

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223  
(502) 426-6688 • WWW.BARDLAW.NET

Nicholas R. Pregliasco  
Email: [NRP@BARDLAW.NET](mailto:NRP@BARDLAW.NET)  
Mobile: (502) 777-8831

June 23, 2023

RE: Neighborhood meeting for a Modified Conditional Use Permit (“Mod CUP”) to allow an amendment to the existing Conditions of Approval for the Louisville Underground Conditional Use Permit to expand the underground warehouse area

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our Mod CUP to expand the underground warehouse area at Louisville Underground.

Accordingly, we filed a plan for pre-application review with Planning and Design Services (PDS) that was assigned case number **23-MCUP-0003** and case manager **Molly Clark**. The current Conditions of Approval for the Conditional Use Permit approved in 2011 permits 1,730,000 square feet of space to be used for all uses in the underground area, which includes the proposed warehousing use. The applicant has since spent considerable time and money in surveying and mapping the underground space to determine what portion of the underground space is usable for warehousing needs based upon the layout of the underground.

The applicant requests that the Conditions of Approval be modified to expand from 1,730,000 square feet to allow up to 2,700,000 square feet in the underground area. The additional square footage request will allow for the utilization of existing underground space centrally located in Louisville Metro thus fostering economic development and job growth within the area and Louisville Metro without most of the associated impacts of new development.

In that regard, a meeting will be held on **Monday, July 10, 2023**, beginning at **6:30 p.m.** at the **Louisville Mega Caverns** located at **1841 Taylor Avenue**. *(As you drive through the main gate, look to your left where there is a picnic pavilion with a green roof. At that pavilion there will be a person in a red shirt who will direct you to the underground office where the meeting will be held.)*

Enclosed for your review are the following:

1. The map of the underground area
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet and Information on how to obtain case information online from PDS’ online customer service portal
5. PDS’ “After the Neighborhood Meeting” sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

We look forward to our opportunity to visit with you.

