

Board of Zoning Adjustment Staff Report

November 3, 2014



Case No(s):	14CUP1023
Project Name:	The Anchorage
Location:	804 Evergreen Road
Owner(s):	The Anchorage, LLC
Applicant(s):	The Anchorage, LLC
Representative(s):	William Bardenwerper
Project Area/Size:	19.5 Acres
Existing Zoning District:	RE, Residential Estate
Existing Form District:	V, Village
Jurisdiction:	Anchorage
Council District:	17 – Glen Stuckel
Case Manager:	Jon E. Crumbie, Planner II

REQUEST

- Conditional Use Permit to allow a bed and breakfast and a private proprietary club in an RE zoning district.

CASE SUMMARY/BACKGROUND

This application involves a Conditional Use Permit for a bed and breakfast and a private club. The two are related based on the desire of the owner/applicant to assure that the bed and breakfast have adequate kitchen and dining facilities, which they would not have without the private club. The private club will have 300 to 400 members of which no more than 50 people will be able to enjoy the restaurant and lounge at any given time. Those people would be the private club members, their guests and guests of the bed and breakfast. The bed and breakfast will be limited to 8 bedrooms.

SITE CONTEXT

The site is 19.5 acres and irregular in shape. The site is located on the west side of Evergreen Road between East Arbor Drive and Owl Creek Lane. The property is surrounded by residential uses to the north, south, east, and west. The subject site and the adjacent lot to the north are the largest lots in the general area.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Residential	RE	Village
Proposed	Bed and Breakfast/private club	RE	Village
<i>Surrounding Properties</i>			
North	Residential	RE	Village
South	Residential	R-1	Village
East	Residential	R-2	Village
West	Residential	R-1	Village

PREVIOUS CASES ON SITE

There are no previous cases on site.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code
City of Anchorage, Ordinance No. 4, Series 2014

**STANDARD OF REVIEW AND STAFF ANALYSIS
FOR CONDITIONAL USE PERMITS**

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The proposal meets all applicable policies of the Comprehensive Plan. Lighting will not be added.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The subject site is located in a residential area. The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The proposal has been reviewed by Public Works and MSD and both have approved the plan. The Anchorage Fire Protection District did not comment on the proposal.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested? There are 7 requirements for a bed and breakfast and 6 items will be met. Item G. does not apply.

Ordinance No. 4, Series 2014 passed by the City of Anchorage

- A. The land area (lots or lots) on which one (1) single-family residence now exists and for which the owner seeks a Conditional Use Permit to operate a Bed and Breakfast Inn shall be a minimum of seven (7) acres, and regardless of land area shall not be subject to further subdivision should a Conditional Use Permit be issued for a Bed & Breakfast Inn.**
- E. Bed and Breakfast Inns located within the R-E and R-1 Districts shall be required to comply with the City of Anchorage Noise ordinance otherwise applicable for only CN District and shall not conduct any outdoor activities and/or events that are attended by anyone that is not a current registered overnight guest of the Bed and Breakfast Inn. However, the Bed and Breakfast Inn may host a maximum of twelve (12) private functions during any calendar year at which a maximum of one hundred twenty-five (125) guests, who are not registered guests of the Bed and Breakfast Inn, may attend. Should the private gathering be sponsored by a non-profit organization serving the City of Anchorage, the restriction as to the maximum number of non-registered guests shall not apply. This provision shall not be altered or waived by the Board of Zoning Adjustment.**

Bed and Breakfast Inns may be allowed in the R-R, R-1, R-2, R-3, R-4, R-5, U-N, TNZD (in effect within Louisville Metro only), R-5A, R-5B, R-6, M-1, PRO, PTD, PRD, W-1, W-2, and W-3 (Note: Revision proposed by Louisville Bed and Breakfast Association) Districts upon the granting of a Conditional Use Permit and compliance with the listed requirements.

A. No more than nine (9) guest rooms shall be permitted, and a maximum of two adults shall be allowed per guest room. However, the Board of Zoning Adjustment may impose a lower limit on the number of guest rooms after considering the size of the building, the size of the property, the economics of the proposal, and the effect on surrounding properties.

B. Guests are limited to a length of stay no more than 14 consecutive days. The resident innkeeper or owner shall keep a current guest register including names, permanent addresses, dates of occupancy, and motor vehicle license number of all guests.

