



*Legal Counsel.*

DINSMORE & SHOHL LLP  
101 S. Fifth St., Suite 2500  
Louisville, KY 40202  
www.dinsmore.com

Clifford H. Ashburner  
(502) 540-2382 (direct) · (502) 581-8111 (fax)  
clifford.ashburner@dinsmore.com

December 5, 2022

RE: Property: 3025 – 3031 Nelson Court  
Case No: 22-CUPPA-0364, Conditional Use Permit Pre-Application

Dear Neighbor:

Our client, Bachelor Holdings, LLC, has filed a Conditional Use Permit Pre-Application to allow off-site parking for the development of a warehouse on the property located at 3025 to 3031 Nelson Court. The proposed parking area is zoned R-5 Residential but the parking area will serve an adjacent property that is zoned M-2 Industrial. The development site is located along Preston Highway and sits between several manufacturing businesses, including Accu-tec Packaging and Mercury Logistics, and behind an automobile sales business. We are writing to invite you as a nearby property owner, resident or stakeholder to a meeting to discuss the proposal. The meeting will be held at the time and place below.

**Date: Monday, December 19, 2022**  
**Time: 6:30 p.m.**  
**Location: Fourth Presbyterian Church**  
**3016 Preston Highway, Louisville, KY 40217**

In preparation of the meeting, please be advised of the following:

1. **Summary of Project:**

The overall proposed development will create a two-story warehouse on the west side of Preston Highway. The specific proposal for the properties on Nelson Court is for off-street parking. The development site is surrounded by commercial and industrial properties. Off street parking and an outdoor amenity space are proposed on the east side of the proposed structure.

2. **Proposed Development Plan**

Attached please find a copy of the proposed overall development plan for your review.

3. **Location of Proposed Project**

Attached please find a map showing the location of the property for the proposed project. The green portion of the map is the area of the proposed CUP. The blue area is the remainder of the proposed development.

December 5, 2022

Property: 3025 – 3031 Nelson Court

Case No: 22-CUPPA-0364

Page 2

4. **Contact Information**

**Planning and Design Services**

Molly Clark  
Planning and Design Services  
Metro Development Center  
444 S 5<sup>th</sup> Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
Phone: (502) 574-6230  
Email: [Molly.Clark@louisvilleky.gov](mailto:Molly.Clark@louisvilleky.gov)

**Attorney for Applicant**

Clifford H. Ashburner  
Dinsmore & Shohl, LLP  
101 S Fifth Street, Suite 2500  
Louisville, KY 40202  
Phone: 502-540-2300  
Email: [Clifford.Ashburner@dinsmore.com](mailto:Clifford.Ashburner@dinsmore.com)

**Plan prepared by:**

Matt Gullo  
Luckett & Farley  
737 S. 3<sup>rd</sup> Street  
Louisville, KY 40202  
Phone: 502-585-4181

If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the above referenced Contact at Planning and Design Services.

5. **Case Information**

To obtain documents related to this proposal, please visit: <http://louisvilleky.gov/government/planning-design>.