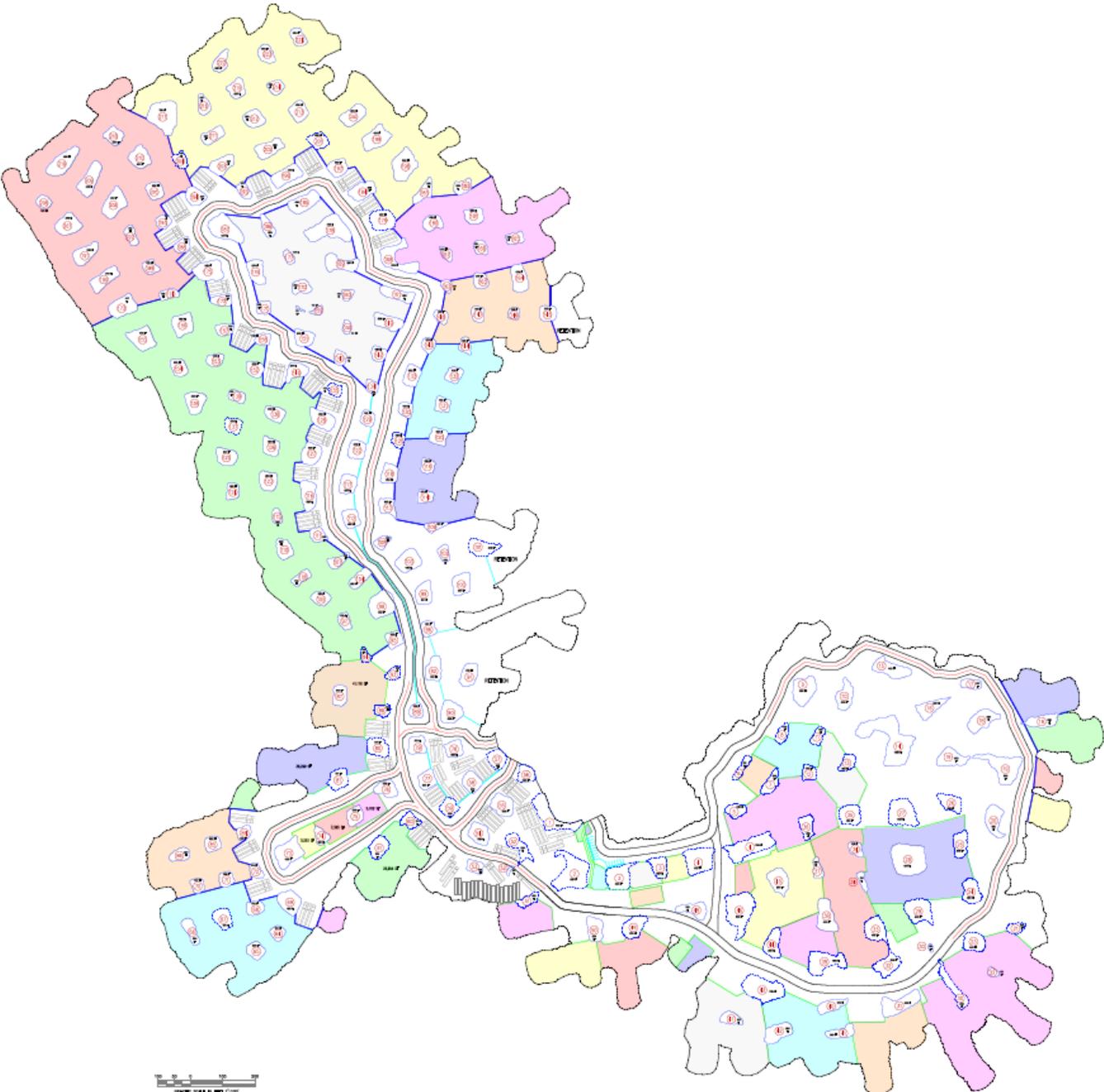
Sincerely,



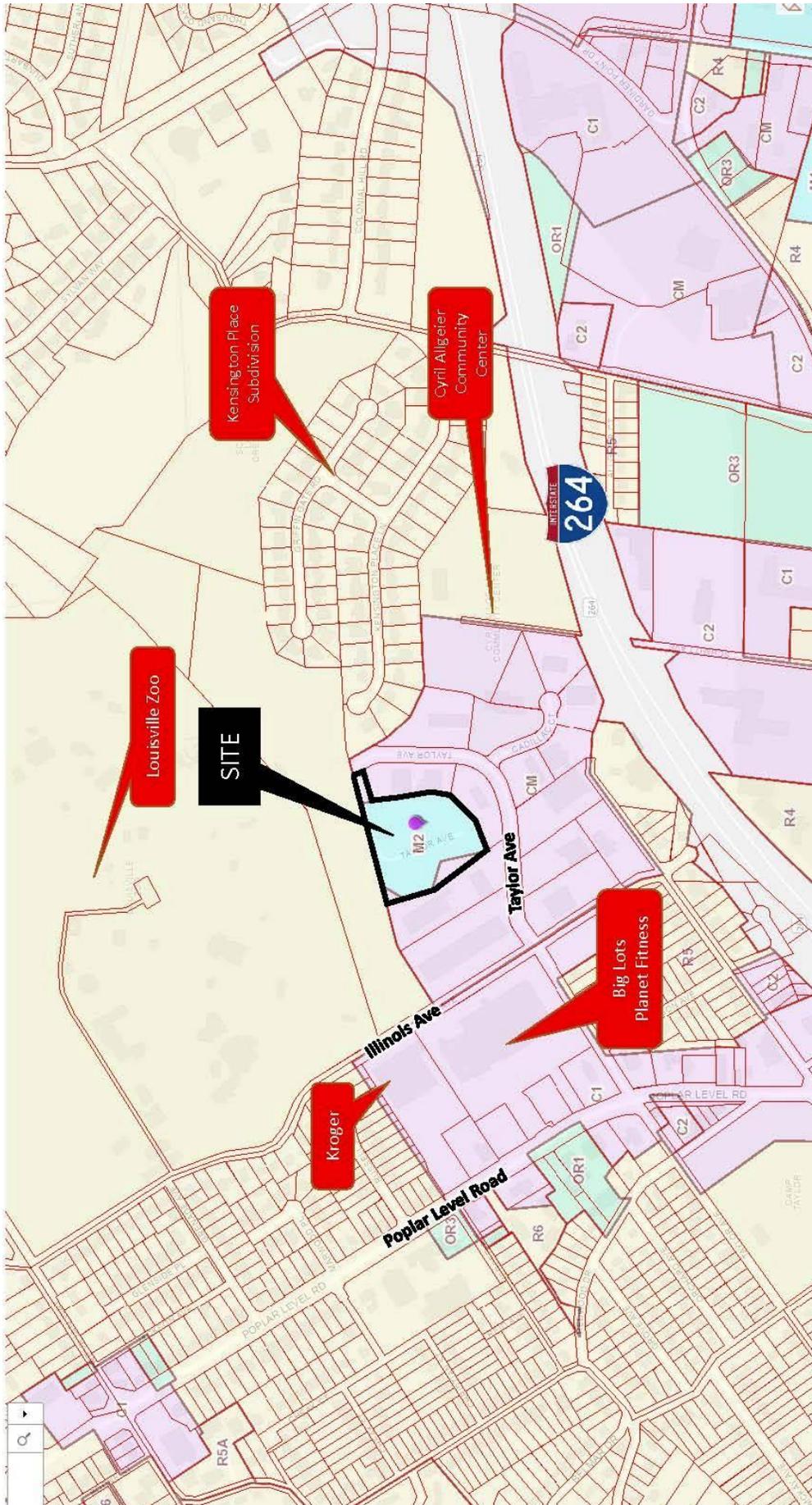
Nick Pregliasco

cc: Hon. Pat Mulvihill, Councilman, District 10  
Molly Clark, case manager with Planning & Design Services  
Jim Lowry, applicant with Louisville Underground

**MAP OF UNDERGROUND AREA**



# LOJIC SITE LOCATION SHEET



## **DETAILED SUMMARY SHEET**

The applicant is requesting a Modified Conditional Use Permit (“Mod CUP”) to allow an amendment to the existing Conditions of Approval for Louisville Underground Conditional Use Permit to expand the underground warehouse area.

A plan was filed for pre-application review with Planning and Design Services (PDS) that was assigned case number **23-MCUP-0003** and case manager **Molly Clark**. The current Condition of Approval for the Conditional Use Permit approved in 2011 permits 1,730,000 square feet of space to be used for all uses in the underground area, which includes the proposed warehousing use. The applicant has since spent considerable time and money in surveying and mapping the underground space to determine what portion of the underground space is usable for warehousing needs based upon the layout of the underground.

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The entrance to the property is located between the Louisville Zoo and the Watterson Expressway as shown on the attached “LOJIC Site Location” attachment.

