

NOTICE OF DEVELOPMENT APPLICATION FILED WITH  
OFFICE OF PLANNING

NEIGHBORHOOD MEETING NOTIFICATION

02/27/2026

To the Adjoining Property Owners, Neighborhood Group Representatives expressing interest in this area and Metro Councilperson, Brent Ackerson for the 26th District

A conditional use permit application to request to operate a Rehabilitation Home in the residential zoning district at the address below was filed with the department of Louisville Metro Office of Planning on 1/30/2026.

ADDRESS: 3116 Breckenridge Ln Louisville, KY 40220  
CASE NO: 26-CUPPA-0015  
CASE MANAGER: Zack Jones  
CASE MANAGER EMAIL: zachary.jones@louisvilleky.gov  
COUNCIL DISTRICT: 26  
APPLICANT: Reclaim Recovery Louisville

In accordance with the procedures of Louisville Metro Office of Planning, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the applicant or its representative. We encourage you to attend this meeting and to share your thoughts. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this application will be held on:  
DATE: Wednesday March 18, 2026 @ 6:15 pm  
LOCATION: 3940 Grandview Ave, Louisville, KY 40207 (St. Matthews Library)

Candace Durham is the primary point of contact for any questions or comments. Any questions or comments received will be incorporated into the meeting record. The contact information is below:

Name: Candace Durham

Email: 

If you have questions about this application, or would like to view the case file, please visit <http://louisvilleky.gov/government/planning-design> or contact Louisville Metro Office of Planning at:

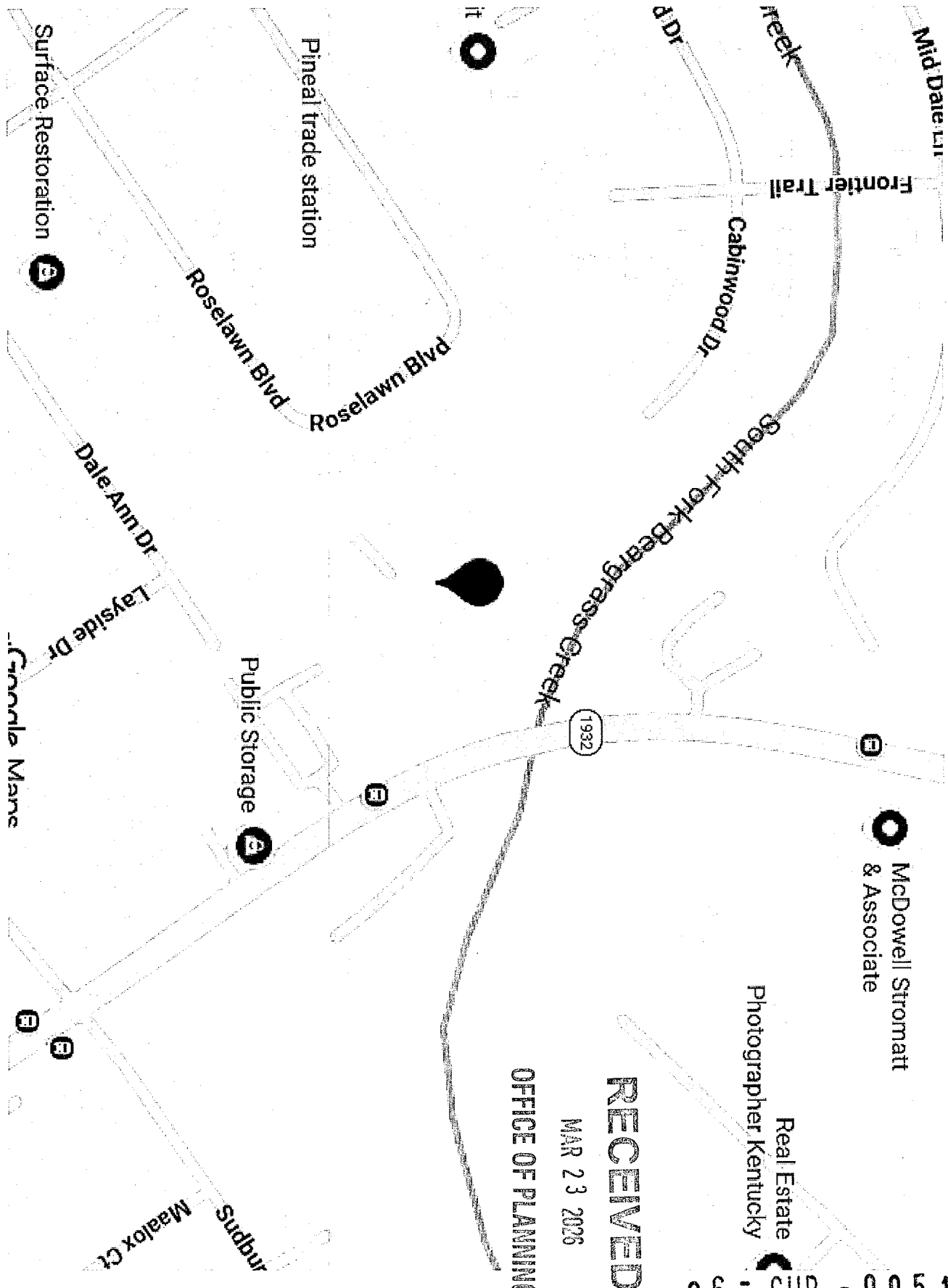
Louisville Metro Office of Planning  
444 S 5<sup>th</sup> St, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
(502) 574-6230

