

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223  
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

William B. Bardenwerper  
Direct dial: 426-0388, ext. 135  
Email: WBB@BARDLAW.NET

May 8, 2017

**Re: Proposed Conditional Use Permit (CUP) to allow off-street parking in the R-5 zoning district for Willis-Klein Showrooms located at 284, 284 R and 286 Ridgeway Ave and 4041 Westport Road**

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with our CUP plan to allow off-street parking to be located as above to accommodate the growing business at Willis-Klein Showrooms.

Accordingly, a plan for pre-application review has been filed with the Division of Planning and Design Services (DPDS) that is assigned case number 17CUP1032 and case manager Jon Crumbie. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Monday, May 22nd at 7:00 p.m.** at the **Beargrass Christian Church** located at **4100 Shelbyville Road in the Fellowship Hall.**

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or my land planning and engineering firm representative John Addington at (502) 459-8402.

We look forward to seeing you.

Sincerely,



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William B. Bardenwerper

Cc: Hon. Richard Tonini, Mayor, City of St. Matthews  
Hon. Jack Ruf, St. Matthews Code Enforcer Officer  
Hon. Bill Hollander, Councilman District 9  
John Addington, BTM Engineering  
Larry Klein, MJ Klein, LLC

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17 CUP 1032

# Developer's Neighborhood Meeting

**Meeting Date and Time** May 22, 2017 @ 7:00 pm      **Developer's Name** M. J. Klein, LLC

**Location of Meeting** Beargrass Christian Church, 4100 Shelbyville Road, Louisville, KY

**Description of Proposal** Conditional Use Permit to allow off-street parking in R-5 zoning district

**Subject Site Location** 284, 284R & 286 Ridgeway Ave. & 4041 Westport Road

## NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	EMAIL ADDRESS
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Please Print Clearly

- |                  |                   |                  |                  |
|------------------|-------------------|------------------|------------------|
| ✓ William Conrad | 4062 Richland Ave | 40207            |                  |
| ✓ Gayle Hunter   | 348 Ridgeway Ave  | 40207            | GCHUNTER@AOL.COM |
| ✓ Janet Ford     | 348 Ridgeway Ave. | 40207            |                  |
| ✓ Renie' Glenw   | 340 Ridgeway Ave  | 40207            | Renie.Glenw@GMA  |
|                  | Renie' Glenw      | 346 Ridgeway Ave | 40207            |
| ✓ Jackie DeHart  | 339 Ridgeway Ave  | 40207            | (639-3799)       |
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### Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, May 22<sup>nd</sup> at 7 pm at the Bergrass Christian Church, located at 4100 Shelbyville Road. Those in attendance for the applicant included attorney, Nicholas Pregliasco with Bardenwerper Talbott & Roberts, PLLC and land planner and engineer, John Addington with BTM engineering, and Larry Klein on behalf of the applicant.

Mr. Pregliasco presented a powerpoint presentation showing the proposed CUP parking area and the proposed new building. Mr. Pregliasco explained where the prior dilapidated building in the site of the proposed new building was located, showing it was larger and torn down due to its unsightly appearance. The CUP area for parking was shown and explained the additional landscaping that will be provided to mitigate its impact on the neighboring properties, as well as explaining that the originally proposed second entrance at the existing curb cut onto Ridgeway was eliminated to provide for better traffic circulation and limit the impacts of vehicles entering and exiting onto Ridgeway. Mr. Pregliasco explained the CUP process and anticipated timeline. Mr. Addington explained the CUP/RDDDP plan and answered questions as to the size of the new building and layout of the CUP area. Mr. Klein explained that the proposal is to allow the growing Willis Klein business to continue to grow providing office space in the new building in order to allow more of the existing and attractive current building to serve as showroom space.

Those in attendance raised concerns and asked questions about traffic, but understood the additional traffic for this existing business would be minimal and the retail customers rarely drive to the location during a.m. peak hours and the business closes at 5 pm. The neighbors raised concerns over the parking from the Plant Kingdom retail landscape business across the street, which generates significant traffic and has inadequate parking resulting in commercial delivery vehicles, including tractor trailers, parking on Ridgeway. The neighbors agreed this parking issue had nothing to do with the current proposal, and the applicant has allowed the landscape business employees to park on his property to alleviate the already bad parking problem across the street. Concerns over existing drainage issues was raised and John Addington explained the drainage improvements that would be made through new detention and improvements of the existing detention making the existing issues much better. One neighboring property owner asked questions as to lighting, hours of operation, building size, parking area size, and landscaping/buffering, which Mr. Addington answered and explained.