**NOTICE OF POTENTIAL DEVELOPMENT CHANGES.** Please be advised that this “Detailed Summary” is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS’s online customer service portal information sheet. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

## **CONTACT INFORMATION SHEET**

### **1. PRIMARY CONTACT**

*Bardenwerper, Talbott & Roberts, PLLC  
1000 N. Hurstbourne Pkwy., 2<sup>nd</sup> Floor  
Louisville, KY 40223  
Nick Pregliasco – (502) 777-8831  
[nrp@bardlaw.net](mailto:nrp@bardlaw.net)*

### **2. APPLICANT**

*Jim Lowry  
[jim.lowry@louisvillemegacavern.com](mailto:jim.lowry@louisvillemegacavern.com)*

### **3. CASE MANAGER OR SUPERVISOR**

*Molly Clark, AICP  
Planning & Design Services  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-8656  
[molly.clark@louisvilleky.gov](mailto:molly.clark@louisvilleky.gov)*

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## **PLANNING & DESIGN SERVICES (PDS's) ONLINE CUSTOMER SERVICE PORTAL INFORMATION SHEET**

To view details of the zone change online, use the link at:

<https://aca-louisville.accela.com/LJCMG/Welcome.aspx?TabName=Home&TabList=Home>

Click on the “Search” tab

Then “Planning Applications”

Enter case number in “Record Number” box

Click on “Record Info” tab

## **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.