

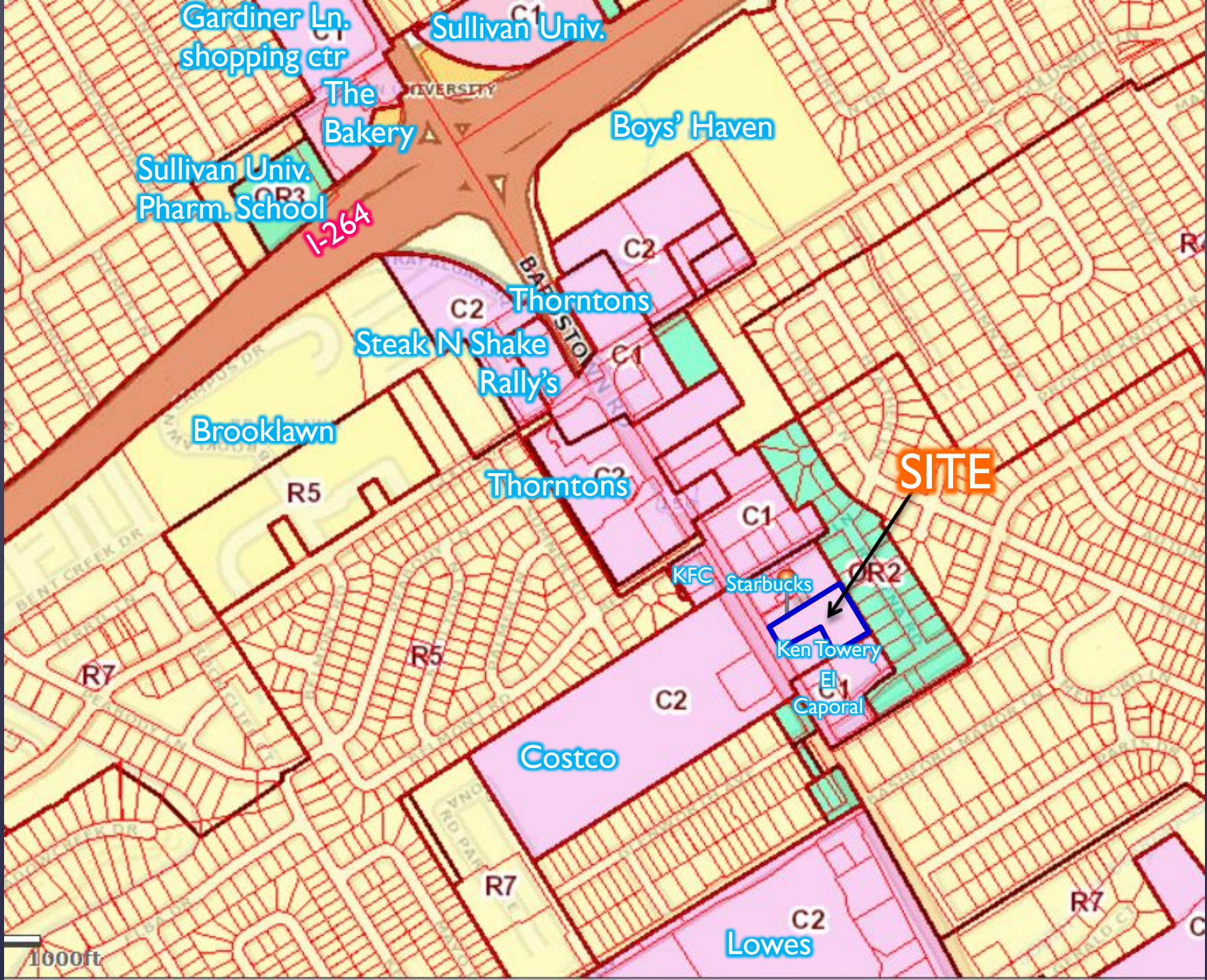
Docket No. 16CUP1083

Conditional Use Permit (CUP) to convert the existing 4-story, 45,000 sf office building, and to construct a new 3-story, 57,600 sf building, as two climate-controlled self-storage buildings, and thus also to grant relief from LDC Section 4.2.35.G limiting structures to 1-story/15 ft in height, on property located at 3415 Bardstown Road, across from the new Costco

c/o Erb, Walker & Twiford, Applicant

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Mindel Scott & Associates



Gardiner Ln.
shopping ctr

Sullivan Univ.

