



## *Legal Counsel.*

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March 9, 2023

Customer Service  
Division of Planning and Design Services  
444 South Fifth Street  
Louisville, KY 40202

***Re: 3025 – 3031 Nelson Court  
- Conditional Use Permit Application***

Dear Planning Customer Service:

This letter accompanies the Conditional Use Permit Application for the properties located at 3025 to 3031 Nelson Court (the “Subject Property”). Our client, Bachelor Holdings, LLC (the “Applicant”), proposes to develop a warehouse on the adjoining vacant property. The Subject Property is zoned M-2 and is in the Traditional Workplace form district.

The proposed Conditional Use Permit will allow the Applicant to develop the Subject Property for off street parking. The applicant will construct a warehouse on the adjoining property adjacent to the existing highway, similar to surrounding industrial uses. The proposed Conditional Use Permit complies with Plan 2040 and, specifically, the Community Form Plan Element. The Subject Property is in the Traditional Workplace form district, which encourages parking “to be located mostly off-street and behind buildings.” Because the Subject Property is uniquely placed behind an existing car sales lot on Preston Highway, the Applicant proposes to place the off street parking in front of the proposed structure on the adjoining vacant property, but behind the existing car sales lot.

“In order to encourage reinvestment, rehabilitation and redevelopment,” Plan 2040 allows for and encourages “flexible and creative site design” that respects the “traditional pattern of development in the surrounding area.” Jefferson Court forces the proposed site to be placed further from Preston Highway, but the proposed structure will be placed near the existing highway, similar to the commercial and industrial buildings in the area.

The proposed parking will serve as employee parking for the proposed warehouse west of the Subject Property and the Applicant will comply with the other requirements of LDC 4.2.39, as well. The proposed off street parking will create an additional buffer between the proposed warehouse and adjoining property owners and will not adversely affect adjoining property owners

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Property: 3025 – 3031 Nelson Court

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as the Applicant will maintain the landscaping and screening currently provided and planned on the Subject Property.

Sincerely,

A handwritten signature in blue ink, appearing to read "Cliff H. Ashburner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Clifford H. Ashburner