



May 5, 2017

Dear First and Second Tier Adjoining Property Owners, Neighborhood Group Representatives expressing interest and Hon. Madonna Flood, Metro Council Woman for the 24<sup>th</sup> District:

**Re: Proposed Conditional Use permit to allow The Storage Project Project which is a mini-storage warehouse facility located on approximately 6.69 acres at 4901 & 4905 R Cooper Chapel Road, Louisville, KY 40229 Planning and Design Case # 17CUP1024**

We (arc) the developers are writing to invite you to an informal meeting we have scheduled to present the neighbors with our Conditional Use Permit Plan at the addresses mentioned above to allow for the following:

- (1) indoor conditioned storage building, 3 stories / 35' height; 77,625 Square Feet +/-
- (8) mini-storage warehouses, 1 story / 15' height; total 55,450 square feet +/-
- Related asphalt parking for the site (10 parking spaces and 2 ADA spaces) and access drives for mini-storage warehouses

During the meeting we will explain in detail the proposed development and then discuss any concerns you have. We encourage you to attend this meeting and share your thoughts. Shortly after the meeting we intend to file the conditional use permit plan for formal application with the Develop Louisville, Division of Planning and Design Services (DPDS).

The meeting will be held on **Monday, May 22<sup>th</sup> at 6:30 p.m.** at **Bethany United Church of Christ within the Sanctuary** located at **10400 Old Preston Highway, Louisville, Kentucky.**

We look forward with working with you and providing a good addition to the neighborhood. If you cannot attend the meeting but have questions or comments, please contact me at 502.599.5572 or [jsams@arcon.net](mailto:jsams@arcon.net) as necessary.

Sincerely,

Jason Sams  
Development Manager

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MAY 24 2017

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cc: Jon Crumby, Planning and Design Coordinator with Develop Louisville, Division of Planning and Design Services. (via email)  
Dwayne Hunt, Buck Creek Explorations, LLC (via email)  
Mark Patterson, Power of Design Inc, Civil Engineer / Surveyor (via email)  
Paul Grisanti, Grisanti Group Commercial Real Estate, LLC, Purchaser's Agent / Broker (via email)  
Will Duncan, Duncan Commercial Real Estate, Seller's Agent / Broker (via email)



May 22, 2017

**Neighborhood Meeting Summary**

**Re: Proposed Conditional Use permit to allow The Storage Project Project which is a mini-storage warehouse facility located on approximately 6.69 acres at 4901 & 4905 R Cooper Chapel Road, Louisville, KY 40229 Planning and Design Case # 17CUP1024**

We (arc) the developer held a neighborhood meeting on **Monday, May 22th at 6:30 p.m. at Bethany United Church of Christ** within the **Sanctuary** located at **10400 Old Preston Highway, Louisville, Kentucky**. At the meeting we had (5 people) attend the neighborhood meeting.

During the meeting the following exhibit were presented, described and discussed by the developer (arc):

1. Exhibit 1, Conditional Use Permit Development Plan Color Rendering (attached)
2. Exhibit 2, Overall Conditional Use Permit Development Plan superimposed on Aerial Map, zoomed out to Pre-App Tax Map Extents (attached)
3. Exhibit 3, Conditioned Storage Building Color Rendering (attached)
4. Exhibit 4, Un-Conditioned Storage Building Color Rendering (attached)

The operations of the facility was discussed; the normal operating hours are that of a normal business / retail use, this is not a 24 hour facility. The facility is enclosed with a 6' aluminum fence and has (2) access control gates. All items stored would be enclosed within one of the proposed structures based on the customer request. There will be a small office within the facility that would have one to two employees that would manage day to day operations.