The
Bakery

Boys' Haven

Sullivan Univ.
Pharm. School

I-264

Thorntons
Steak N Shake
Rally's

Brooklawn

Thorntons

150

KFC
Starbucks

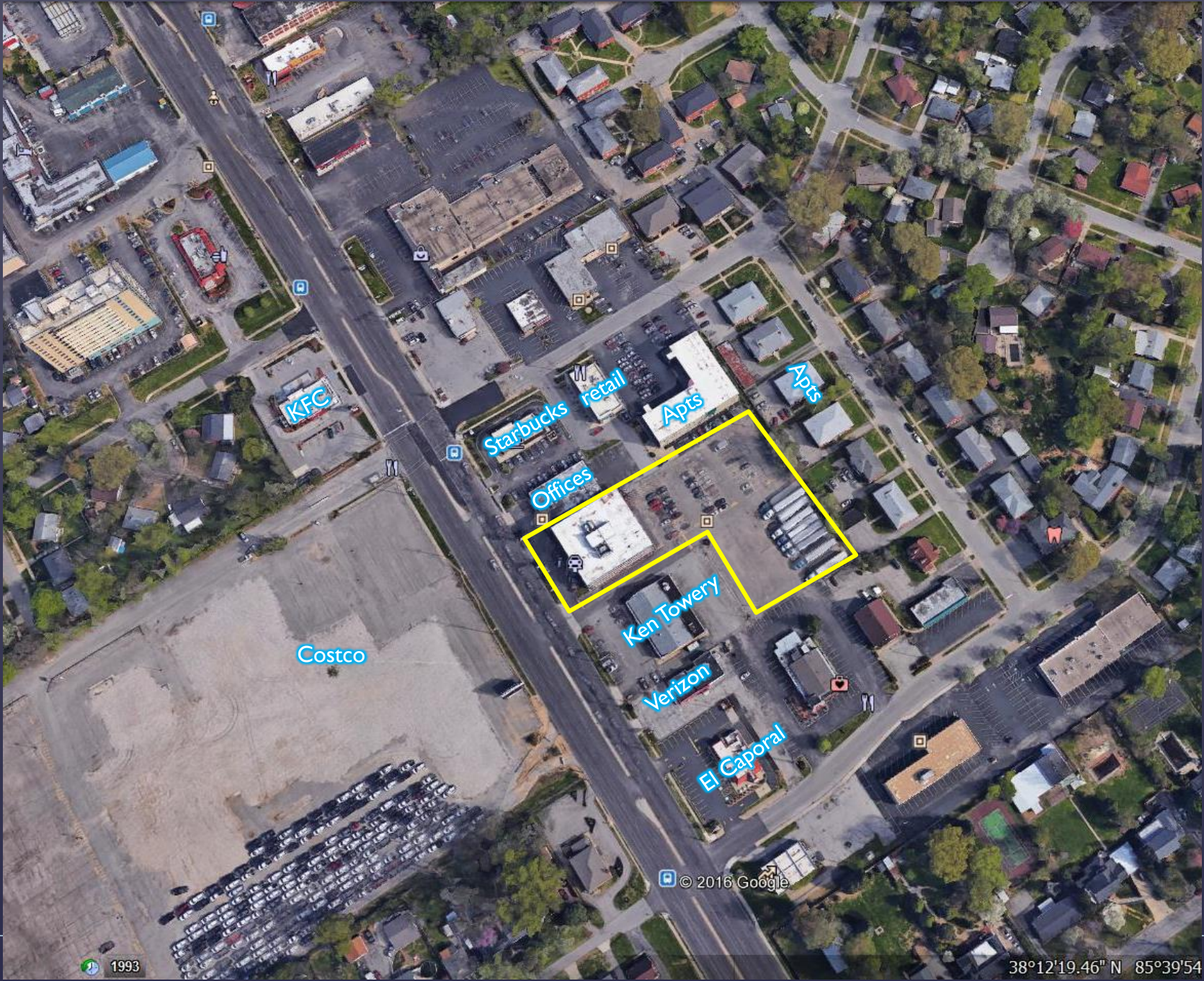
Ken Towery

Caporal

Costco

Lowes





KFC

Starbucks
retail

Apts

Apts

Offices

Ken Towery

Verizon

El Caporal

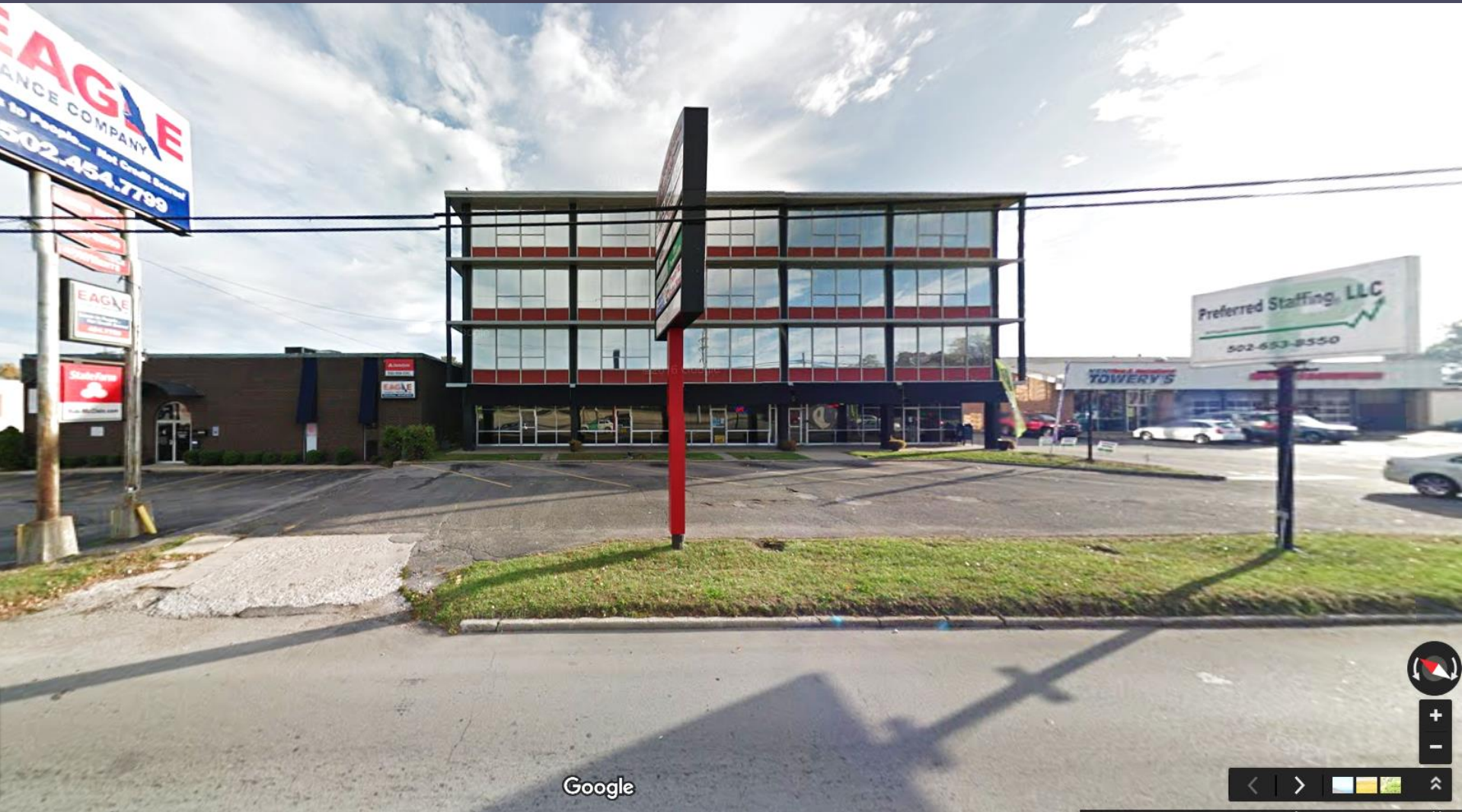
Costco

© 2016 Google

1993

38°12'19.46" N 85°39'54"





View of existing building on site to be converted to self-storage.