EXISTING DRAINAGE FLOW ARROW  
PROPOSED SOLID WOOD FENCE

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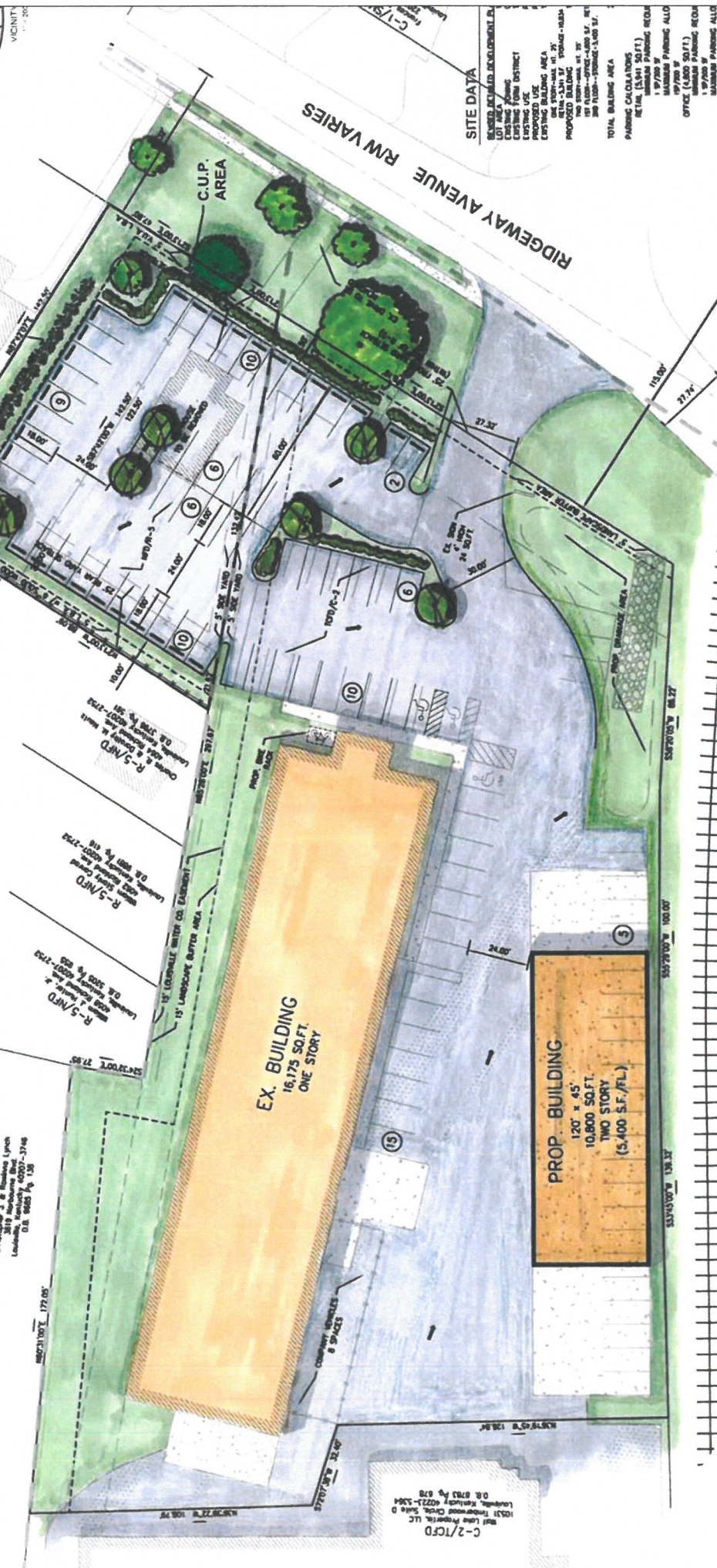
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**SITE DATA**

EXISTING BUILDING AREA	16,175 SQ. FT.
EXISTING FORM DISTRICT	COMMERCIAL
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA	5,400 SQ. FT.
PROPOSED BUILDING	120' X 45' TWO STORY
TOTAL BUILDING AREA	21,575 SQ. FT.
PARKING CALCULATIONS	
RETAIL (1,500 SQ. FT.)	197/200 SPACES REQUIRED
OFFICE (5,400 SQ. FT.)	197/200 SPACES REQUIRED
TOTAL	394/400 SPACES REQUIRED
EXISTING PARKING	10 SPACES
PROPOSED PARKING	384 SPACES
ON-SITE PARKING	384 SPACES

**LANDSCAPE REQUIREMENTS**

EXISTING VEHICLE USE AREA	34,604 SQ. FT.
EXISTING INTERIOR LANDSCAPE AREA	43,715 SQ. FT.
NEW LANDSCAPE REQUIREMENT	58 LANDSCAPE REQUIREMENT

**VARIANCE REQUESTS**

- VARIANCE OF ARTICLE 4.1.2.2 OF THE ST. MATTHEW DEVELOPMENT CODE TO ALLOW VEHICLE PARKING AND FRONT YARD SETBACKS.

