

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

**Letter of Explanation
Assumption High School
Modified Conditional Use Permit
and Revised Detailed District Development Plan
(March 11, 2019)**

The Applicant, Assumption High School, is proposing to expand their existing classroom, cafeteria space and parking area. The campus is located at 2140, 2162 and 2170 Tyler Lane. The subject sites are zoned R-5 (CUP with a request to modify with this application) and R-6. The sites are located in the Neighborhood Form District. The subject sites are Pre-Plan Certain because of a rezoning and a CUP.

Assumption organized a courtesy Neighborhood Meeting which was held on January 29, 2019 with the neighbors to introduce the proposal and to discuss the neighbors' concerns. The Neighborhood Meeting invite letter, APO matrix, sign in sheet and recap are a part of the application materials.

The Assumption campus is comprised of two existing tracts. There is existing daycare and parking on Tract 1. The existing daycare will be removed and the parking area will be expanded. The 25 ft. Landscape Buffer Area required adjacent to the west property line will be variable as permitted by Chapter 10 of the Land Development Code. The north westerly most portion of the proposed parking is closer than 25 ft to the west property line and the Landscape Buffer Area will be increased accordingly at the south east portion of the proposed parking lot. The landscaping and privacy fence required by Chapter 10 will be provided in the western property line Landscape Buffer Area. The required 15 ft side setback is being provided.

There is an existing Conditional Use Permit for off-street parking in a residential zone approved for Tract 1 by B-179 & 180-00 granted on September 18, 2000. A request to modify the CUP as shown on the Revised Development Plan is a part of this application.

Assumption's existing high school building is located on Tract 2. The existing convent on tract 2 will be removed to make room for the building expansion. The building expansion will take place in an area that is currently existing building and existing parking area.

There is a height variance request associated with the proposed building expansion. This is due to the need to maintain the existing building height in the expansion area. The existing high school building was constructed in 1955 at its current height. The original building height will be maintained in the area of the expansion.

RECEIVED

MAR 25 2019

DESIGN SERVICES

10 APRIL 1 07

Facilities Expansion: Mark Trier from JRA Architects presented drawings of the current facility and drawings of the school with the proposed expansion. The addition would be a 33,000 sq. ft., steel frame, with brick veneer addition. It would include a two-story glass atrium with an open- air concept and would be handicap accessible. The project would take 16-18 months to complete.

Questions and Responses

1. Are there plans to make Tyler Lane a private road?
No, it will remain a public road.
2. What are the long- term plans for 2165, 2167 and 2169 Tyler Lane?
There are no formal plans at this time.
3. Concerns were raised over the removal of the white house (2140 Tyler Lane), the garage and over reducing the 25 ft. buffer between the Eleanor properties and the parking lot to 10ft. Additionally, there are concerns with the expansion parking and the impact of additional lighting in the parking lot.
Kevin Young promised to draw a detailed plan and work one on one with those residents to address their concerns.
4. Additional concerns were raised over drainage and flooding to basements of homes on Eleanor. Kevin Young addressed stating that yes, plans to increase the capacity of the retention pond are part of the project.
5. Are there future plans for the old American Legion building?
The property is currently being used for parking and as an indoor practice facility for sports. There are no formal plans for this property at this time.
6. Questions were raised about the impact to the neighborhood during the construction process, change in traffic patterns and presence of construction vehicles.
Mark Trier gave assurance that construction vehicles would not be allowed during the arrival and dismissal times, "Up Pacing" efforts would be made during summer and vacations periods and the focus would be on keeping everything in business without interruptions.

RECEIVED

MAR 25 2019

DESIGN SERVICES

19 12/11/19

Jan. 29, 2019 Neighborhood Meeting

W
o
r
k

[illegible]

DESIGN SERVICES

104

RECEIVED

2020

DESIGN SERVICES

VED
019
V
RVICES
102

Name	Home Address	Email address	Phone Number
JOHN ECKEL	2137 TITELAND AVE		562-451-1088
JOSEPH ROBY	2310 Alameda	loise.roby@gmail.com	444-4598
JOHN WILSON	3001 Falmouth Dr.	johnwilson416@gmail.com	502-387-8017
JOHN WILSON	3000 Lightfoot Rd	john.wilson@usnavy.mil	502-415-3814
JOHN WILSON	601 W. JEFFERSON ST	john.wilson@usnavy.mil	574-1108

Number 7815
MAY 15 2019

DESIGN SERVICES