C. Bed and Breakfasts may provide food service or space for indoor meetings provided all applicable food service and capacity regulations are complied with. No food preparation is allowed in any guest bedroom. LDC Chapter 4 Part 2

D. Bed and Breakfast Inns in residential zoning districts shall be required to comply with the requirements of Section 4.3.7 and obtain a temporary activities permit for any outdoor activities and/or events that are attended by anyone that is not a current registered overnight guest of the Bed and Breakfast Inn. This provision shall not be altered or waived by the Board.

E. Any signage which identifies the use shall be in accordance with the underlying zoning and form district standards.

F. The location of parking shall comply with the same parking standards as a single family detached dwelling unit, except any additional parking beyond what can be accommodated in a driveway no wider than to sufficiently park two (2) cars must be out of the required setback and yards as specified in the underlying Form District requirements. Parking for guests shall not be served by a separate driveway from that serving the principal residential structure.

G. Conditional use permits for Bed and Breakfast Inns in residential zoning districts issued prior to the effective date of this ordinance (March 9, 2011) may continue to operate

as authorized under the approved conditional use permit. Upon request by an applicant, such conditional use permits may be modified in any manner the Board determines, in its discretion to be appropriate.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested? There are 4 requirements for a private proprietary club and all will be met except item D.

Private Proprietary Clubs may be located in the R-E Districts where such use is compatible in size and scale with surrounding land uses and where the lot contains at least 2 acres upon the granting of a Conditional Use Permit.

A. All new buildings, structures and facilities shall be at least 30 feet from any property line.

B. Outdoor swimming pools shall be enclosed with a fence at least six feet high.

C. All recreation areas or play fields and parking lots shall be separated from adjacent properties by a solid fence or dense evergreen shrubbery plantings at least five feet high.

D. One sign only may be permitted showing the name and address of the club. An attached sign shall not exceed 30 square feet in area, shall be attached flat to the face of the building, and shall not project more than 18 inches from the face of the building.

A free-standing sign shall not exceed 20 square feet in area per side, shall not have more than two sides, and shall not exceed a height of six feet. Either an attached sign or a free-standing sign may be permitted, but not both. No sign shall project into any required yard. The sign may be illuminated but non-flashing. The required front yard setback in Anchorage is 90 feet. The proposed sign will be located on the front property line once right-of-way is dedicated.

TECHNICAL REVIEW

There are no outstanding technical review items.

STAFF CONCLUSIONS

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the Conditional Use Permit as established in the LDC.

NOTIFICATION

Date	Purpose of Notice	Recipients
10/16/14	APO Notice	First tier adjoining property owners Neighborhood notification recipients
10/17/14	Sign Posting	Subject Property

ATTACHMENTS

1. Zoning Map



2. Aerial Photograph



3. Cornerstone 2020 Staff Checklist

#	Cornerstone 2020 Guidelines & Policies	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Pre-App Finding	Pre-App Comments	Final Finding	Final Comments
13	Form Districts Goals C2-C4, Objectives C2.2, C2.4, C3.3, C4.1-4.7	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	√	Both proposals will use the same entrance and parking.		
17	Form Districts Goals C3, C4, Objective C3.3-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	√	The existing structures will be maintained.		
19	Form Districts Goals C3, C4, Objective C3.3-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.	√	The existing structures will be maintained.		
20	Form Districts Goals C3, C4, Objective C3.3-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	-	Transportation Planning has reviewed the proposal and has comments.	√	Transportation Planning has reviewed and approved the proposal.
21	Form Districts Goals C3, C4, Objective C3.3-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	√	No new lighting will be added.		
28	Form Districts Goals C3, C4, Objective C3.3-3.7, C4.1-4.7	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	√	The existing structures will be maintained.		
30	Livability Goals H3 and H5, all related objectives	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Village Form District.	-	Open space is not shown on the proposal.	√	There is an existing oak grove and tree canopy that will be maintained.