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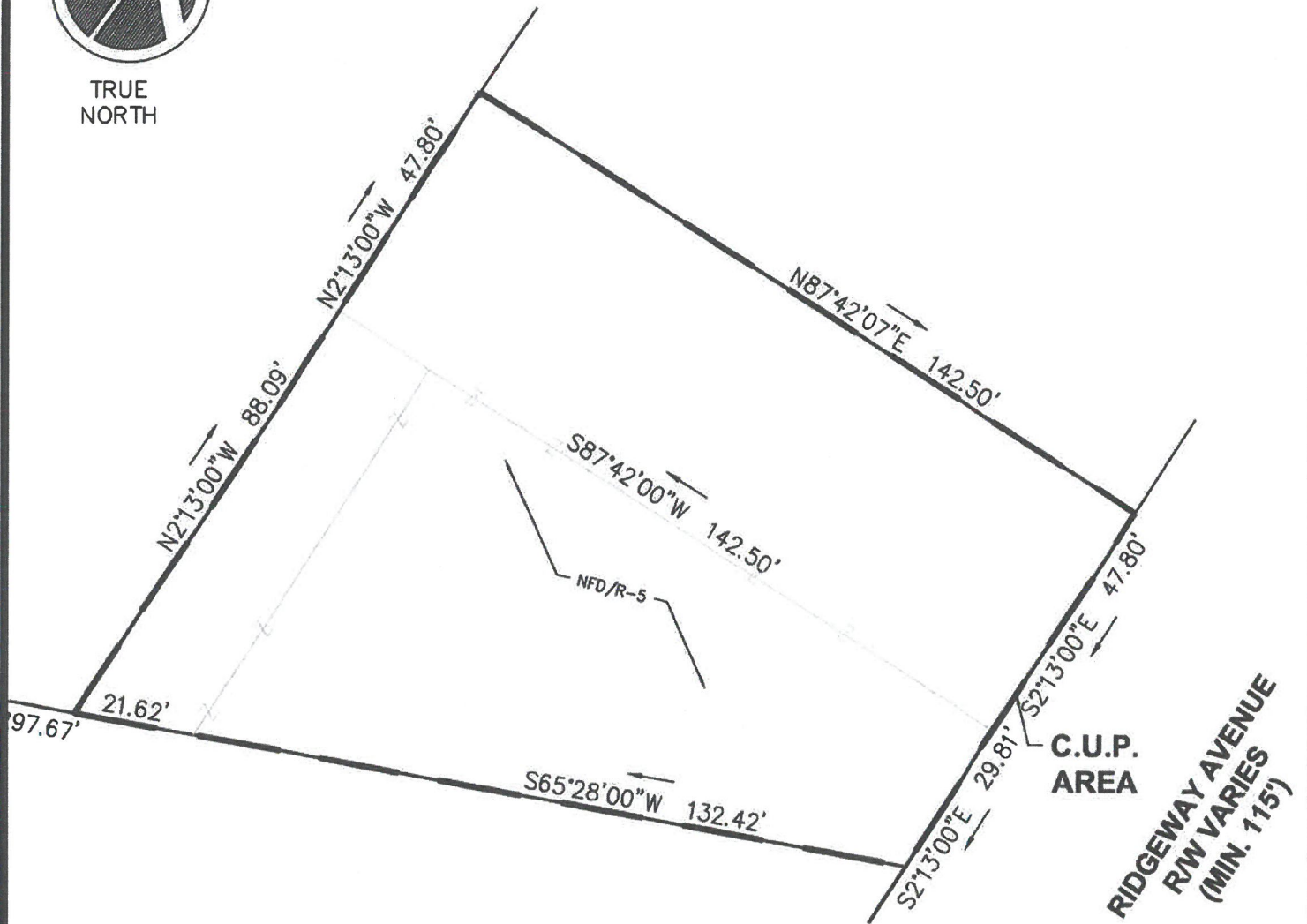
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TRUE  
NORTH



TITLE:  
**BOUNDARY EXHIBIT**

DWG REF.:	DATE: 6-5-17	SCALE: 1" = 30'	SHEET NO.:
<b>1.00</b>	BTM PROJECT NO.: 160153		

PROJECT INFO:  
**WILLIS - KLEIN**  
284, 284R, & 286 RIDGEWAY AVE.  
LOUISVILLE, KY 40207



**BTM Engineering, Inc.**

Consulting Engineers, Landscape Architects, Planners & Surveyors  
"Serving the Bluegrass and Beyond"

3001 Taylor Springs Drive Louisville, Kentucky 40220  
(502) 459-8402 (502) 459-8427 Fax  
www.btmeng.com

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View of site looking west from the intersection of Westport Road and Ridgeway Ave.