6. **After the Meeting**

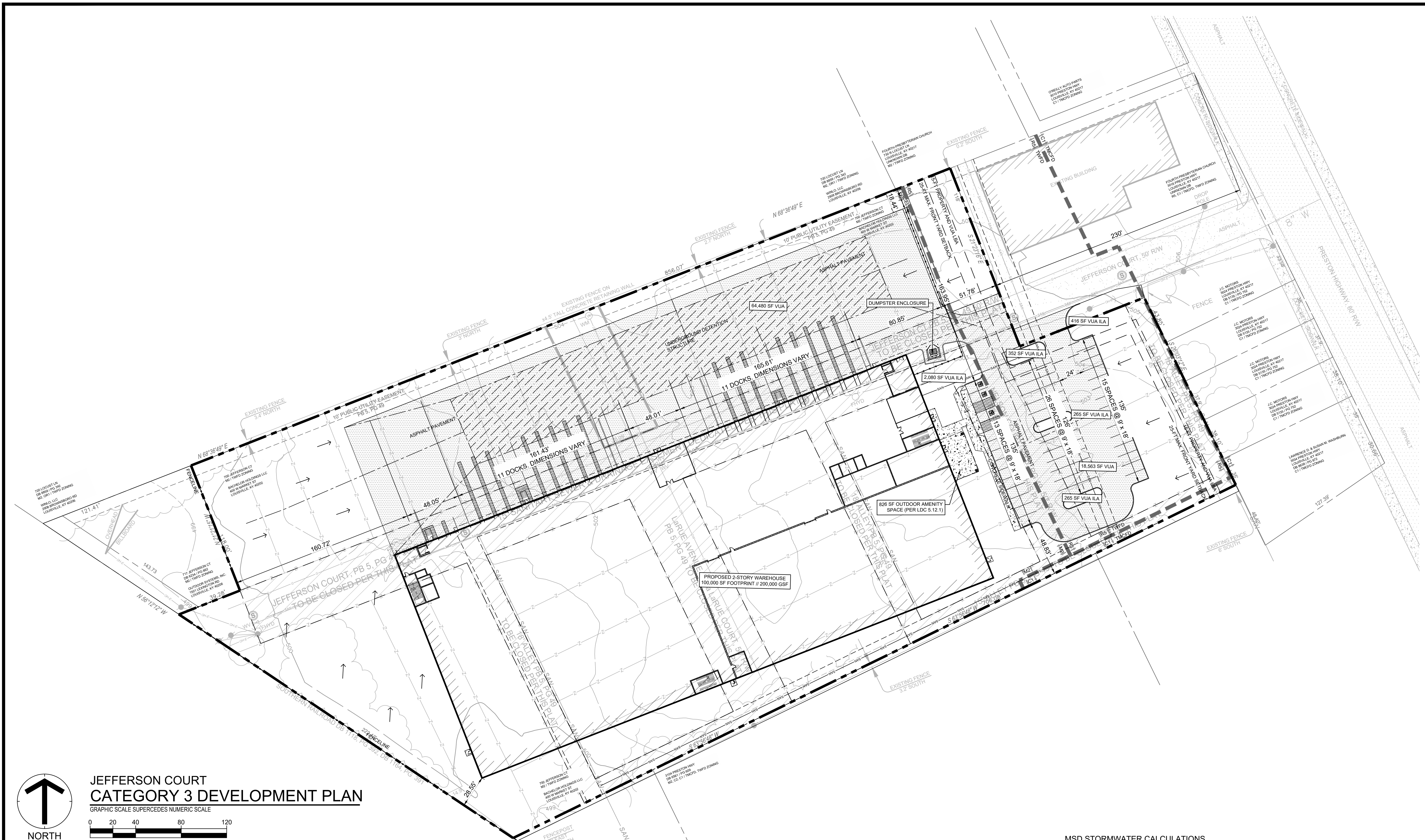
Attached please find a copy of the *After the Meeting* flier produced by Louisville Metro Planning and Design for your review.

If you have any questions you'd like us prepared to answer, please contact me at the above email address.



Clifford H. Ashburner





VICINITY MAP  
NOT TO SCALE

JEFFERSON COURT  
WAREHOUSE

700 BLK JEFFERSON CT  
LOUISVILLE, KY 40202

OWNER:  
BACHELOR PROPERTIES  
10463 HARRIS ST  
PLANTATION, FL 33324-2163  
CONTACT: ERIC BACHELOR  
954-662-7000

ARCHITECT: LANDSCAPE ARCHITECT, CIVIL ENGINEER  
LUCKETT & FARLEY  
737 SOUTH THIRD STREET  
LOUISVILLE, KY 40202-2100  
502-585-4161