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McDowell Stromatt  
& Associate

Real Estate  
Photographer Kentucky

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## 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.

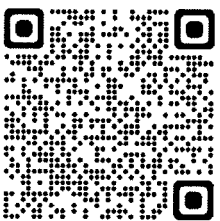
### Want to Know More

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

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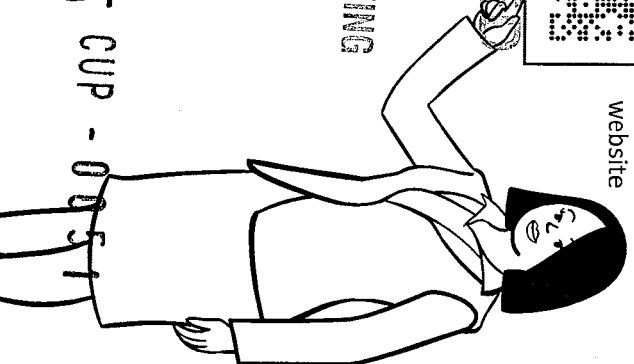
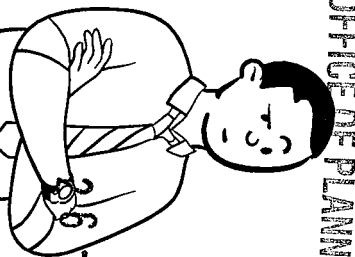
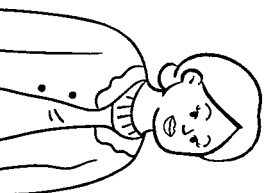
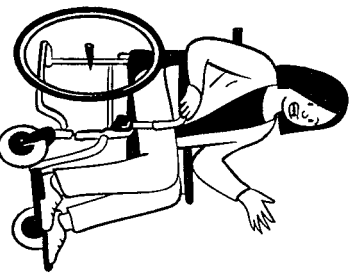
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## **Property Owner Notification List**

### **Reclaim Recovery Louisville, LLC**

3116 Breckenridge Ln Louisville, KY 40220

#### **Mid Dale Lane**

- 3326 Mid Dale Ln – Harry M Keltz Estate
- 3324 Mid Dale Ln – Jordan Castillo
- 3322 Mid Dale Ln – Emily Flint
- 3321 Mid Dale Ln – T J Hawkins
- 3320 Mid Dale Ln – Edward & Linda Knabel
- 3318 Mid Dale Ln – Garry & Jennifer Wahle
- 3316 Mid Dale Ln – Johnathon Ledford

#### **Cabinwood Drive**

- 3213 Cabinwood Dr – Cassandra Bryant
- 3211 Cabinwood Dr – Chas & Elizabeth Bonifer
- 3209 Cabinwood Dr – Edward & Lillian Hermann
- 3210 Cabinwood Dr – Phillip Jansing
- 3208 Cabinwood Dr – Lamco Asset Company 1 LLC

#### **Frontier Trail**

- 3805 Frontier Trl – Richard Klenech

#### **Vogue Avenue**

- 3121 Vogue Ave – Amanda Brown

#### **Roselawn Boulevard**

- 3136 Roselawn Blvd – Albert & JM Eisenbeis
- 3134 Roselawn Blvd – Jason Albert Murrell
- 3132 Roselawn Blvd – Reniel Torres Zubizarreta
- 3130 Roselawn Blvd – Kristen Dobrodziej
- 3128 Roselawn Blvd – Cory Williams
- 3126 Roselawn Blvd – Amy Simpson

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- 3124 Roselawn Blvd – George Puckett
- 3122 Roselawn Blvd – Trust Westphal
- 3120 Roselawn Blvd – Sheri Burdette
- 3133 Roselawn Blvd – Richard & Judy Sanneman
- 3129 Roselawn Blvd – Mary Harper
- 3127 Roselawn Blvd – Kenneth & Barbara Botner
- 3125 Roselawn Blvd – Del Mundo Joy

