factory Lane is a Secondary Collector Roadway. Vehicular access to and from the Property will be limited solely to Old Henry Road, however. The proposed structure will have residential features and utilize compatible building interiors and colors.

The proposed commercial kennel use is an appropriate commercial use for the Property and the surrounding Neighborhood Form District because it will be compatible with neighboring uses and serve the needs of pet owners residing within the nearby Neighborhood Form District and beyond. Today, the Pet Station successfully manages other locations also within Neighborhood Form Districts in Jefferson County and near residential uses. Adjacent to the property is a Presbyterian church at 13902 Factory Lane, exempt government property owned by the Department of Transportation on the corner of Old Henry Road and Factory Lane at 14318 Old Henry Road. Across Old Henry Road are The Falls at Old Henry Condominiums, a multi-family complex with approximately 100 units.

We look forward to receiving your comments on the Pre-Application. If you have questions or need additional information in the meantime, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Jon Baker". The signature is fluid and cursive, with a large initial "J" and a stylized "B".

Jon Baker

Enclosures

cc: John Campbell
Scott Burnley

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