JEFFERSON COURT  
CATEGORY 3 DEVELOPMENT PLAN  
GRAPHIC SCALE SUPERCEDES NUMERIC SCALE

- GENERAL NOTES**
- DRAINAGE PATTERN DEPICTED BY ARROW IS FOR CONCEPTUAL PURPOSES. FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
  - ALL DUMPSTERS AND SERVICE STRUCTURES ARE TO BE SCREENED PER CHAPTER 10.
  - ANY PROPOSED LIGHTING TO NOT SURPASS 0.5 FOOT CANDLES PAST THE PROPERTY LINE, PER CODE.
  - SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-AIMED, SHIELDED, OR TURNED OFF.
  - THE DEVELOPER WILL BE RESPONSIBLE FOR ANY UTILITY RELOCATION COMPLETED ON THIS PROPERTY.
  - THE LOUISVILLE WATER COMPANY WILL PROVIDE DOMESTIC WATER TO THE SITE. THE EXPENSES FOR ANY IMPROVEMENTS REQUIRED TO PROVIDE SERVICE TO THE SITE WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
  - SANITARY SEWER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION. WASTE WATER TREATMENT PROVIDED BY MORRIS FORMAN TREATMENT PLANT.
  - COMPATIBLE UTILITIES, IF NEEDED, SHALL BE PLACED IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCIES.
  - MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
  - CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICTS DESIGN MANUAL AND STANDARD SPECIFICATIONS AND OTHER LOCAL, STATE, AND FEDERAL ORDINANCES.
  - AN EPSC PLAN SHALL BE DEVELOPED AND APPROVED IN ACCORDANCE WITH MSD DESIGN MANUAL AND STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION ACTIVITIES ON SITE. ALL DISTURBED AREAS NOT INDICATED TO RECEIVE A SPECIFIC SURFACE TREATMENT WILL BE SEEDED.
  - NO NEW SANITARY CONNECTIONS ARE PROPOSED WITH THIS DEVELOPMENT.
  - ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH AND WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - MOSQUITO CONTROL SHALL BE IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES.
  - PLANS MUST BE SUBMITTED TO THE HEALTH DEPARTMENT PRIOR TO CONSTRUCTION.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - SITE DISCHARGES INTO THE COMBINED SANITARY SEWER SYSTEM AND SHALL LIMIT THE 100-YEAR POST DEVELOPED DISCHARGE TO THE 10-YEAR PRE-DEVELOPED DISCHARGE PER SECTION 10.3.1.2 OF THE MSD DESIGN MANUAL. PRE-DEVELOPED DRAINAGE AREA AND FLOW RATE TO BE EVALUATED AND DOWNSTREAM CAPACITY TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - CONSTRUCTION PLAN SUBMITTAL AND APPROVAL IS REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION.

**HATCH AND SYMBOLS LEGEND**

[Hatched Pattern]	PROPOSED ASPHALT PAVEMENT	[Hatched Pattern]	PROPOSED CONCRETE PAVEMENT
[Dashed Line]	STREET CLOSURE IDENTIFICATION	[Hatched Pattern]	EXISTING ASPHALT PAVEMENT
[Hatched Pattern]	EXISTING CONCRETE PAVEMENT	[Hatched Pattern]	EXISTING CONCRETE PAVEMENT
[Line with 'S']	EXISTING SANITARY SEWER LINE	[Line with 'S']	PROPOSED SANITARY SEWER LINE
[Line with 'W']	EXISTING WATER LINE	[Line with 'W']	PROPOSED WATER LINE
[Line with 'E']	EXISTING NATURAL GAS LINE	[Line with 'E']	PROPOSED NATURAL GAS LINE
[Line with 'G']	EXISTING OVERHEAD ELECTRIC LINE	[Line with 'G']	PROPOSED OVERHEAD ELECTRIC LINE
[Line with 'F']	EXISTING FENCE LINE	[Line with 'F']	PROPOSED FENCE LINE
[Line with 'C']	EXISTING CONTOUR	[Line with 'C']	PROPOSED CONTOUR
[Line with 'P']	EXISTING PROPERTY LINE	[Line with 'P']	PROPOSED PROPERTY LINE
[Line with 'E']	EXISTING EASEMENT. SEE PLANS FOR FURTHER IDENTIFICATIONS	[Line with 'E']	PROPOSED EASEMENT
[Line with 'S']	EXISTING SERVICE POLE	[Line with 'S']	PROPOSED SERVICE POLE
[Line with 'V']	EXISTING WATER VALVE	[Line with 'V']	PROPOSED WATER VALVE
[Line with 'H']	EXISTING FIRE HYDRANT	[Line with 'H']	PROPOSED FIRE HYDRANT
[Line with 'M']	EXISTING SEWER MANHOLE	[Line with 'M']	PROPOSED SEWER MANHOLE
[Line with 'T']	EXISTING TREE CANOPY TO REMAIN, WITH PROTECTION	[Line with 'T']	PROPOSED TREE CANOPY TO REMAIN, WITH PROTECTION