Technical items was discussed; the site lighting and landscape design will be designed to meet the current Land Development Code requirements. The proposed storm water drainage for the site will be routed through a series of storm sewer catch basins and pipes that will outfall on site to flow into Fish Pool Creek. The existing tree mass that borders the creek will be preserved along Fish Pool Creek as required by the Land Development Code. Electric, Domestic/Fire Water, Gas and Telecom facilities will be connected to the existing facilities within the R/W of Preston Crossing Boulevard.

Mr. Joe Wittenauer, 4801 Preston Sprint Ct. – will the trees along Cooper Crossing Boulevard be removed? Jason Sams response; currently the property to the west is being considered for purchase for a future expansion of the currently planned facility, however there is a Landscape Ordinance that requires the existing or new landscaping / trees to be added to buffer adjacent land use and right of ways. As well as there will be no connecting to Cooper Crossing Road within the planned expansion. Overall Mr. Wittenauer seem satisfied with that response.

Mr. Joe Wittenauer, 4801 Preston Sprint Ct. – asked if the drainage system at the intersection of Cooper Crossing Blvd / Preston Crossing Blvd would be impacted. Currently in large rainfall events the storm water floods the intersection. Jason Sams response; the proposed storm water drainage for the site will be routed through a series of storm sewer catch basins and pipes that will outfall on site to flow into Fish Pool Creek and has no impact to the drainage at the referenced intersection. Overall Mr. Wittenauer seem satisfied with that response.

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**May 22, 2017**  
**Neighborhood Meeting Summary**

Mr. and Mrs. James / Barbara Kennedy – overall they were agreeable to the development proposal and didn't have any issues. Being they have been in there home 30 +/- years they seen a lot of proposals and overall feel this is a very non-obtrusive proposal and look forward to someone following through with the development. They were very complimentary on the building design and liked that we were considerate a building design that maintains the integrity of the surrounding retail uses in the neighborhood. Mrs. Kennedy requested the developer (arc) email her a copy of the exhibit 1.

In summary; the proposed facility 'The Storage Project' was well received by the attendees of the neighborhood meeting. They look forward to having the project executed and the ability to have a facility within their neighborhood that would serve a need for them as well.

In closing the discussion on process and procedure; the next step for the developer (arc) is to formally file the conditional use permit plan with Planning and Design Services. Once the plan is reviewed / approved by the staff agencies the project will be docket for Board of Zoning Adjustments (BOZA) for public hearing at that time the first / second tier property owners will be notified again of the specifics on the meeting. This is also a plan certain site and they again will be notified for Development Review Committee or Land Development / Transportation Committee Public Hearing upon agency approval.

If you have any further questions or comments please contact me at 502.599.5572 or [jsams@arcon.net](mailto:jsams@arcon.net) as necessary.

Sincerely,

A handwritten signature in black ink, appearing to read "JS", is written over a light grey background.

Jason Sams  
Development Manager

cc: Dwayne Hunt, Buck Creek Explorations, LLC (via email)  
Mark Patterson, Power of Design Inc, Civil Engineer / Surveyor (via email)  
Paul Grisanti, Grisanti Group Commercial Real Estate, LLC, Purchaser's Agent / Broker (via email)  
Will Duncan, Duncan Commercial Real Estate, Seller's Agent / Broker (via email)

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The Storage Project - 4901 & 4905 R Cooper Chapel Road / Louisville / KY Case # 17CUP1024

Name	Street Address	Zip	Phone	Email
JASON SAMS, ARC	1517 FABULON BLVD -JEFF IN	47130	502-899-5572	JASMS@ARCLOCN.NET
James F. Buzza KENNEDY	4905 Cooper Chapel Rd	40229	502-964-1264	kennedybarbara@6400.com
JOE WITTENMER	4801 BREWSTER SPING CT	40229	502-457-7249	JERRABA-7045@ATT.NET
Nick Grisanti	3467 Illinois Ave	40213	502-644-0544 WK.	nick@grisanitigranp.com
Ann Houlette	4610 Walden Dr	40229	502-969-6829	bethanyvcclo@gmail.com

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