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Large event venue planned next to The Parklands of Floyds Fork

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A recently purchased property on the doorstep of The Parklands of Floyds Fork would become a private event venue under a new proposal.

Partners Stefanie Perri and Carin Veech, an occupational therapist and longtime Habitat for Humanity official, respectively, have proposed redeveloping horse barns on 6.2 acres at 10503 1/2 Bardstown Bluff Road into an outlet for weddings and other events, according to plans filed this week with Louisville Metro Government. The site is next to Broad Run Park.



JEFFERSON COUNTY PROPERTY VALUATION ADMINISTRATOR
An event venue that could host weddings, Derby parties and other events has been proposed on this site in existing horse barns next to the Parklands of Floyds Fork.



They bought the property for \$213,685 in August 2018 from the Estate of Robyn Storr, according to Jefferson County property records. Perri and Veech are seeking a conditional-use permit to revamp three horse barns into the event venue.

A site plan filed with the application shows that the project would renovate 12,000 square feet barn space into a 3,750-square-foot wedding chapel, a 7,212-square-foot reception hall and a nearly 1,500-square-foot multi-use space that will include dressing rooms and an area for photography sessions.

"This adaptive reuse of the property allows the realization of the best feature of the property, being the picturesque surroundings near Floyds Fork, with the least modification to the existing condition of the property," Nick Pregliasco, a Louisville attorney with Bardenwerper, Talbott & Roberts PLLC, wrote in a letter submitted with the application. "This is because the proposal is not to raze the buildings and construct something new, but instead to find a new use for these horse barns and building. We understand there are always concerns with event venues and will propose at the neighborhood meeting ... proposed conditions of approval to address same and to hear of any other concerns."

A neighborhood meeting to discuss the proposal has been scheduled for 7 p.m. on Wednesday, March 13, at the Fern Creek Fire Station #2, 9409 Bardstown Road.

Pregliasco said by phone that the developers are willing to make concessions to curb noise and other potential concerns, including limiting the hours of operation and regulating the use of outdoor music.

Veech said in a phone interview that she and her partner hope to have the venue up and running within three months after gaining city approvals. They do not expect heavy renovations. Instead, they will thoroughly clean up the barns and spend about \$100,000 to add the chapel, reception hall and multi-use space. The barns housed horses until October, she said.

The developers are tentatively calling the venue The Stables at Floyds Fork, and they see it is an all-purpose venue that could host family reunions, parties and corporate fundraisers, as well as weddings.

"We just think it lends itself best to weddings," Veech told me.

Marty Finley
Reporter
Louisville Business First