33	Livability Goals E1-E4, G1 all related Objectives	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	√	The existing structures will be maintained.		
42	Livability, Goals B1, B2, B3, B4, Objectives B1.1-1.8, B2.1-2.7, B3.1-3.4, B4.1-4.3	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue-line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	-	MSD has reviewed the proposal and has comments.	√	MSD has reviewed and approved the proposal.
44	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	√	Sewer is proposed for the area.		
45	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	√	The property is served by the Anchorage Fire Protection District.		
46	Quality of Life Goal J1, Objectives J1.1-1.2	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	√	Sewer is proposed for the area.		

4. Applicant's Justification Statement and Proposed Findings of Fact

BARDENWERPER, TALBOTT & ROBERTS PLLC
ATTORNEYS AT LAW

1000 NORTH HURSTBOURNE PARKWAY • LOUISVILLE, KENTUCKY 40222 • (502) 426-6688 • FAX (502) 425-0561 •
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**DETAILED STATEMENT OF COMPLIANCE WITH ALL
APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020
COMPREHENSIVE PLAN**

<u>Applicant/Owner:</u>	The Anchorage, LLC
<u>Location:</u>	804 Evergreen Road
<u>Proposed Use:</u>	Bed & Breakfast & Social Club
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development
<u>Request:</u>	Conditional Use Permit for a Bed & Breakfast and Private Club

SUMMARY STATEMENT

This application involves a Conditional Use Permit for a bed and breakfast and for a private club. The two are related based on the desire of the owner/applicant to assure that the bed and breakfast have adequate kitchen and dining facilities, which they would not have without the private club. Furthermore, the property being 19.5 acres is so large with so many different buildings and thus costly to maintain that a combination of uses is necessary in order to avoid the unwanted alternative of dividing the property into multiple single family lots for a residential subdivision.

The Conditional Use Permit process will determine how various potential impacts may be mitigated through conditions of approval, which may include limits on hours of operation, the number of outdoor activities, the number of beds in the bed and breakfast, and the members in the private club, including the number of diners permitted at any one point of time in the dining facilities.

The old home on the site, known as the "Anchorage", was in really bad shape, probably about a year from falling down when the applicant purchased and fixed it up. He still owns the property next door and so has a vested interest in assuring that this bed and breakfast and private club don't disturb neighbors. After all, he would be the first neighbor to be disturbed if impacts from same cannot be fully mitigated.

On this property there is the big house, which will serve as the bed and breakfast plus private club with dining room. There are also old buildings that were once servant quarters, with separate kitchen and carriage house. There is also a workshop and barn that will remain, that likewise will become part of the overall CUP facilities. Transforming this large property with all of these buildings will cost money, and, if the

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applicant can't do something as proposed, thus making an economically viable use of the property, as said he will have to probably have to split it up and sell it off as separate lots for new homes.

As to the issue of how big the private club will be, it will probably have 300 to 400 members of which no more than 50 people will be able to enjoy the restaurant and lounge at any given time. Those people would be the private club members, their guests and guests of the bed and breakfast. He said that the bed and breakfast will be limited to 8 bedrooms. Paved parking will be sufficient to accommodate bed and breakfast guests plus the maximum number of club members and guest who can be seated at the restaurant and adjoining lounge at any given time.

As to the question of other use and entertainment options in connection with the private club, there will be limits on the number of those permitted both inside and outside the existing buildings. There will also be limits on hours of operation.

GUIDELINE 1: COMMUNITY FORM

This site for two proposed Conditional Use Permits (CUPs), a bed and breakfast and private club, located in the Village Form District, which is characterized by predominantly low to medium density residential uses where the pattern of development is distinguished by open space. A Village Form District should have a small scale village center with a mixture of uses. This application complies with this Guideline of the Comprehensive Plan because the proposed bed and breakfast and private eating club with lounge are intended for a large, historic, vacant property that will be perfect for these kinds of uses. The property is mostly open space, meaning these uses will be located a distance from nearby homes, and the nearest neighbor is the same owner of this property that being the Ramsey family located exactly next door. Consequently, if anyone is affected by the impacts of a proposed commercial type use or uses on the subject property, the Ramsey's will themselves be first and foremost impacted. Thus they have an incentive to assure all negative impacts are fully mitigated.

