

**Letter of Explanation
Elks Lodge – 2824 Klondike Lane
Case # 19-CUPPA-0123**

A Conditional Use Permit Plan has been submitted for the Elks Lodge located at 2824 Klondike Lane. The property is currently zoned R-4 and is part of a Neighborhood Form District.

The plan allows for the expansion and renovation of the private club. The expansion and renovation will increase the building by approximately 2,000 square feet. In addition, the plan calls for an increase of 13 parking spaces. Pursuant to Chapter 4.2.44 of the Land Development Code, a private club or expansion thereof located in a R-4 zone necessitates the application for the conditional use permit.

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DESIGN SERVICES

19 - CUP - 0209

Glenn Price
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September 16, 2019

Neighborhood Meeting Notification

To: 1st and 2nd tier adjoining property owners of 2824 Klondike Lane
Registered Neighborhood Group Representatives for District 10
Pat Mulvihill, Metro Louisville Councilperson, District 10
Jon Crumbie, Planner, Metro Planning and Design Services

From: Glenn Price, Attorney for Louisville Lodge #8
Frost Brown Todd, LLC

Re: A Conditional Use Permit to allow a Private Proprietary Club
(Case No. 19-CUPPA-0123)

An application for a private proprietary club for 2824 Klondike Lane was submitted to Louisville Metro Planning and Design Services on August 19th. This will allow the existing Elks Lodge to expand. In accordance with the procedures of Louisville Metro Planning and Design Services, we invite adjoining property owners and neighborhood group representatives to discuss this proposal before it appears before a meeting of the Louisville Metro Board of Zoning Adjustment.

This will be an informal meeting to give you the opportunity to review the proposed plan, as well as to discuss the proposal with the owners and their representatives. This meeting will be held in addition to the established procedures of the Louisville Division of Planning and Design Services, including a full public hearing before the Louisville Metro Board of Zoning Adjustment.

The meeting to discuss this proposal will be held on:

Date: October 3, 2019

Time: 6:30 p.m.

Place: Elks Lodge No. 8
2824 Klondike Lane
Louisville, KY 40218

At this meeting, representatives for the Applicant will explain the proposal and then discuss any concerns you may have. The purpose of this meeting is to increase your understanding of this case. We encourage you to attend this meeting and to share any concerns you may have about this proposal.

Should you have any questions prior to the meeting, please feel free to contact Glenn Price at 589-5400.

SUMMARY OF NEIGHBORHOOD MEETING

Elks Lodge – 2824 Klondike Lane
Case No. 19-CUPPA-0123

A neighborhood meeting was held on Thursday, October 3, 2019, at 6:30 p.m. at the Elks Lodge, 2824 Klondike Lane, Louisville, Kentucky 40218. A copy of the Early Notice of Filing & Neighborhood Meeting Notice, dated September 16, 2019 and mailed on September 16, 2019, is attached along with a copy of the list of APOs who received the meeting notice. Also attached is a copy of the neighborhood meeting attendance sheet.

The meeting began at approximately 6:35 p.m. at which time Tanner Nichols gave a general summary of the purpose of the meeting and an introduction of Chris Brown from BTM Engineering.

Mr. Nichols welcomed those in attendance and asked for them to sign the attendance sheet which was available. Mr. Nichols then discussed the CUP and how the plan will allow for the expansion and renovation of the private club. The expansion and renovation will increase the building by approximately 2,000 square feet. In addition, the plan calls for an increase of 13 parking spaces. He explained that pursuant to Chapter 4.2.44 of the Land Development Code, a private club or expansion thereof located in a R-4 zone necessitates the application for the conditional use permit. Chris Brown then discussed the proposed development plan showing the location of the new space, new entrance, landscaping and new parking configuration.

Following these presentations, the following questions were raised by those in attendance:

1. What will be the hours of operation?
The hours of operation are anticipated to remain the same.
2. Will trees be removed?
Some trees will be removed to allow for construction, but we don't anticipate any trees along the property lines will be removed
3. Will the drive around the East side of property back to the pool remain in place?
Yes, the drive will remain to allow emergency access to the pool.
4. Where will the kitchen be located?
The new expanded kitchen will be located on the East side of the building.
5. Where will the dumpsters be located?
The dumpster will be located on the East side of the building and will be screened from adjoining neighbor by a six-foot wood fence.
6. How large is the expansion?
The renovations will add approximately 2,000 square feet.
7. Where will the new patio be located.
The new patio area will be located off the West side of the building.

The meeting concluded at approximately 7:05 p.m.