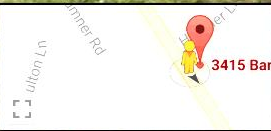




Bardstown Rd
Louisville, Kentucky
Street View - Nov 2015

SITE

Costco



Google

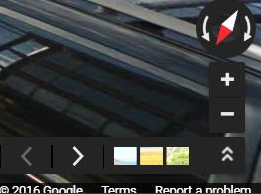
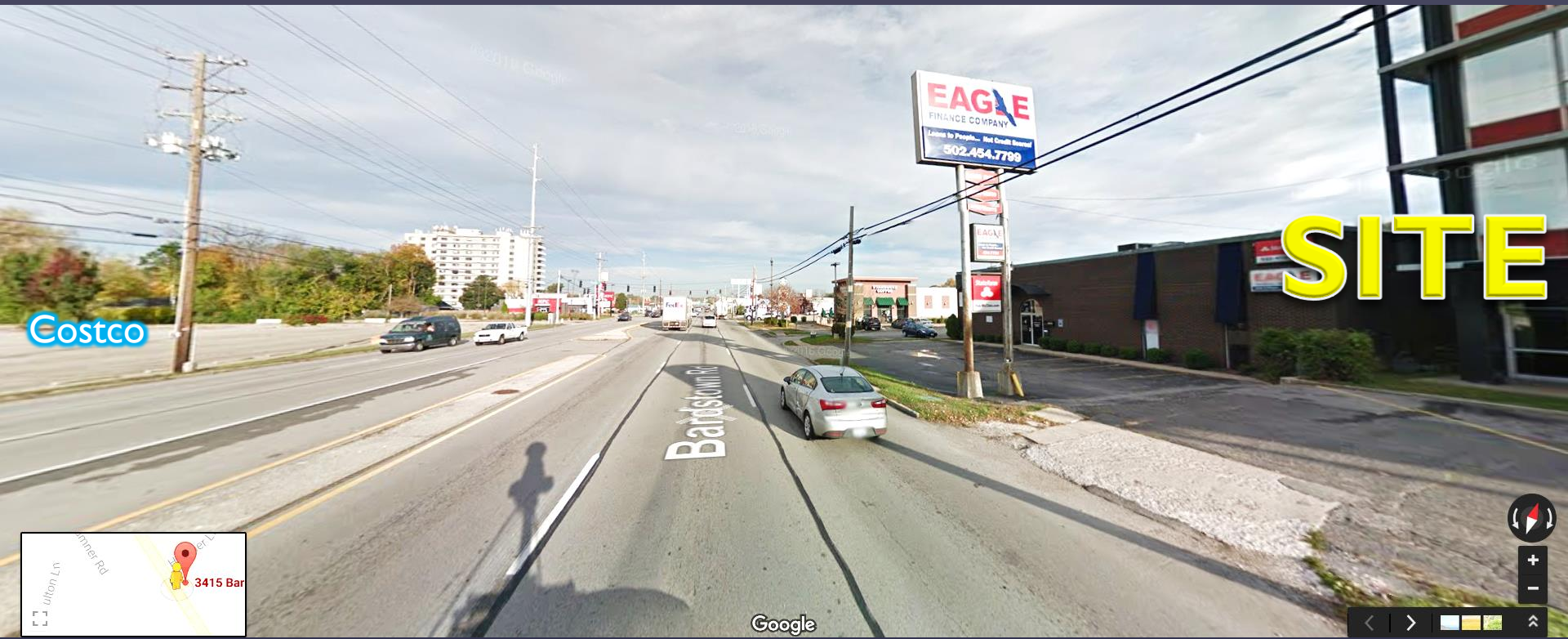


Image capture: Nov 2015 © 2016 Google Terms Report a problem

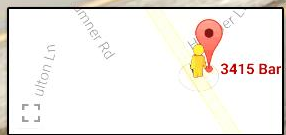
View of Bardstown Road looking south. Site is to the left.



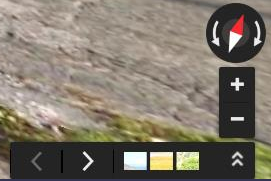


Costco

SITE



Google



View of Bardstow Road looking north. Site is to the right.





View of Costco site across Bardstown Road to the west.





View of adjoining apartments to the north.





Existing office building

▶ View of large rear parking lot looking northwest towards the existing office building.



Another view of large rear parking lot looking north toward the apartment building, with existing office building to the left.



Rear property line between parking lot and apartment buildings to the east.