GUIDELINE 2: CENTERS

The Intents and applicable Policies of this Guideline identified in the DPDS Pre-Application Staff Report for this Village Form District site suggest that development occur in a Village Form District like this at street intersections that at least one of the intersecting streets classify as collector or above. Considering that Evergreen Road is a collector level street, it has a potential to reduce commuting time and transportation related air pollution for people residing in the area and desiring these bed and breakfast and private club services. Also, it is encouraged that development within the Village Form assure neighborhood vitality and a sense of place, which will be encouraged with the application for these two different, but related, CUP uses. Revitalization of old buildings is encouraged. This proposal involves an old historic home site that is under-utilized after having been rejuvenated by the current owner, who also happens to reside on the property located next door. The Ramsey family intend to run these facilities,

anticipating business largely from area residents, their guests and business associates. Evergreen Road also extends to Middletown and to areas north where business activities would also find easy access to this small bed and breakfast facility for overnight business guests. Further, the Intents and Policies of this Guideline encourage compact, mixed development, which is exactly what is proposed on this site in and around the existing, currently under-utilized buildings. The Intents and Policies of this Guideline encourage good design, focal point with open space and desirable uses within what will become a center of its own kind for Anchorage-based activity. This property has lots of open space which will be retained with beautiful grounds, including several features serving as attractive focal points. Also the Intents and Policies of this Guideline encourage shared parking, which the site plan accompanying this application shows by virtue of spillover parking for larger events to be located on the grassy lawns.

GUIDELINE 3: COMPATIBILITY

The Intents and applicable Policies of this Guideline identified in the DPDS Pre-Application Staff Report for this Village Center Form District suggest that development of a site like this be of a mixed use in nature, compact, with similar design and building materials as found in the area. The proposed bed and breakfast and private club utilize existing historic buildings, which are built mostly in the center of the site around each other, surrounded by open space. So it is compact. The bed and breakfast and private club represent different compatible uses. The buildings will be further renovated and rejuvenated in their historic forms and context. Because these low impact uses do not create odors, much traffic and involve very little or if any added lighting (except security lighting), while the overall site will remain aesthetically beautiful, the particular Policies of this Guideline relating to impact mitigation are fully addressed with conditions of approval hereinabove mentioned relating to limited days, hours and types of activities. The Intents and Policies of this Guideline also recommend good transitions, buffers and setbacks, which are evident on the site plan, which includes large amounts of open space. It is a large site, the buildings are located near the center of the site, and the balance of the site remains open, except for overflow parking during larger events.

GUIDELINES 4: (OPEN SPACE), GUIDELINE 5: (NATURAL AREAS, SCENIC & HISTORIC RESOURCES), AND 13: (LANDSCAPE CHARACTER)

The Intents and applicable Policies of these three Guidelines identify in the DPDS Pre-Application Staff Report suggest that open spaces, especially natural areas and those with scenic and historic resources, plus landscaping be preserved. Nothing is more evident on the site plan accompanying this application than those characteristics of this site and the proposed use. Once again, it is a large site, which will remain largely open, with natural and scenic areas preserved, as will be the historic home and buildings, some of which have already been revitalized. Landscaping is abundant and will be barely disturbed, apart from the new sewer line that is being installed by MSD through the center of the property irrespective of this proposed development.

GUIDELINES 7: (CIRCULATION), 8: (TRANSPORTATION FACILITY DESIGN) AND 9: (BICYCLE & PEDESTRIAN AND TRANSIT)

The Intents and applicable Policies of these Guidelines identified in the DPDS Pre-Application Staff Report all pertain to traffic impacts of the proposed bed and breakfast and private club which seek assure transportation facilities with adequate capacity, good access and safe internal circulation, plus the provision of access for bicycles, pedestrians and if available in the area, transit. This application and its proposed bed and breakfast and private club comply with all the applicable Intents and Policies of these Guidelines because these are low traffic generating uses. For example, the bed and breakfast will be limited to a maximum of 8 beds, and the private club will be limited to 50 diners. During special events, other buildings will be utilized for such things as weddings and fundraisers. But they will be infrequent, and the property will accommodate the added parking required with spill-over onto the large open spaces that will not otherwise be paved. Evergreen Road has adequate traffic carrying capacity for these small uses with generally off peak traffic generation. Anchorage residents are expected to be the major users of these facilities, and they are already utilizing the local streets system. Further, Metro Transportation Planning as well as Anchorage City officials will make certain that access to this site from this section of Evergreen Road has good site distance, that the curb cut into and out the overall site is wide enough for traffic to pass, that parking inside is appropriately designed with good internal circulation, and that the major collector level road (Evergreen Road) serving this facility continues to have adequate traffic carrying capacity. Residents in the area already bicycle and walk along Evergreen Road and other quiet streets within their community, and they're expected to continue to do so in the future. Anchorage City officials will determine whether sidewalks should be added, but the proposed bed and breakfast and private club themselves will always accommodate alternate forms of bicycles or pedestrian access.

