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June 26, 2018

**Neighborhood Meeting Notification**

To: 1<sup>st</sup> and 2<sup>nd</sup> tier adjoining property owners of 1300 & 1306 Bardstown Rd  
Brandon Coan, Louisville Metro Councilperson, District 8

From: Jennifer Caummisar-Kern, PE  
Accurus Engineering, LLC

Re: Request for a Conditional Use Permit to allow Storage

A pre-application for a conditional use permit for the properties located at 1300 & 1306 Bardstown Rd has been submitted to Louisville Metro Planning and Design Services. In accordance with the procedures of Louisville Metro Planning and Design Services, we have been directed to invite you to discuss this proposal before a formal application can be filed. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the proposal with the developer and their representatives. This meeting will be held in addition to the established public meeting procedures of the Planning Commission and/or the Board of Zoning Adjustment.

The meeting to discuss this proposal will be held on:

**Thursday July 19, 2018 at 6:30pm**  
Highlands-Shelby Park Branch  
Louisville Free Public Library  
1250 Bardstown Road, Suite #4  
(inside the Mid-City Mall)  
Louisville KY 40204

At this meeting, the developer representative will explain the proposal and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

**ACCURUS ENGINEERING**  
2780 JEFFERSON CENTER WAY, SUITE 204, JEFFERSONVILLE, IN 47130  
WWW.ACCURUSENG.COM

18 CUP 1072

**Summary of Neighborhood Meeting for CUP case number 18CUP1072  
for property located at 1300 & 1306 Bardstown Rd**

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The neighborhood meeting was held on July 19, 2018 at 6:30pm at the Highlands-Shelby Park Branch of the Louisville Free Public Library located at 1250 Bardstown Rd, Louisville, KY 40204. The meeting began at 6:30pm. Those in attendance included: First and second tier property owners, residents and members of surrounding neighborhood groups. A sign in sheet of those in attendance is attached to this document.

Jennifer Caummisar-Kern of Accurus Engineering began the meeting by introducing herself as the site engineer. She then introduced Jeff Sleadd and Aaron Willis, members of the ownership/development group in attendance.

Ms. Caummisar-Kern gave a general outline of the planning process including notification, submittal timelines, public meetings and BROD approval. Photos of the existing building facades, a copy of the site layout plan, architectural renderings, a conceptual landscape plan and ITE trip generations were presented. Ms. Caummisar-Kern gave a brief overview of the plan and proposed site operation.

Specific concerns of those who attended included:

- The availability of parking and users of the site taking up on-street parking spaces or parking in undesignated locations was discussed. It was suggested that a multi-level parking garage be added. Ms. Caummisar-Kern explained that the storage use is a low traffic generator and that loading and unloading would take place within the building and not on-street. The access for the storage use would allow room for 2 box trucks inside at a time. Mr. Sleadd stated that a shared parking agreement was being pursued with the owner of Mid City Mall but that no agreement had been reached. He also stressed the lack of available parking as a factor limiting the viability of parking dependent uses at this location.
- Noise and light pollution were discussed. It was explained that the cooling system would not be a commercial chiller and would be no larger than a residential unit.
- The current dilapidated state of the building was commented on. Mr. Sleadd explained that permits for general maintenance items were being applied for.
- There was a question on if the apartment unit would be used for Airbnb or as a long term rental. Mr. Sleadd responded that it could be used for either.
- There was a question on what type of storage facility this would be. Mr. Sleadd stated this would be a boutique style storage facility and could offer space for people who operate internet businesses or would like to store wine and spirits.
- There was a question on the fire rating of the building. Mr. Sleadd responded that he did not know the fire rating but the project would need to comply with all applicable codes.
- There was a question on if additional land uses would be considered for the site. Suggested uses included co-housing, housing for elderly and dance studio. Mr. Sleadd responded that he would be happy to discuss the site with interested users.
- There was a question on how the developers arrived at storage as the best use for the site. Mr Sleadd gave a brief summary of some of his previous projects which included rehabilitation of older buildings. He also referenced the market feasibility study prepared for the site which indicated a substantial storage need in the area.
- There was a question on how this proposed use contributes to the Bardstown Road corridor as being a destination.
- There were questions regarding the previous Sterling Brewery project and how the sale of the property for the current project came to be. Mr. Sleadd explained that the property was purchased by a development group and he could not comment on behalf of Louisville Sterling, LLC. Councilman Coan gave a brief update on the review of this issue being done by his office.