#### **Dale Ann Drive**

- 3123 Dale Ann Dr – Matthew Jacobs
- 3201 Dale Ann Dr – Barcenas Anselmo Sanchez
- 3203 Dale Ann Dr – Joan Jagers
- 3120 Dale Ann Dr – Anne Vo

#### **Layside Drive**

- 3801 Layside Dr – Brian Noonan
- 3803 Layside Dr – David & Karen Bischof

#### **Breckenridge Lane / Commercial & Multi-Unit**

- 3101 Breckenridge Ln – Breckenridge Avenue LLC
- 3120 Breckenridge Ln – Storage Trust Properties LP
- 3118 Breckenridge Ln – Breckenridge Pointe Apartments (**56 units + owner**)
- 3103 Breckenridge Ln Suite LL – Mayor Daftary Revocable Trust
- Suite 2 – Rosebud Investments of KY LLC
- Suite 3 – Malmci Properties LLC
- Suite 4 – Sufian Ahmad LLC
- Suite 5 – A. Miller III and Judit Daniel
- Suite 6 – Palacio & Associates INC
- Suite 7 – Starlight Properties LLC

#### **Hillcreek Road**

- 3512 Hillcreek Rd – Louisville & Jefferson County MSD

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- 3500 Hillcreek Rd – Susan & Carter Walker Irrevocable Trust
- 3508 Hillcreek Rd – Susan & Carter Walker Irrevocable Trust

**Beargrass Run (Condos)**

- 3100 Beargrass Run Ct – 16 condominium units
- 7100 Beargrass Run Pl – 10 condominium units

**TOTAL NOTIFICATION COUNT**

**Single-family / individual / commercial properties:**

- 46 properties/entities

**Apartments:**

- Breckenridge Pointe Apartments: 56 units + 1 owner = 57

**Condominiums:**

- Beargrass Run Ct: 16 units
  - Beargrass Run Pl: 10 units
- Total condos: 26 units

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**FINAL TOTAL LETTERS SENT**

- 46 (properties)
- 57 (apartments)
- 26 (condos)

**= 129 TOTAL NOTIFICATION LETTERS TO PROPERTY OWNERS OR RESIDENTS**

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STAFF

Sample Neighborhood Meeting Attendance Sheet

Name	Street Address	Zip	Phone	Email
Candace Durham			502-953-3622	
Oliver Richardson			502-337-2336	
Casey Thorpe			502-656-4460	
Amanda Bloomer			502-931-1333	
TODD SHARP			815-467-6390	
Ulrike Jessup			502-224-9900	
Stephanie Hagan			502-990-3521	
GRABY FRENCH			502-523-3036	
Reyton Tischendorf			(502) 415-8668	
Shelley Wallace			812-695-1294	
Ross Jessup II			502-442-4852	ross.jessup201@gmail.com
Kristin Paulson			270-792-2074	buggy.paulson@recoverybusiness.com
JUSTIN BAUER			502-931-0355	jabauer75@gmail.com
Matt Hess			502-386-9246	matt@reclaimrecoverylouisville.com
TRISTIN GRANEL			(502) 609-3904	TRISTIAN@RECLAIMRECOVERYLOUISVILLE.COM
Tyler Smith			(502) 524-6448	TylerSmith0394@gmail.com
Cody Brahm			502-387-5292	Cody@reclaimrecoverylouisville.com
Cristin Archer			502-345-2445	CRACH@ReclaimRecoveryLouisville.com

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Miguel Magallanes

502-267-6120 miguel@reclaimrecoverylouisville.com







## Neighborhood Meeting Summary 3/18/2026

### Reclaim Recovery Louisville, LLC

3116 Breckenridge Ln Louisville, KY 40220

A community meeting regarding the proposed use of the property at 3116 Breckenridge Lane was held on March 18, 2026, beginning at approximately 6:15 PM. Representatives from Reclaim Recovery Louisville provided an overview of the organization, proposed services, and planned operations, followed by an open discussion with community members.

The presentation included an introduction to Reclaim Recovery Louisville's mission, history, and commitment to providing structured, ethical, and evidence-based substance use treatment services in compliance with CARF accreditation and Kentucky AODE regulatory standards. Representatives outlined the levels of care to be provided at the facility, including ASAM Levels 3.5, 3.1, 2.5, and 2.1, and explained that placement is based on clinical need and nationally recognized criteria.

Operational structure and oversight were reviewed, including staffing, supervision, daily programming, and regulatory compliance. The team emphasized that services are highly structured, with continuous supervision and defined schedules. Security measures were also discussed, including controlled building access, on-site staffing, and camera monitoring limited to the facility grounds. Transportation and parking were addressed, with clarification that client transportation will primarily be coordinated through program-operated vehicles.