GUIDELINES 10: (FLOODING AND STORMWATER) AND 11: (WATER QUALITY)

The Intents and Applicable Policies of these Guidelines identified in the DPDS Pre-Application Staff Report are intended to assure that a development of this kind does not negatively impact any regulatory floodplain and that stormwater management can be handled through on-site detention or utilizing existing creeks and streams that can carry, in a case like this, the minor additional load caused by any increased impervious surfaces. There is a creek that runs through the middle of this property which will handle the flow from this site. Very little, if any, additional impervious surface will be created, because the buildings that will be utilized for the bed and breakfast and private club already exist, as do the access ways and most of all of the required parking. Accordingly, on this large acreage site, with open spaces to remain almost exactly as they presently exist, new impacts to flooding or stormwater will not be created. As required under new MSD regulations, water quality will be addressed in any manner that the size of this small development might otherwise necessitate. Any construction will comply with the erosion sedimentation control guidelines of MSD.

For these and all other reasons set forth herein and as identified at the to-be-scheduled Board of Zoning Adjustment public hearing, this application does and will comply with all other Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

William B. Bardenwerper
BARDENWERPER, TALBOTT & ROBERTS, PLLC
1000 North Hurstbourne Parkway
Louisville, Kentucky 40223
(502) 426-6688
Counsel for Applicant/Property Owners

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**Letter of Explanation:
Ramsey- 804 Evergreen Rd.
Conditional Use Permit**

The applicant is proposing to convert a single family residential home located at 804 Evergreen Rd into a social club and bed and breakfast. The property is located in the Village form district and is zoned RE, which per the City of Anchorage Ordinance No. 4, Series 2014 allows a bed and breakfast as a conditional use.

The existing residential building has an area of 6,500 S.f. The bed and breakfast will consist of 8 bedrooms and the social club will be approximately 3,900 s.f. New parking areas will be constructed on-site. Overflow event parking will be provided as shown on the plan.

RECEIVED

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PLANNING &
DESIGN SERVICES

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THE ANCHORAGE, LLC
804 Evergreen Rd.
Louisville, Kentucky 40223

July 18, 2014

RE: Conditional Use Permit (CUP) to allow a Bed & Breakfast and Private Club in an RE zoning district on approximately 19.5 +/- acres at 804 Evergreen Rd.

Dear Neighbor,

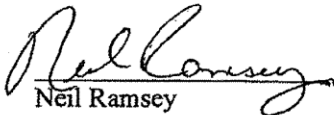
We are writing to invite you to a meeting we have scheduled to present neighbors with our CUP plan for a bed & breakfast and private club to be located as above.

A meeting will be held on **Tuesday, July 29th** at 7:00 p.m. at the **Anchorage City Hall** located at **1306 Evergreen Road** to discuss the plan with interested neighbors.

If you cannot attend the meeting but have questions or concerns, please call my attorney Bill Bardenwerper at 426-6688, or my land planning and engineering firm representatives Kevin Young or Ann Richard at 426-9374.

We look forward to seeing you.

Sincerely,


Neil Ramsey

Cc: Hon. W. Thomas Hewitt, Mayor, City of Anchorage
Hon. Glen Stuckel, Metro Councilman, District 17
Bill Bardenwerper, attorney with Bardenwerper, Talbott & Roberts, PLLC
Kevin Young & Ann Richard, land planner with Land Design & Development, Inc.

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Neighborhood Meeting Summary

Bill Bardenwerper, counsel for the applicant, called the meeting to order at the Anchorage City Hall at 7:00 pm on Tuesday, June 29, 2014. Also present were the applicant Neil Ramsey and the land planner/landscape architect Kevin Young with Land Design & Development. Mr. Bardenwerper showed a Power Point presentation which showed aerial photographs of the area plus zoning in the area as well as the proposed site plan. He talked about the Conditional Use Permit process for a bed and breakfast and for a private club.