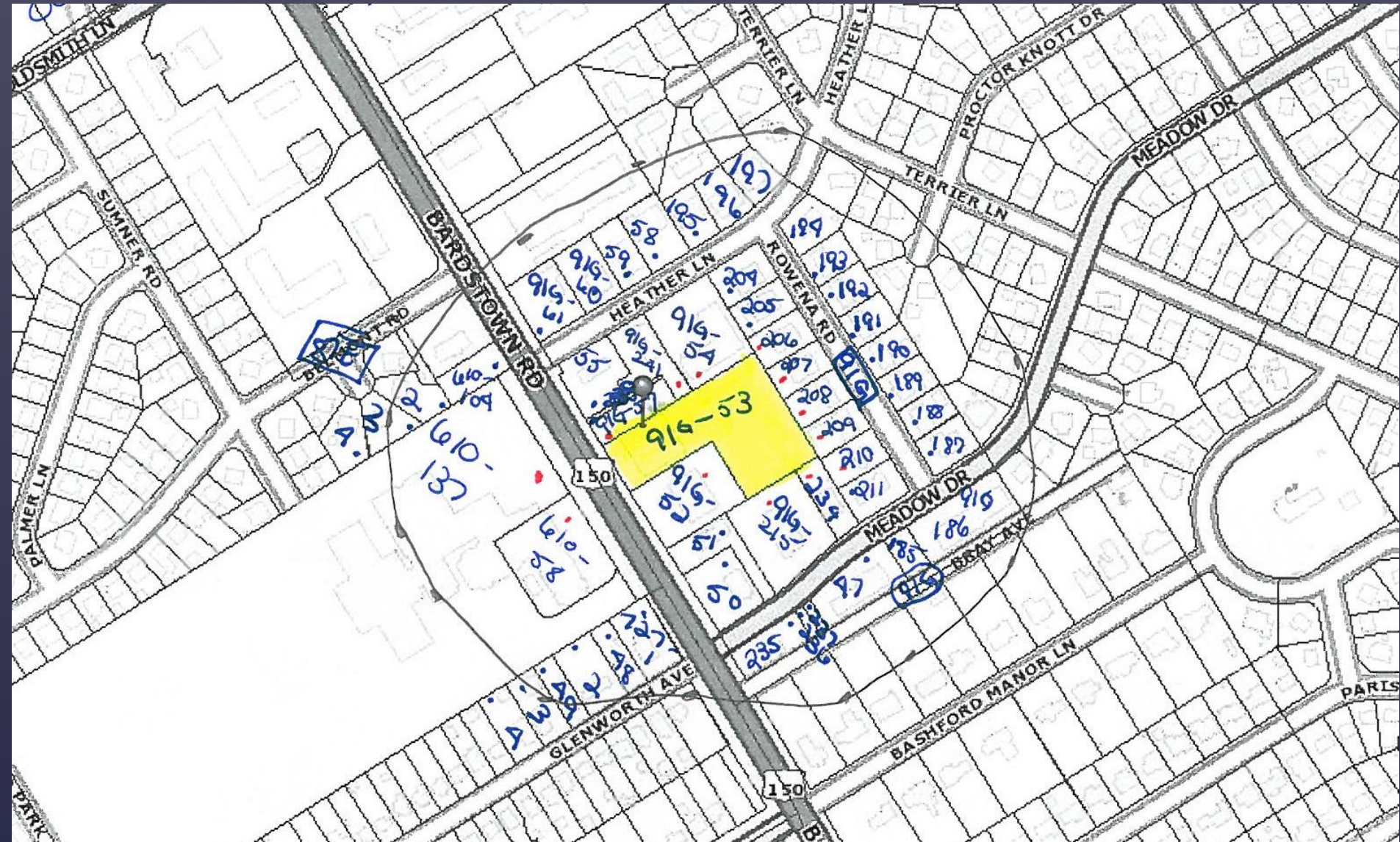
Rear property line between parking lot and apartment buildings to the east.



Rear property line between parking lot and apartment buildings to the east.



Adjoining property owner notice list map wherein 53 neighbors were invited to the neighborhood meeting and the subsequent BOZA public hearing.



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. 125
Email: WBB@BARDLAW.NET

December 15, 2016

Dear Neighbor,

RE: Conditional Use Permit (CUP) to convert the existing 4-story office building and construct a new multi-story climate-controlled self-storage buildings on approximately 1.77 acres at 3415 Bardstown Road

We are writing to invite you to a meeting we have scheduled to present neighbors with our CUP application and plan at the location above.

Accordingly, we will soon file a plan for pre-application review with the Division of Planning and Design Services (DPDS) that will be assigned a case manager and case number. We will have that information at the neighbor meeting. 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 **Thursday, December 29th at 6:30 p.m. at The Bon Air Regional Library** located at **2816 Del Rio Place**.

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or the land planning and engineering firm representatives David Mindel or Kathy Linares at 485-1508.

We look forward to seeing you.