**UTILITIES NOTE**

ALL UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE. INDIVIDUAL SERVICE LINES ARE NOT SHOWN. THE CONTRACTOR OR SUBCONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER, "KENTUCKY 811" (TOLL FREE PHONE NO. 1-800-552-6007 OR LOCAL NO. 502-266-5123) FORTY EIGHT HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATION SO EXISTING BELOW GROUND UTILITIES (I.E. CABLES, ELECTRIC WIRES, GAS AND WATERLINES). WHEN CONTRACTING THE "KENTUCKY 811" CALL CENTER, PLEASE STATE THAT THE WORK TO BE DONE IS FOR A PROPOSED MSD SEWER OR DRAINAGE FACILITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS IN THE TECHNICAL SPECIFICATIONS AND SPECIAL PROVISIONS.

**CONDITIONAL USE PERMIT (CUP) REQUEST**

A CUP IS REQUESTED AS PART OF THIS CATEGORY 3 DEVELOPMENT PLAN TO ALLOW FOR A PARKING LOT TO BE LOCATED IN R5 ZONING DISTRICT. SEE PLAN FOR FURTHER DETAILS.

**WAIVERS / VARIANCES REQUESTED**

- A WAIVER IS REQUESTED FOR LDC 5.5.1A AND 5.9.2C TO ALLOW FOR A PARKING LOT TO BE LOCATED IN FRONT OF THE PROPOSED BUILDING.
- A BUILDING HEIGHT VARIANCE IS REQUESTED FOR LDC 5.2.5B TO ALLOW THE PROPOSED BUILDING TO BE 80-FT TOTAL HEIGHT. THIS WILL BE A VARIANCE OF THE 35-FT ALLOWED IN THE TRADITIONAL WORKPLACE FORM DISTRICT STANDARDS OF THE LDC.

**SITE DATA**

EXISTING FORM DISTRICT	TRADITIONAL WORKPLACE (TO REMAIN)
EXISTING ZONING	M2 / R5
SPECIAL ZONING	ENTERPRISE ZONE
OVERALL SITE AREA	± 6.93 ACRES (301,918 SF)
EXISTING USE	PREVIOUS SUBDIVISION WAREHOUSE
PROPOSED USE	WAREHOUSE
PROPOSED BUILDING FOOTPRINT	100,000 SF
PROPOSED BUILDING AREA	200,000 SF (1ST FL: 100,000 SF // 2ND FL: 100,000 SF)

**DIMENSIONAL INFO**

MAX. FRONT / STREET SIDE SETBACK	25 FT
MIN. SIDE SETBACK	0 FT
MIN. REAR SETBACK	0 FT
MAXIMUM BUILDING HEIGHT	45 FT, OR 3 STORIES
PROPOSED BUILDING HEIGHT	80+ FT, OR 2 STORIES
MAXIMUM F.A.R. ALLOWED	3.0 (PER LDC 2.5.2)
PROPOSED F.A.R.	200,000 SF / 301,918 SF = 0.6

**PARKING REQUIREMENTS**

TOTAL MINIMUM PARKING REQUIRED	INDUSTRIAL AND MANUFACTURING (1 SPACE PER 10,000 SF)	10 SPACES
TOTAL MAXIMUM PARKING REQUIRED	INDUSTRIAL AND MANUFACTURING (1 SPACE PER 500 SF)	400 SPACES
PARKING PROVIDED		56 SPACES

**BICYCLE PARKING REQUIREMENTS**

PER LDC 9.2.5, (3) BICYCLE SPACES ARE REQUIRED AND WILL BE LOCATED WITHIN THE BUILDING. NO SHORT-TERM PARKING IS REQUIRED.