During the public comment portion, community members asked questions related to safety, privacy, traffic, property use, and program operations. Specific topics included camera placement, fencing, smoking areas, client movement, and neighborhood communication. Responses were provided to clarify that security measures are designed to protect both residents and the surrounding community, including ensuring cameras are not directed toward neighboring properties, maintaining controlled and supervised client movement, and utilizing designated on-site areas for activities such as smoking.

Additional discussion included potential property enhancements such as landscaping improvements. Concerns regarding traffic at the property entrance were acknowledged, and the applicant expressed a willingness to explore feasible solutions in coordination with appropriate authorities.

Several attendees expressed support for the project, including recognition of the improvements made to the property and the importance of expanding access to substance use treatment services within the community.

The meeting concluded after all questions and comments were addressed. Reclaim Recovery Louisville expressed appreciation for the community's participation and reaffirmed its commitment to operating in a safe, structured, and community-conscious manner.

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## **Neighborhood Meeting highlighted concerns with proposed solutions**

**Reclaim Recovery Louisville, LLC**  
3116 Breckenridge Ln Louisville, KY 40220

### **Jason Murrell – 3134 Roselawn**

Mr. Murrell expressed concerns regarding privacy and safety for his household, specifically asking whether security cameras would be directed toward neighboring homes. He also inquired about client curfew, daily activities, and the potential visibility of clients from his property and vice versa, noting the presence of children and pets. Additionally, he asked whether the rear gate of the facility would remain secured.

#### **Response:**

The applicant confirmed that all security cameras will be positioned to monitor the facility only and will not be directed toward neighboring properties, ensuring resident privacy. The program operates with structured schedules and established expectations, including curfew. The applicant assured the community member that the client will only be outside during scheduled times with staff oversight and not loitering near the perimeter. The rear gate will remain locked at all times.

### **Chuck Bonifer – 3211 Cabinwood Drive**

Mr. Bonifer shared historical context regarding the property, including prior use as a nursing home and concerns related to past conditions before its closure. He referenced previous issues with the site, including reports of unhoused encampments and facility deterioration. He also expressed disappointment that renovations began before the intended use of the property was communicated to the neighborhood. Mr. Bonifer acknowledged the improvements made to the property and offered positive feedback regarding its current condition.

#### **Response:**

The applicant acknowledged Mr. Bonifer's concerns regarding the history of the property and the importance of transparency with the community. The applicant expressed appreciation for his recognition of the improvements made to the site and reaffirmed a commitment to maintaining the property as a safe, well-managed, and professionally operated facility.

**Joan Jagers – 3203 Dale Ann Drive**

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Ms. Jagers asked about the location and management of smoking areas, the potential use of barbed wire fencing, and whether clients would be moving freely through the surrounding neighborhood.

**Response:**

The applicant clarified that a designated smoking area will be located on-site and utilized with staff supervisor to monitor noise and behavior at designated times. The facility will not utilize barbed wire fencing. Client movement will be structured and supervised by staff, and clients will not be permitted to freely wander the surrounding neighborhood. The applicant explained that the majority of transportation will be facilitated by staff via transit vans.

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**Bridget McGinnis – 3024 Vogue Avenue**

Ms. McGinnis shared her personal experience in recovery and expressed support for the project. She noted that substance use is present in all communities and stated her appreciation for the addition of treatment services in the neighborhood.

**Response:**

The applicant acknowledged and appreciated Ms. McGinnis' support and perspective, recognizing the importance of community awareness and access to treatment resources.

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**Susan Walker – 3508 Hillcreek Road**

Ms. Walker asked about the purchase price and assessed tax value of the property. She also raised concerns about traffic safety at the entrance, noting a history of vehicle accidents, and asked whether the applicant had considered widening the entrance.

**Response:**

The applicant addressed questions related to the property and acknowledged the concern regarding traffic safety. While there are no current plans to modify the entrance, the applicant indicated a willingness to consider this concern and evaluate potential options moving forward.

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**Libby Bonifer – 3211 Cabinwood Drive**

Ms. Bonifer inquired about the maximum capacity of the facility.

**Response:**

The applicant stated that the anticipated maximum capacity of the program is approximately 200 individuals across services.

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**Pattie Bauer – 3100 Beargrass Run Court**

Ms. Bauer raised concerns about frequent car accidents in the area and asked whether the applicant could influence the installation of flashing lights or additional traffic control measures.

**Response:**

The applicant acknowledged the concern regarding traffic safety and clarified that it does not have direct influence over municipal traffic control decisions. However, the applicant expressed understanding of the issue and support for efforts that would improve roadway safety.

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**Conclusion**

The applicant appreciates the opportunity to engage with neighboring residents and values the feedback provided. Concerns related to privacy, safety, traffic, and program operations were addressed through clarification of policies, environmental planning, and operational structure. The applicant remains committed to being a responsible community partner and maintaining ongoing communication with neighbors and local stakeholders. Overall, the community responded well to our proposal with limited concerns expressed.

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