

January 27, 2014

Ms. Twana R. Shanklin
4014 St. Francis Lane
Louisville, KY 40218

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To the Louisville Metro Planning & Design Committee:


This letter is written to inform the committee for the purpose of a Child Development Center at the above address in the Broadmoor Park neighborhood of District 5. There is a great need for a healthy and safe Childcare & Development service in this area. This Childcare Center would be sufficient and cost effective parents. It will also be a convenience to serve the work force of District 5 and others who work in the workforce such as Ford, General Electric, Post Office and the United Parcel Service and many others.

This facility will be a positive asset to the neighborhood with the ability to educate, enhance, and encourage our children. I have also been given the opportunity to present this proposal before the Broadmoor Park Neighborhood committee and had a positive response regarding the center. I grew up in District 5 and would love to give back to the community and to be able to make a difference in our children's lives. I and those who will be a part of this vision will have past and present experience in the Childcare field of work. I also attend Campbellsville University pursuing my MBA degree in Marriage/Family Counseling.

The service will not only provide service for childcare, but also a learning facility for our children. Please allow the occupancy to be changed from a R5 to a R5A & CU with an agreement that if anything was to occur outside of my control that it will remain only for a childcare facility or a R5.

Thank you for your time and consideration in advance and I look forward to hearing from you soon.

Sincerely yours,



Twana R. Shanklin

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General Waiver Justification:
Case #14zone1013

1. The waiver will not affect the adjacent property owners of tiers 1 and 2 in the Broadmoor neighborhood. I have personally asked each neighbor for their thoughts and if any concerns about the childcare learning center. Their responses have been optimistic as well as encouraging in reference to the center. Mr. Charles Mitchell, the vice-president of the Broadmoor neighborhood association and also located in one of the tiers, he asked that I continue to keep up the property and that he will keep an eye on it to insure that I do so. In my opinion, I believe the agreement of allowing the site to be used as R5A and CUP also brings comfort to my neighbors, knowing it is occupied for a positive purpose. The rezoning would only allow it to serve as a childcare center or residential site.
2. I do not believe that the waiver would violate the Comprehensive Plan in any way whatsoever. The waiver would allow the Childcare Learning Center to operate from 5:30 a.m. until 6:00 p.m. with the maximum of twenty-three children, and no more than five employees at one time. The concern and flow of the traffic to the neighborhood would not change drastically with the drop off and pick up varying for each applicant. The parents or applicants would most likely be staggered in time and no lounging would be allowed. Also in good faith, the site was offered additional parking for the employees, if needed. Finally, the structure of the site is excellent for a Childcare Learning Center without a setback. . Though time has changed and rules have been revised, I do believe that the usage of this site is not in violation, but more so in compliant to the Comprehensive plan.
3. The extent of the waiver of the regulation is minimum necessary within the regulations for relief of this site.
4. I believe I have read the regulations and remarks thoroughly and have comprehended them to the best of my ability. In saying this, I do believe that the childcare center would be beneficial for the community without detriment. The waiver in process is necessary for the applicant to move forward with plans to operate a Childcare Learning Center. Because of the investment made in cost and in time, it would definitely jeopardize the vision to give back to the community by providing this much needed service.

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