Sincerely,



William B. Bardenwerper

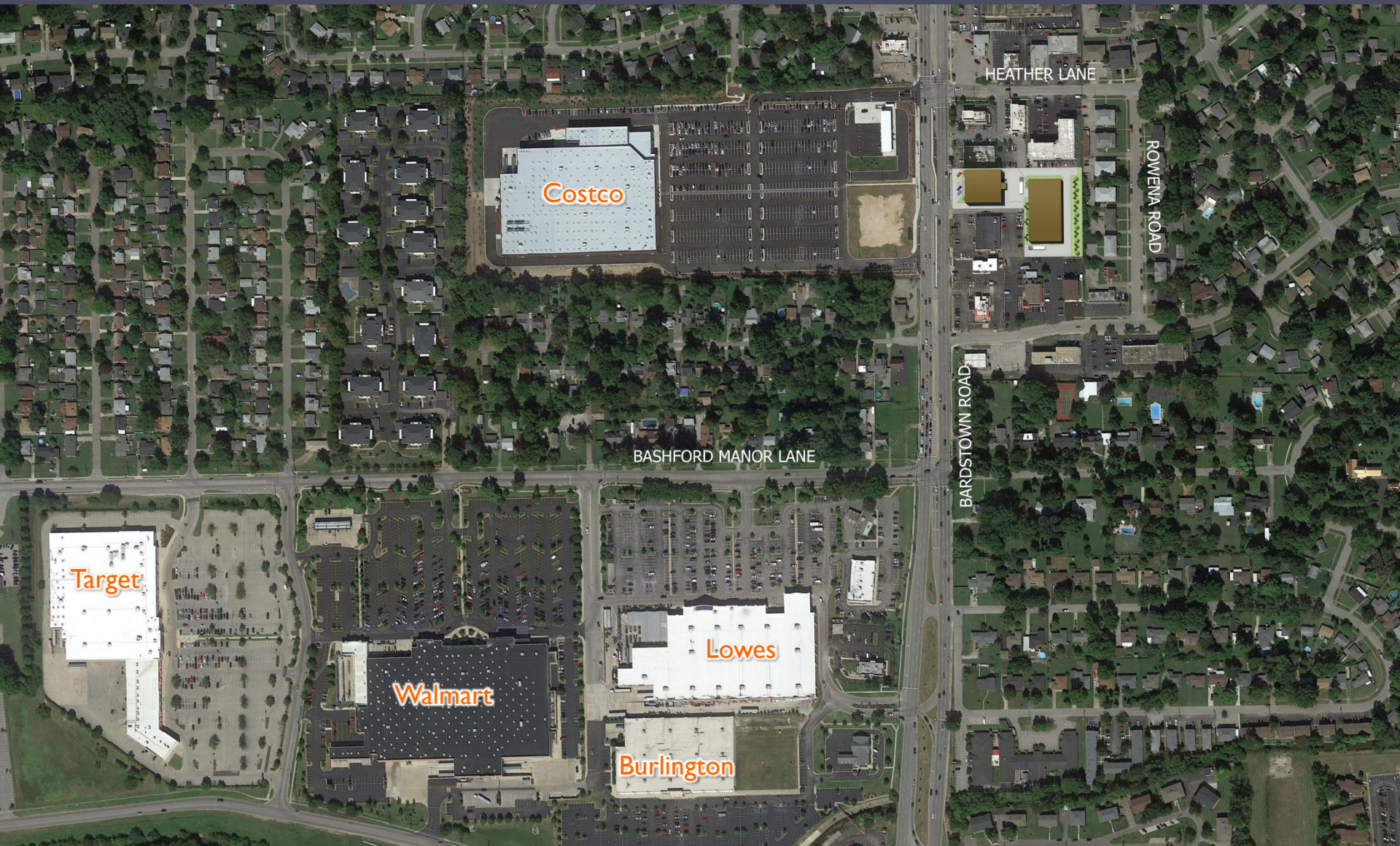
cc: Hon. Brent Ackerson, Councilman, District 26
David Mindel & Kathy Linares, land planners with Mindel, Scott & Associates, Inc.
Brian Davis, Planning Supervisor with Division of Planning & Design Services
David Twiford, Storage Development Partners, LLC

E:\CLIENT FOLDER\Twiford, David\Bardstown Road\Neigh Mtg\Neigh Mtg ltr 12 13 16.doc
AMC Rev. 12/15/2016 12:22 PM

Neighborhood Meeting Summary

A neighborhood meeting was held on Thursday, December 29th at 6:30 p.m. at The Bon Air Regional Library located at 2816 Del Rio Place. Those in attendance included the applicant's representatives, Nick Pregliasco, attorney and Steve Scott, land planner and engineer with Mindel Scott and Associates. Nick Pregliasco presented a PowerPoint presentation explaining the application and development plan, both with regard to the renovation of the existing office building as well as the new proposed mini-storage building to the rear of the property in the underutilized parking lot. The presentation included a colored up site plan on an aerial photograph as well as the proposed building elevations/renderings.

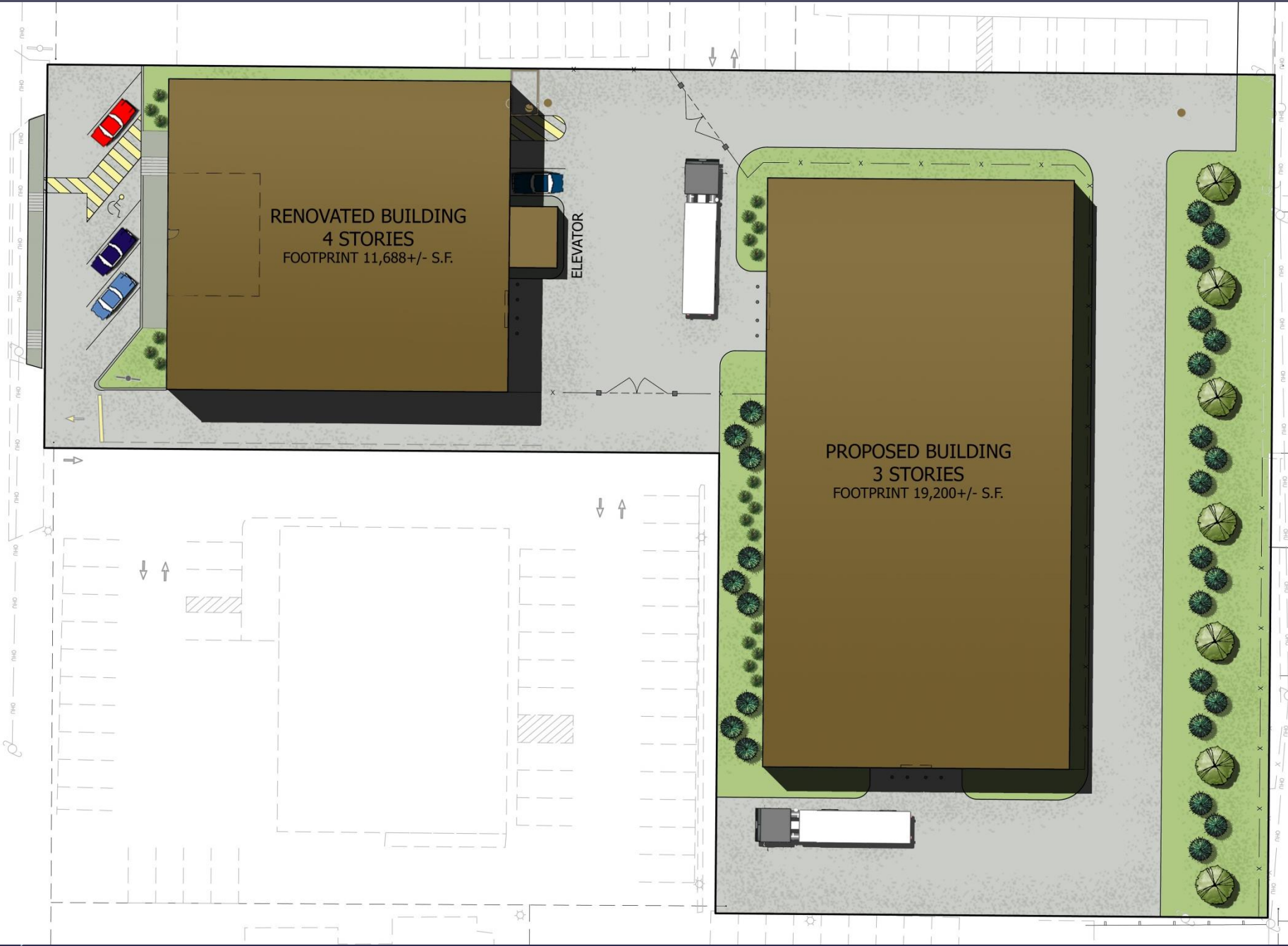
Those in attendance were three adjoining property owners, the owner of the building directly to the North, the owner/operator of the Smoke Shop to the North, as well as an owner of an office building to the South. Most of the questions involved the new proposed building to the rear and the effect this could have on cross-access through the site. No objections to the overall plan or use of the property were noted, other than concerns as to cross access, as their customers/employees have used the parking lot to cut through for access to Bardstown Road. Nick Pregliasco explained that we would continue discussions as to the cross access as the Development Plan, as proposed, would not prohibit cross access. Questions as to the history of the property and its poor condition were answered as well.