**MSD STORMWATER CALCULATIONS**

EXISTING IMPERVIOUS AREA	27,643 SF (0.635 AC)
PROPOSED IMPERVIOUS AREA	189,558 SF (4.35 AC)
REQUIRED DETENTION VOLUME	1.22 AC*FT
(2.812)(0.9 - 0.2)(4.98 AC) = 0.81 (AC*FT)*1.5 = 1.22 AC*FT	
PROPOSED DETENTION VOLUME	1.50 AC*FT

- MSD GENERAL NOTES**
- EROSION PREVENTION AND SEDIMENT CONTROL NOTE THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE.
  - ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
  - DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING AREAS ARE SEEDED AND STABILIZED.
  - ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
  - SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES, AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCE.
  - ALL STREAM CROSSINGS MUST UTILIZE LOW - WATER CROSSING STRUCTURES PER MSD STANDARD DRAWING ER-02.
  - SEDIMENT - LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING, OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POND, SWALE, OR CATCH BASIN.
  - WHERE CONSTRUCTION OR LAND DISTURBING ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED. SANITARY SEWER SERVICE PROVIDED BY EXISTING PSC, SUBJECT TO FEES AND ANY APPLICABLE CHARGES.
  - ONSITE DETENTION WILL BE PROVIDED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAK FLOWS FOR THE 2, 10, 25, AND 100 YEAR STORM EVENTS OR TO THE CAPACITY OF THE EXISTING DOWNSTREAM SYSTEM, WHICHEVER IS MORE RESTRICTIVE.
  - EXISTING DETENTION BASIN CAPACITY AND LOWEST FINISHED FLOOR ELEVATION TO BE VERIFIED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - MSD DRAINAGE BOND IS REQUIRED PRIOR TO CONSTRUCTION PLAN APPROVAL.
  - THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
  - INCREASED RUNOFF VOLUME TO BE COMPENSATED FOR, ON-SITE, AT A RATION OF 1.5:1 WITHIN THE FEMA FLOODPLAIN.
  - KDOW APPROVAL FOR ANY WORK IN THE FEMA FLOODPLAIN PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
  - LOCAL REGULATORY FLOODPLAIN PERMIT REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

**TREE CANOPY REQUIREMENTS**

LDC 10.1.2B	50% OR GREATER (FULLY REQUIRED)	100% (NEW DEVELOPMENT)
TOTAL REQUIRED TREE CANOPY		30% (90,576 SF)
TOTAL TREE CANOPY TO BE PRESERVED		28,853 SF
TOTAL TREE CANOPY TO BE PROVIDED		61,723 SF
32 TYPE A TREES (1,200 SF)		38,400 SF
28 TYPE B TREES (720 SF)		20,160 SF
20 TYPE C TREES (240 SF)		4,800 SF
TOTAL TREE CANOPY TO BE PRESERVED		28,853 SF
TOTAL TREE CANOPY TO BE PROVIDED		63,360 SF

**LANDSCAPE REQUIREMENTS**

PROPERTY PERIMETER LANDSCAPE BUFFER AREA (LBA) (LDC 10.2.4)	
ADJACENT PROPERTY ZONING	C1
REQUIRED LBA	15-FT LBA WITH (2) TREES + 3-FT SCREEN PER 100-FT
VEHICLE USE AREA (VUA) LBA (LDC 10.2.10)	10-FT LBA REQUIRED
VUA GREATER THAN 30,000 SF	83,043 SF
PROVIDED VUA	15-FT
VUA INTERIOR LANDSCAPE AREAS (ILA) (LDC 10.2.12)	18,563 SF
VUA 12,001 - 30,000 SF IN SIZE IN TRADITIONAL FD	5% (932.65 SF)
PROVIDED VUA ILA	3,348 SF

