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Pinnacle Properties of Louisville, LLC

PO Box 43957

Louisville, KY 40253

502-245-0543 X 18

October 20, 2014

Re: Proposed zone change from R-4 and C-1 to CM to allow a mini-warehouse facility on property located at 3818, 3820 and 3824 Bardstown Road.

Dear Neighbor:

My name is John Miranda, a partner with Pinnacle Properties, a local development and commercial & residential building company. Over the past 25 years, Chris Knopf (my business partner), and I have been involved in developing and building several quality commercial projects in the metro area, including Springhurst Office Condos (22,000 sq. ft. office condo development in Springhurst Center), Eastgate Professional Park (24 buildings, 159,000 square feet office park in Middletown), and Eastpoint Office Park (72,000 square feet in Eastpoint Business Park).

Additionally, we developed and leased over 90,000 square feet of warehouse/flex space in the Middletown area. We currently are developing an office park, called Blankenbaker Centre, across the street from Southeast Christian Church as well as a small business park in the Lyndon/St Matthews area on New LaGrange Rd.

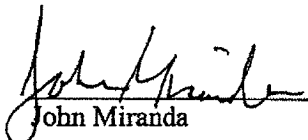
We are now planning on developing a mini storage warehouse project in Buechel at 3818-3824 Bardstown Rd. We are writing to invite you to a meeting we have scheduled to present all interested neighbors with our plan.

A meeting will be held on **Thursday, November 13, 2014, at 7:00 p.m.** at the **Southwest YMCA located at 5930 Six Mile Lane** to discuss the plan with you.

As a neighbor, you are invited to this meeting so that we may show you what we plan and address any questions that you may have.

If you cannot attend the meeting but have questions, please call me (502-664-7848), or my attorney Bill Bardenwerper (502-426-6688),

Sincerely,



John Miranda

Cc: Hon. Jim King, Metro Councilman, District 10
Bill Bardenwerper attorney, Bardenwerper, Talbott & Roberts, PLLC
David Mindel, land planner, Mindel Scott & Associates
Case Manager, Department of Planning & Design Services

1420MET057

Developer's Neighborhood Meeting

Meeting Date and Time Nov. 13, 2014 @ 700 pm **Developer's Name** Pinnacle Properties of Louisville, LLC
Location of Meeting Southeast YMCA, 5930 Six Mile Lane, Louisville, KY
Description of Proposal Proposed zone change to allow a mini-warehouse facility
Subject Site Location 3818, 3820 & 3824 Bardstown Road, Louisville, KY

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
✓ FRANEVOLA	3808 BARDSTOWN RD	40218	502-445-3040
(ON BEHALF OF THE BAHAI CENTER)			
✓ So Young Kang	3900 Bardstown Rd	40218	502-473-1922
Dixie Oriental Market - Grocery Store			

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Location of Meeting Southeast YMCA, 5930 Six Mile Lane, Louisville, KY
Description of Proposal Proposed zone change to allow a mini-warehouse facility
Subject Site Location 3818, 3820 & 3824 Bardstown Road, Louisville, KY

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	PHONE # (OPTIONAL)
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✓ MARK FARR	2214 Sieger Villa Ct	40218	479-3227
✓ Gloria Davis	2111 Reynolds Lane	40218	271-9842
✓ Luke Markushewski	3400 Dutchmans Ln	40205	459-5000
✓ BRAD MOHR	221 NOTTING HIL	40245	599-9030
✓ John MIRANDA	P.O. Box 43957	40253	664-7848
✓ DAVIDA. MINDIEL	5151 Jefferson	40219	939 1970

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Neighborhood Meeting Summary

A neighborhood meeting was called to order by Bill Bardenwerper, counsel for the applicant, at 7 PM on Thursday, November 13 at the Southeast YMCA on Six Mile Lane. Also present were land planner/engineer David Mindel and the applicant's representative John Miranda of Pinnacle Properties.

Mr. Bardenwerper began with a PowerPoint presentation showing aerial photographs, the site plan superimposed on those aerial photographs, ground-level photographs, and examples of building designs from cases recently handled by him for other mini-storage facilities around Metro Louisville. He described the typical design theme whereby the rears of these buildings serve as a screen and buffer, more or less giving the effect of a masonry wall. The backs of these buildings are usually of split face block, of an earth tone or brick color common to Louisville.

After everyone was oriented and given his sense of the project design, with help from David Mindel who explained the layout and especially focused on drainage and attention, questions were taken from the small audience of people who were present.

Several of the questions focused some storm-water management issues in the area that apparently result in standing water. Mr. Mindel explained how drainage from this site will enter the planned detention basins and move through on-site catch basins to a storm water system already existing in Bardstown Road. He said that, even though this development will involve in more impervious surface than at present, storm-water runoff will be managed in a way so that it enters the system, through a detention basin, which will thus hold back rain water during peak rain events and design it to flow directly into the engineered drainage system instead of sheet flowing in uncontrolled ways that might have adverse impacts on nearby properties which the new engineered system will not.

There were also questions about location of the mini-warehouse facility relative to Bardstown Road, why it couldn't be set back, etc. Mr. Bardenwerper explained the "Form District" concept and that this property is located in the "Town Center" Form District, even though that form district does not seem to apply to this area. He explained that the Form District decisions were made by the Planning Commission and Metro Council in some cases as "aspirational" ideas rather than representative of the real form and pattern of already existing development. He explained the Town Center, how it works, setback requirements, etc. as well as those related to the preferred zoning district for this property: CM. He said that C2 with a Conditional Use Permit would also work – mostly six of one half dozen of another which the property owner/applicant applies for.

Mr. Bardenwerper explained that traffic, while perhaps heavy at times along Bardstown Road, is not generated from this facility and so it is highly unlikely that a traffic study would even be required. There is no more traffic from a facility like this at peak hour than at other times of day. Probably the heaviest time for mini-warehouse business use is when homeowners have time to access their facilities, like weekends. He said that the applicant would not store hazardous chemicals and could probably agree to other conditions of approval (binding elements) with respect to use. But this would be a secure facility with access around the clock, with security cameras, etc., as the applicant's representative explained.

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Questions were asked about what other uses were contemplated this particular property. The applicant's representative said that a market study was done; demonstrating that this facility was needed but that offices and retail were not in this area. He said it would be built in probably two phases.

Mr. Bardenwerper explained the rezoning process and likely timetables including the fact that those present plus others on a notice list would be given notice of these meetings. He passed around the notice map so people could see that this meeting was pretty widely noticed.

Respectfully submitted,

Bill Bardenwerper

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