▶ Colored-up site plan with rear (east-side) landscape buffer area; new fence added to help screen site from rear yards of existing apt bldgs.



▶ Colored-up site plan with rear (east-side) landscape buffer area; new fence added to help screen site from rear yards of existing apt bldgs.



RENOVATED BUILDING
4 STORIES
FOOTPRINT 11,688+/- S.F.

ELEVATOR

PROPOSED BUILDING
3 STORIES
FOOTPRINT 19,200+/- S.F.

Existing wood fence to be repaired

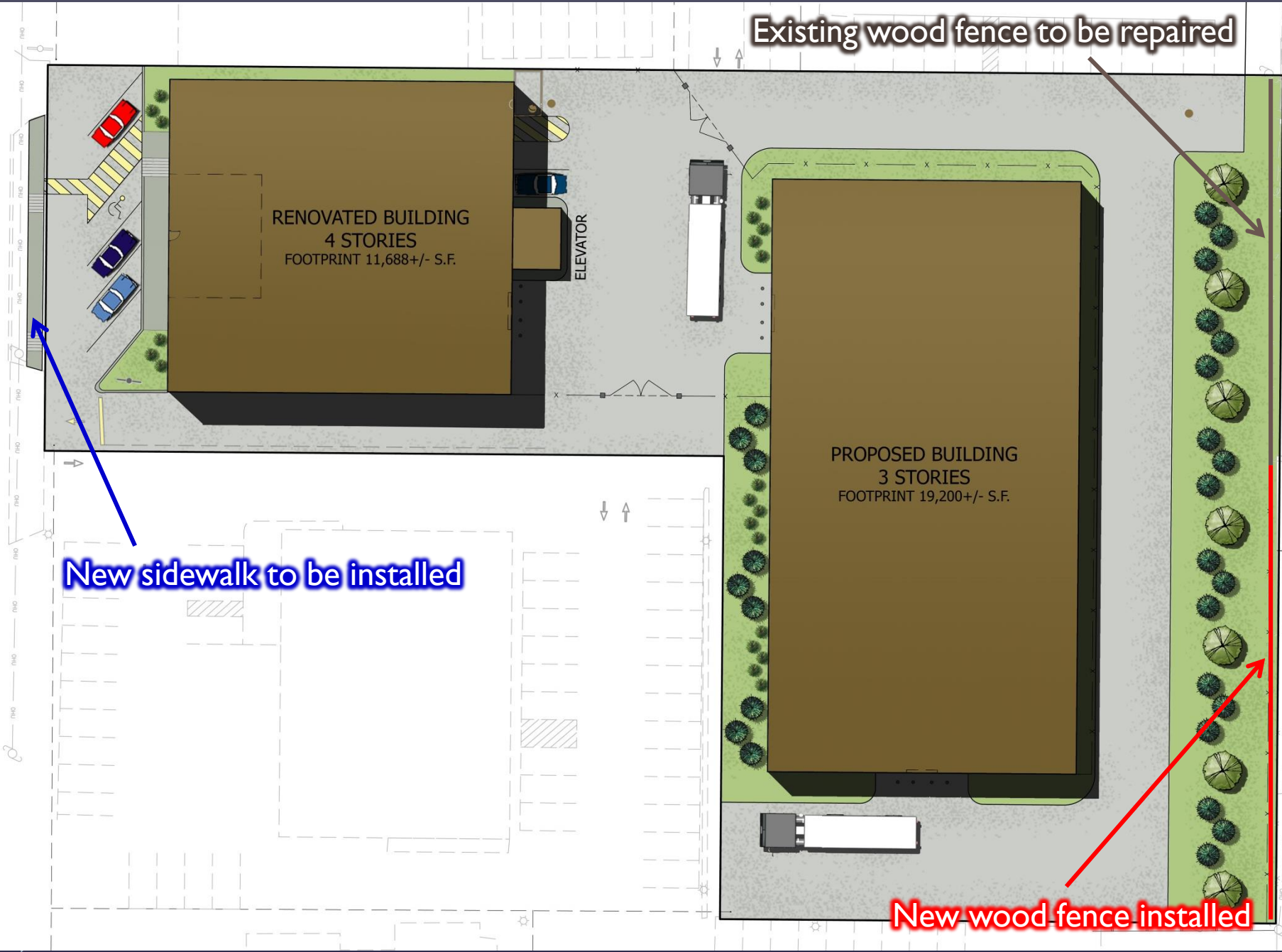
RENOVATED BUILDING
4 STORIES
FOOTPRINT 11,688+/- S.F.