Kevin Young then explained that sanitary sewers were being delivered through the property. He also explained that this site, which is largely pervious, will not have notable storm water management issues. That is true in part because a creek runs through this property.

Bill Bardenwerper next explained the Conditional Use Permit process, how the Board of Zoning Adjustment takes into account all of the various impacts that are identified by the Comprehensive Plan and that BOZA attempts to mitigate impacts, in part through conditions of approval on the permit and use. So anything from hours of operation, to number of outdoor activities, to number of beds in the bed and breakfast, and to members in the private club are all relevant for consideration as conditions of approval.

Neil Ramsey next explained his concept, which is based on the fact that he has 19 acres on this site which could otherwise result in about 11 single family home lots.

Mr. Ramsey explained that the old home, known as the "Anchorage", was in really bad shape probably about a year from falling down when he purchased and fixed it up. He said he owns the property next door and so has a vested interest in assuring that this bed and breakfast and private club Conditional Use Permits don't disturb neighbors. After all, he said, he would be the first neighbor to be disturbed if impacts from same cannot be fully mitigated.

He explained that on this property there is the big house, which would serve as the bed and breakfast plus private club with dining room. There are also old buildings that were once servant quarters, with separate kitchen and carriage house. There is also a workshop and barn that remain, that likewise would become part of the CUP overall facilities. He said that transforming this large property with all of these buildings will cost money, and, if he can't do something as proposed, thus making an economically viable use of the property, he would probably have to split it up and sell it off as separate lots for new homes, as said.

In response to questions, he gave the following information. As to the issue of how big the private club would be, he said probably 300 to 400 members of which no more than 30-50 people could enjoy the restaurant and lounge at any given time. Those people would be the private club members, their guests and guests of the bed and breakfast. He said that the bed and breakfast would have 8 bedrooms. Kevin Young explained that paved parking would be sufficient to accommodate bed and breakfast guests plus the maximum number of people who could be seated at the restaurant and adjoining lounge at any given time.

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As to the question of entertainment options, Mr. Ramsey explained that he would like to have the opportunity within the Club context to host private events. If larger than just the number that can't fit in the dining room and lounge, they would be confined to the barn and an occasional outside tent connected to that barn. He said that he would also host events such as weddings, fund-raisers and other charitable events. People present continued to question him on the number of such events, how many nights a week, how late and so forth. He said that, whereas the private club facility and bed and breakfast would be open seven days a week probably till 11 pm, he would agree to limit the number of other events, especially outdoor events.

Residents asked how many other properties in Anchorage could potentially apply for bed and breakfast type uses. The City Attorney said that City Government calculated perhaps up to seven other properties that would be of eligible under the new regulation for such use.

There was also a lot of talk about noise, how that noise carries in Anchorage because it is so quiet. The City Attorney explained that there is a noise ordinance and how it is enforced.

There was also talk about traffic. Mr. Bardenwerper explained that, if Metro Transportation Planning requires a traffic study, the applicant will prepare one. But he and Mr. Young explained that Evergreen Road has adequate traffic-carrying capacity for traffic volumes in excess of that anticipated for this use. Moreover, he said that these proposed uses are not peak hour uses. So whatever the total traffic generated would have probably negligible impact which is probably why a traffic study would not be required. But the applicant will provide traffic numbers as need be.

There were questions about sewers which Mr. Young answered.

Most of those present seemed to support the applications as generally described as long as there are conditions placed on the some of the outdoor events. But there were those who were in pretty obvious steadfast opposition, based upon the fact that they like the property as is, arguing that it should be sold to someone for a large single-family residential use, not used for any other purpose or carved up into smaller lots. A number of people gave interesting speeches about the history of Anchorage, the history of this property and how Anchorage is special.