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Neighborhood Meeting Attendance Sheet

Louisville Elks Lodge No. 8

10/3/19

Name	Street Address	Zip	Phone	Email
Allen & Mary Broussard	BWC / MCL		(502) 267-4776	Two Marine Family@gmail.com
Janice Rhodes	3236 Radianca Rd	40220	502-963-7584	Janice Rhodes@email.com
Shannon Griesbach	2816 Klondike Ln	40218	502-291-7498	cloversmg@aol.com
Mark Lisney	2809 Ponroy Dr	40218	502-292-9066	kapdemw@gmail.com
Linda Forde	3006 Treestone Ct	40214	502-509-9303	LForde59@hotmail.com
Lora Forde	3003 Groveside Ct	40214	502-554-7893	Lora.A.Forde@mac.com
Susie Wilhelm	3839 Jupiter Rd.	40218	502-376-7998	susiewilhelm@gmail.com

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DESIGN SERVICES

BTM Engineering, Inc.
 1001 Highway 262, Suite 100, Lexington, KY 40503
 (606) 251-7000
 www.btmeng.com

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 (606) 251-7000
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CONDITIONAL USE PERMIT PLAN
 1224 KLONDIKE LANE
 LOUISVILLE, KENTUCKY 40218
 SHEET 1 OF 1

SITE DATA

GROSS SITE AREA: 5.26 ACRES (4)
 NET AREA: 0.242338 ACRES (1)
 EXISTING ZONING: R-4 (2)
 EXISTING FORM: DISTRICT USE
 EXISTING BUILDING AREA: 7,050 SQ.FT.
 PROPOSED ADDITIONAL BUILDING AREA: 2,208 SQ.FT.
 PROPOSED TOTAL BUILDING AREA: 9,258 SQ.FT.
 PROPOSED LOT AREA: 0.041 ACRES (1)
 MAIN FLOOR AREA: 7,050 SQ.FT.
 SECOND FLOOR AREA: 2,208 SQ.FT.
 MAXIMUM FLOOR HEIGHT: 12.5 FEET
 MAXIMUM BUILDING LENGTH: 122.5 FEET
 MAXIMUM BUILDING WIDTH: 34.5 FEET
 EXISTING UTILITIES: GAS, WATER, SEWER, ELECTRIC, TELEPHONE, CABLE
 EXISTING STORM DRAINAGE: 100 CFS
 PROPOSED STORM DRAINAGE: 100 CFS

LANDSCAPE REQUIREMENTS:
 EX. TREES TO BE MAINTAINED: 91 TREES
 EX. TREES TO BE REMOVED: 18 TREES
 NEW TREES TO BE PLANTED: 18 TREES
 EX. TREES TO BE REMOVED AND REPLACED: 18 TREES
 NEW TREES TO BE PLANTED AND REPLACED: 18 TREES

BICYCLE PARKING CALCULATION:
 SHORT TERM REQUIREMENT: 4 BICYCLES LOCATED WITHIN BUILDING
 LONG TERM REQUIREMENT: 2 BICYCLES LOCATED WITHIN BUILDING

BUILDING SETBACKS: (REFER TO CHART)

TREE CANOPY CALCULATIONS
 TREE CANOPY CATEGORY: CLASS C
 SITE AREA: 228,614 S.F.
 EX. TREE CANOPY ON SITE: 63,454 S.F. (27.78%)
 1. 2. 3. 4. 5. 6. 7. 8. 9. 10. 11. 12. 13. 14. 15. 16. 17. 18. 19. 20. 21. 22. 23. 24. 25. 26. 27. 28. 29. 30. 31. 32. 33. 34. 35. 36. 37. 38. 39. 40. 41. 42. 43. 44. 45. 46. 47. 48. 49. 50. 51. 52. 53. 54. 55. 56. 57. 58. 59. 60. 61. 62. 63. 64. 65. 66. 67. 68. 69. 70. 71. 72. 73. 74. 75. 76. 77. 78. 79. 80. 81. 82. 83. 84. 85. 86. 87. 88. 89. 90. 91. 92. 93. 94. 95. 96. 97. 98. 99. 100. 101. 102. 103. 104. 105. 106. 107. 108. 109. 110. 111. 112. 113. 114. 115. 116. 117. 118. 119. 120. 121. 122. 123. 124. 125. 126. 127. 128. 129. 130. 131. 132. 133. 134. 135. 136. 137. 138. 139. 140. 141. 142. 143. 144. 145. 146. 147. 148. 149. 150. 151. 152. 153. 154. 155. 156. 157. 158. 159. 160. 161. 162. 163. 164. 165. 166. 167. 168. 169. 170. 171. 172. 173. 174. 175. 176. 177. 178. 179. 180. 181. 182. 183. 184. 185. 186. 187. 188. 189. 190. 191. 192. 193. 194. 195. 196. 197. 198. 199. 200. 201. 202. 203. 204. 205. 206. 207. 208. 209. 210. 211. 212. 213. 214. 215. 216. 217. 218. 219. 220. 221. 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