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Name	Street Address	Zip	Phone	DESIGN SERVICE email
Jane + Dana	7 Hawthorn Hill	40204	502 727-6556	janetdakan@gmail.com
Kathy Kremer	1606 Rosewood Ave	40204	502 459 4109	Kathykremer1@gmail.com
Bruce Madison	2328 Grinstead Pt #4	40204	502-551-6100	brmadison@aol.com
Bill Wade	1805 Rosewood	40204	502 649 9877	billwade@gmail.com
Peter Auson	1313 Bolwood Ave	40204	502 681 4690	PeterAuson@gmail.com
Carra Stevens	1808 Rosewood Ave	40204	502-550-7202	celsa99@bellsouth.net
Emma Kennedy	"	"	"	"
MIKE GRAMIC	1801 WINDSOR PL	40204	502-459-6581	gramingm@Bellsouth.net
BEATRICE HINSON - HARTY	1805 WINDSOR PL	40204	502-777-3926	LHARTY@GMAIL.COM
Graham Clark	14 Hawthorn Hill	40204	502 727-2777	grahamcrisedb.com
PAUL & AUSTIN STINE	1825 WINDSOR PL	40204	502 931-0927	w12RIVE@GMAIL.COM
Bob Ann Atkin	1927 Swanhue Ct	40205	502 762 6411 502 758 9825	BobAtkin@gmail.com
MANNY CARRALERO	1313 MOSSROSE AVE	40204	502-609-2128	MANNY.CARRALERO@AHOA.COM
Paul Maron	2601 Blvd. Napoleon	40205	502-807-7690	paul.g.maron@gmail.com
Marcello Gianneloni	1405 Rosewood Ave	40204	502-802-1456	mtg@rosewood.win.net
Sarah Helvey-Martin	1717 Rosewood Ave	40204	502 439 0820	sarah.helvey@jeferson.kyshelvey.com
Jash Ford	918 Briery Hill Ct.	40299	502-794-4763	LouisvilleDanceAlliance@gmail.com
Kathy Belcher	1517 Tyler Park Dr.	40204	502-216-6471	klbelcher@bellsouth.net





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Name	Street Address	Zip	Phone	DESIGN SERVICES	Email
✓ Monica Orr	2419 Largest Ave	40204	693-8182		monicoorr2419@gmail.com
✓ Kara Orr-Sullivan	1000 Ellison Ave	40204			<del>karacorr@gmail.com</del> pdleib@yahoo.com
✓ Phyllis Leibson <sup>David Leibson</sup>	2566 Woodbourne Ave.	40205	451-6457		
✓ BRIAN CADINE	1647 BIRCHWOOD AVE	40204	439-8030		brian.cadine@gmail.com
✓ THOMAS SORITA	1810 ROSEWOOD	40204	451-8480		TSORITATHOMAS@GMAIL.COM
✓ DANE SORITA	u	u	u		u
✓ Karen Phillips	1820 Windsor	40204	456-5971		kwp325@f@gmail.com
✓ Linda Murray	1816 Windsor	40204	459-5504		lmurray@bellsouth.net
✓ Rebecca Alford	1679 Beechwood Ave	40204	502-565-5126		eakinsr@gmail.com
✓ Michael Boegs	1262 Willow	40204	502-640-0411		maboggs@bellsouth.net
✓ Carey Bessie	1262 Willow	40204	502-387-5971		csbessie@bellsouth.net
✓ Gaby Zahradnik	1239 Royal Ave	40204			oatbecks@bellsouth.net
✓ Kristen Willard	1612 Beechwood Ave	40204	502-887-785		kristenidephk@hotmail.com
✓ STELLA WEST	1506 ROSEWOOD	40204	475-0715		muniswelska@gmail.com
✓ TERRY W. LUTZ	1317 BELLWOOD AV	40204	819-0071		TERRYWLUTZ@GMAIL.COM
✓ Mike Newl	1606 Edge land Ave	40204	396-8228		mnpjdf@gmail.com
✓ Jim Stewart	1606 Edge land Ave	40204	u		u
✓ Kiera Murphy	1318 Willow Ave	40204	u		kemurphy85@yahoo.com

Steve & Ophelia Helm 1423 Rosewood Ave 40204 376-6077  
 Steve Helm 1072  
 ohelm@twc.com Page 2 of 2



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Name	Street Address	Zip	Phone	PLANNING & DESIGN SERVICES Email
✓ Roy Brundise	1718 Edgeland	40204	851-7165	brundise@jku.com
✓ Sharon Mary	1412 Willow Ave.	40204	552-8080	marxorp@aol.com
✓ Jeff East	1621 Edgeland Ave	40204	974-5483	JeffEast.loky@gmail.com
✓ Jeff Stearn	1300 Bardstown Ln	40205	423-1663	StearnJ@fmanil.com
✓ Emma Aprile	1806 Rosewood Ave	40204	3963600	emaprile@gmail.com
✓ Andrew Resenthal	1806 Rosewood Ave	40204	4564678	ResenthalAndrew@gmail.com
✓ Holly Hamilton	2214 Sherwood Ave #14	40205	767-7074	hollyhamiltonian@gmail.com
✓ Elysebeth Hiram Mout	1805 Windsor Pl	40204	235-1306	ehinersonhasty@gmail.com
✓ Gregg Fochman	1624 Franklin Way	40205	5262091	gregg@shinecontracting.com
✓ Natalie; Jason Snyder	1811 Edgewise Ave	40204	418-2387	svcfrog@yahoo.com
✓ Kevin Donoho	2046 ALTA AVE	40205	502-292-9340	KevinDonoho@ATT.NET
✓ Shawn Reilly	1703 Tyler Pkwy	40204	386-6096	ShawnMorris1@gmail.com
✓ Tim Grentle	1800 Windsor Pl	40204	631 0986	ZTGG15@yahoo.com
✓ Michael Martorena	1568 Bardstown Rd	40205	468-9865	incmartorena@gmail.com
✓ Deanna O'Daniel	2211 Deering Ct	40204	452-9786	dodselfseek@gmail.com
✓ Charles + Karolle Swanson	1621 Rosewood	40204	454-3221	srcontemporary@aol.com
✓ Jeff Hadley	3027 Bunker Hill Dr	40205	287-8643	jhadley502@gmail.com
✓ Sharon Weck	1535 Tyler Park Dr	40204	459-1345	James.groetsch@gmail.com

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deboraharden 1734 Chicketer Ave #0205 debrarden@gmail.com

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