Respectfully submitted,

William B. Bardenwerper

Client:/Ramsey, Neil/Evergreen Rd B & B/Neighborhood Meeting Summary
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Developer's Neighborhood Meeting

Meeting Date and Time July 29, 2014 @ 7:00 pm **Developer's Name** The Anchorage, LLC
Location of Meeting Anchorage City Hall, 1306 Evergreen Road, Louisville, KY
Description of Proposal Proposed CUP to allow a Bed & Breakfast and Private Club
Subject Site Location 804 Evergreen Road, Louisville, KY

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
✓ Glenn Sullivan	11813 Springhill Gardens Dr.	40223	
✓ Jeff Clutson	1606 Deage Circle	40223	
✓ Connie & Lou Young	11505 Anchorage Woods.		
✓ Neil Ramsay	906 Evergreen Rd.	40223	
✓ Peg Merrill	700 Hickory Lane	40223	
? Kim Harris	P.O. Box 23477 Anchorage, Ky.	40223	
✓ THOMAS J. ROE	805 LINDEN DR NE	ANCHORAGE Ky	40223
✓ Ed Weyer	2107 Meadow Lane Ct	40223	
✓ Mildred L. Egan	2910 Cave Spring Pl.		
✓ Jerry McMechan	803 Evergreen Rd	40223	245-2276
✓ ED & CAROL BRITTON	705 LINDEN DR. ^{Anchorage} Ky	40223	CELL 502-419-4102
✓ Greg + Tracy HAUS	11604 Owl Creek Ln	40223	502-643-0012
✓ Shay + Courtney Shearer	11608 Owl Creek Lane	40223	502-645-0682
✓ Amanda + Pete Pagano	11806 Woodland Rd.	40223	415-505-0592
✓ Greg + Whitney ^{COOK}	800 Evergreen Rd	40223	(802) 272-5061
✓ Diane Cook	11941 Creed Lodge Dr.		(502) 244-8167
✓ TIM & COEE HASKI	1908 EVERGREEN RD		244-9078

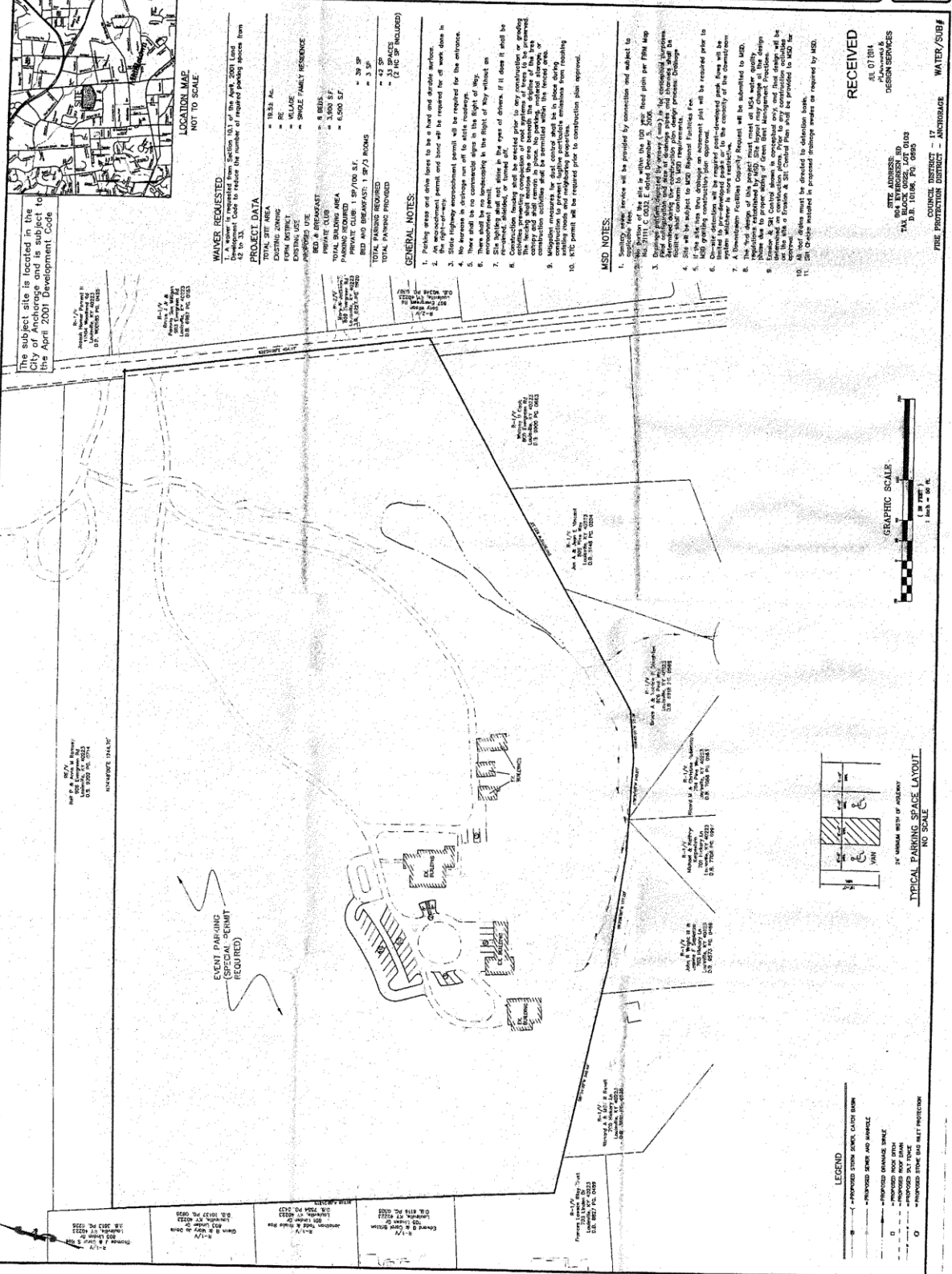
CONDITIONAL USE PERMIT
RAMSEY
804 EVERGREEN ROAD
LOUISVILLE, KY 40223
THE ANCHORAGE LLC
908 EVERGREEN RD
LOUISVILLE, KY 40223