**OWNER / DEVELOPER**  
BACHELOR HOLDINGS LLC  
400 W MARKET ST  
LOUISVILLE, KY 40202

**OWNER SOURCE OF TITLE**

**SITE ADDRESS**  
700 BLK JEFFERSON CT  
LOUISVILLE, KY 40217

WM# xxxx  
SCALE SHOWN TO ENSURE REPRODUCTION ACCURACY

SHEET TITLE  
PROJECT ORIENTATION  
PROJECT NORTH



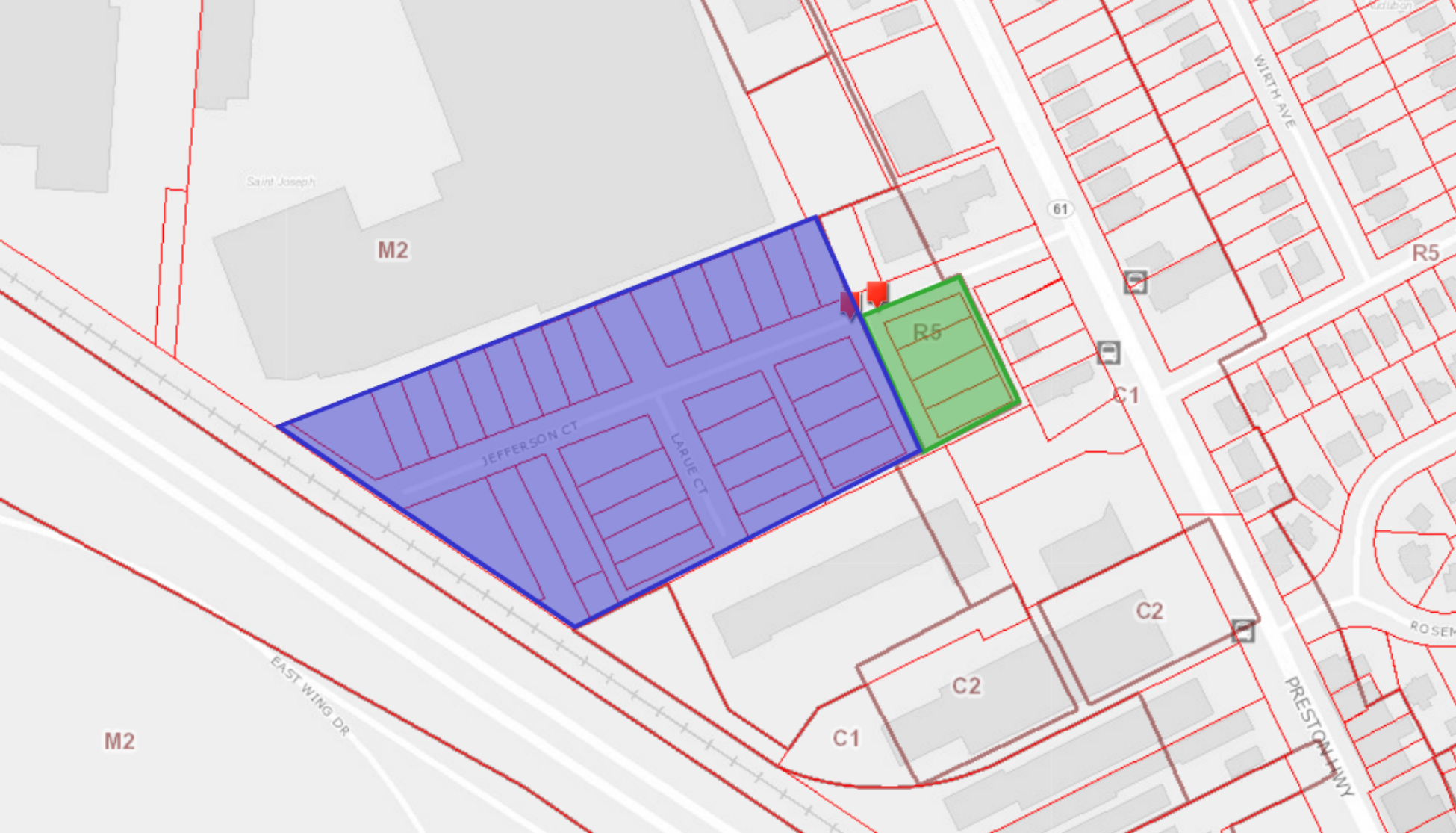
DATE: 2022.104  
11/14/2022

DRAWN BY: TJP  
CHECKED BY: MDG

SHEET TITLE: CATEGORY 3 DEVELOPMENT PLAN

SHEET NUMBER: DP-101





Saint Joseph

M2

JEFFERSON CT

LARUE CT

R5

61

C1

R5

C2

C2

C1

M2

EAST WING DR

WIRTH AVE

PRESTON HWY

ROSEN

## **After the 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. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

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 meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office 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 obtain other Planning & Design Services information.