ELEVATOR

PROPOSED BUILDING
3 STORIES
FOOTPRINT 19,200+/- S.F.

New sidewalk to be installed

New wood fence installed



BARDSTOWN ROAD

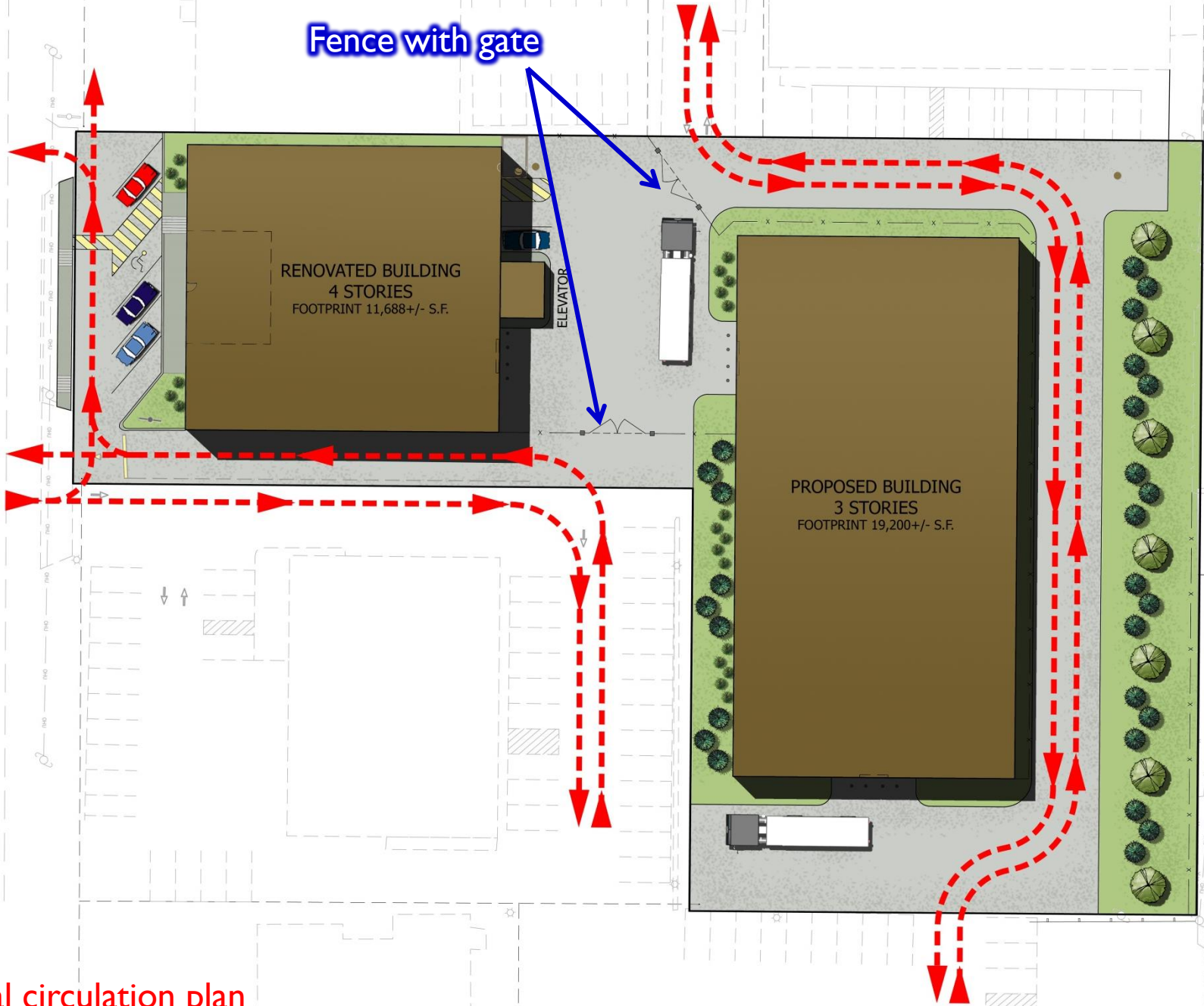
Fence with gate

RENOVATED BUILDING
4 STORIES
FOOTPRINT 11,688 +/- S.F.

ELEVATOR

PROPOSED BUILDING
3 STORIES
FOOTPRINT 19,200 +/- S.F.