PROJECT DATA

PROJECT NO.	14070
DATE AS SHOWN	11-1-14
DATE	11-1-14
DRAWN BY	MM

REVISIONS

NO.	DATE	DESCRIPTION



The subject site is located in the City of Louisville and is subject to the April 2001 Development Code

WAIVER REQUESTED

A waiver is requested from the April 2001 Land Development Code to reduce the number of proposed parking spaces from

PROJECT DATA
TOTAL BUILDING AREA = 15,512 SF
TOTAL GARAGE AREA = 15,512 SF
TOTAL FLOOR AREA = 15,512 SF
TOTAL FLOOR AREA = 15,512 SF
TOTAL FLOOR AREA = 15,512 SF

BED AND BREAKFAST: 1 SP/7 ROOMS
TOTAL FLOOR AREA = 15,512 SF
TOTAL FLOOR AREA = 15,512 SF
TOTAL FLOOR AREA = 15,512 SF
TOTAL FLOOR AREA = 15,512 SF

GENERAL NOTES

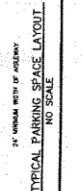
1. Parking area and drive lanes to be in hard and durable surface.
2. All parking spaces shall be marked with standard white lines.
3. All parking spaces shall be 8' wide by 18' deep.
4. All parking spaces shall be 18' apart.
5. The location of all parking spaces shall be shown on the site plan.
6. The location of all drive lanes shall be shown on the site plan.
7. All drive lanes shall be 8' wide.
8. All drive lanes shall be 18' apart.
9. All drive lanes shall be in hard and durable surface.
10. All drive lanes shall be marked with standard white lines.

MSD NOTES

1. Security water service will be provided by connection and subject to the applicable code.
2. The site shall be subject to the applicable code.
3. The site shall be subject to the applicable code.
4. The site shall be subject to the applicable code.
5. The site shall be subject to the applicable code.
6. The site shall be subject to the applicable code.
7. The site shall be subject to the applicable code.
8. The site shall be subject to the applicable code.
9. The site shall be subject to the applicable code.
10. The site shall be subject to the applicable code.

RECEIVED
ALL OTHER
DESIGN SERVICES

OFFICE ADDRESS:
THE ANCHORAGE LLC
908 EVERGREEN RD
LOUISVILLE, KY 40223



LEGEND
- - - - - PROPOSED STREETS, DRIVE, DRIVE DRIVE
- - - - - PROPOSED DRIVE DRIVE AND DRIVE
- - - - - PROPOSED DRIVE DRIVE
- - - - - PROPOSED DRIVE DRIVE
- - - - - PROPOSED DRIVE DRIVE

14CUP1023

Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a bed and breakfast and a private proprietary club without further review and approval by the Board.