Internal circulation plan



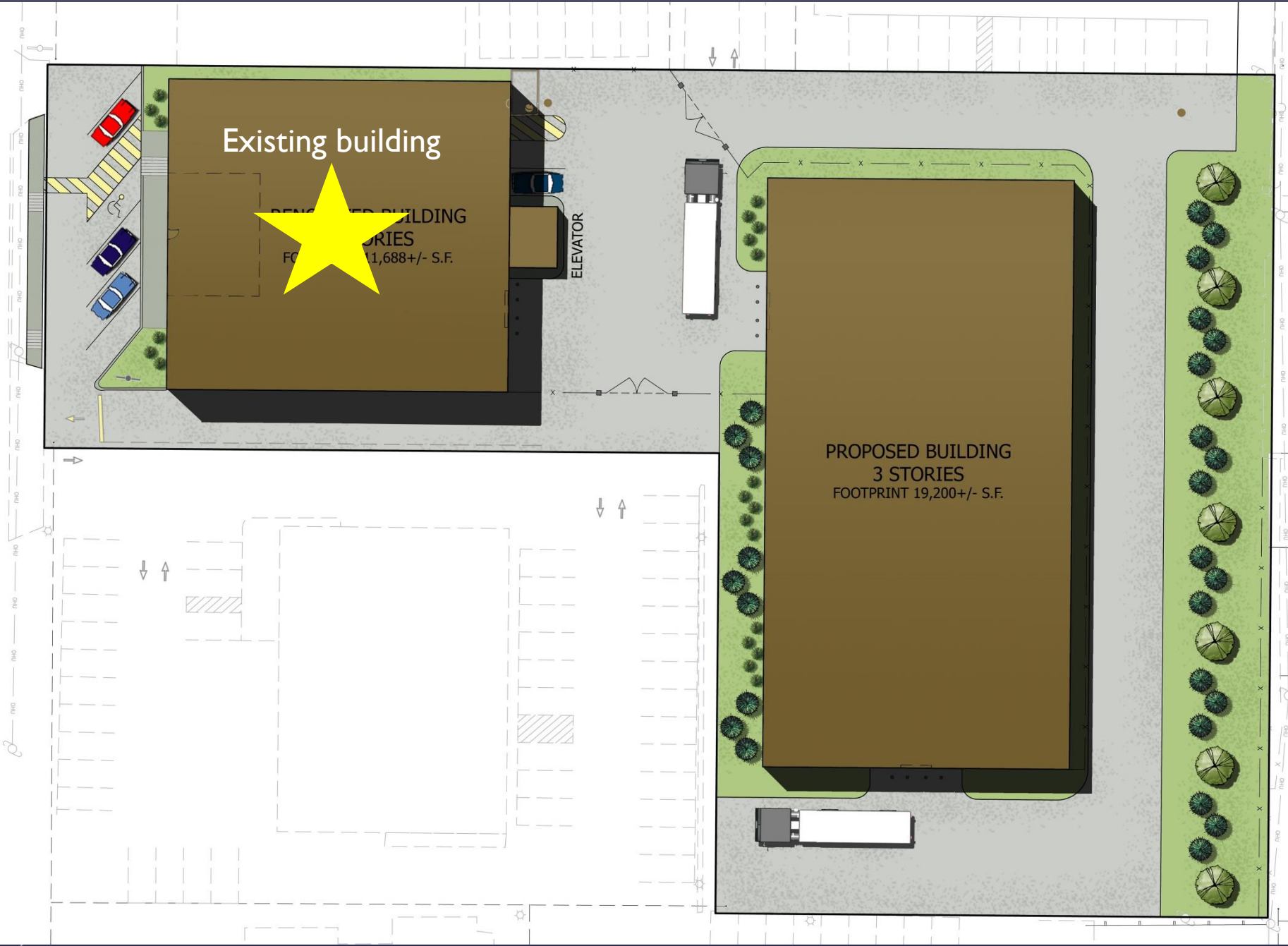
Existing building



EXISTING BUILDING
3 STORIES
FOOTPRINT 11,688 +/- S.F.

ELEVATOR

PROPOSED BUILDING
3 STORIES
FOOTPRINT 19,200 +/- S.F.





Bardstown Road (west side) street view of front building





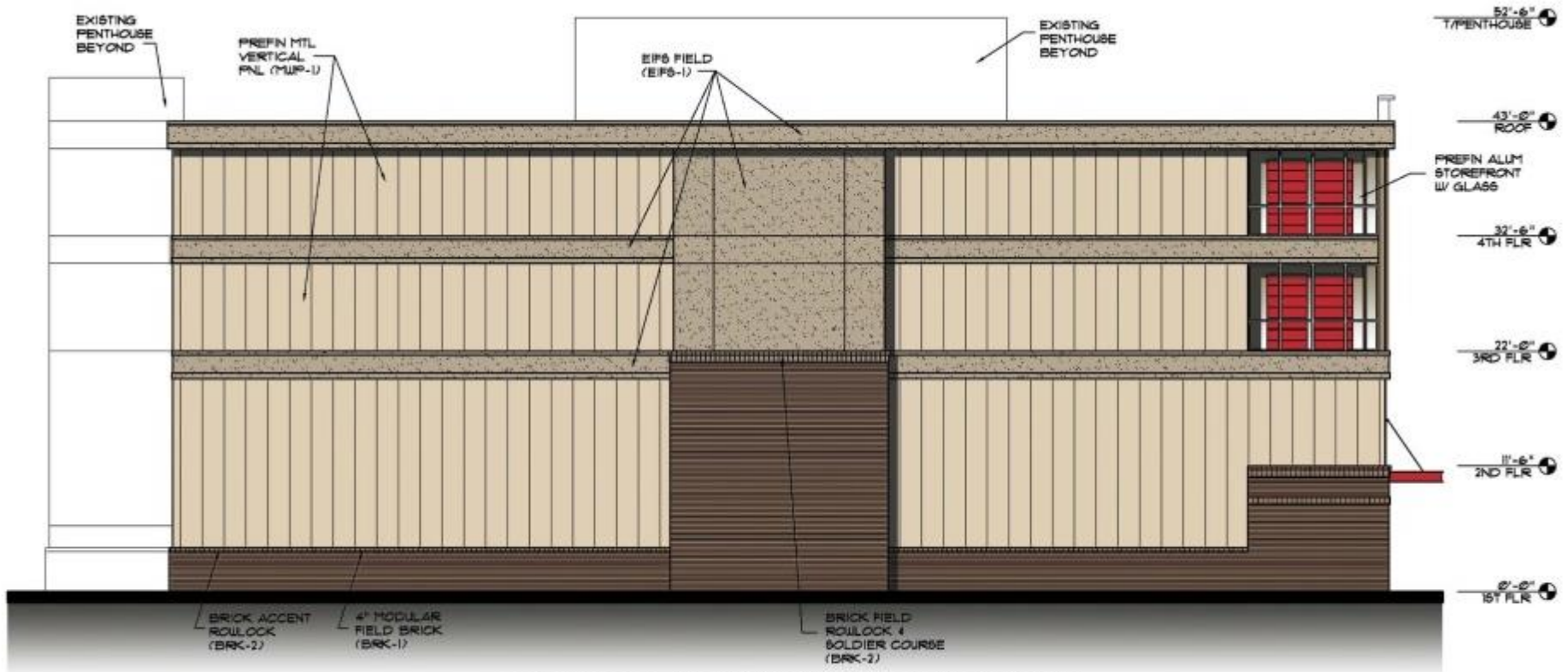
Right (south side) view of front building





Rear (east side) view of front building

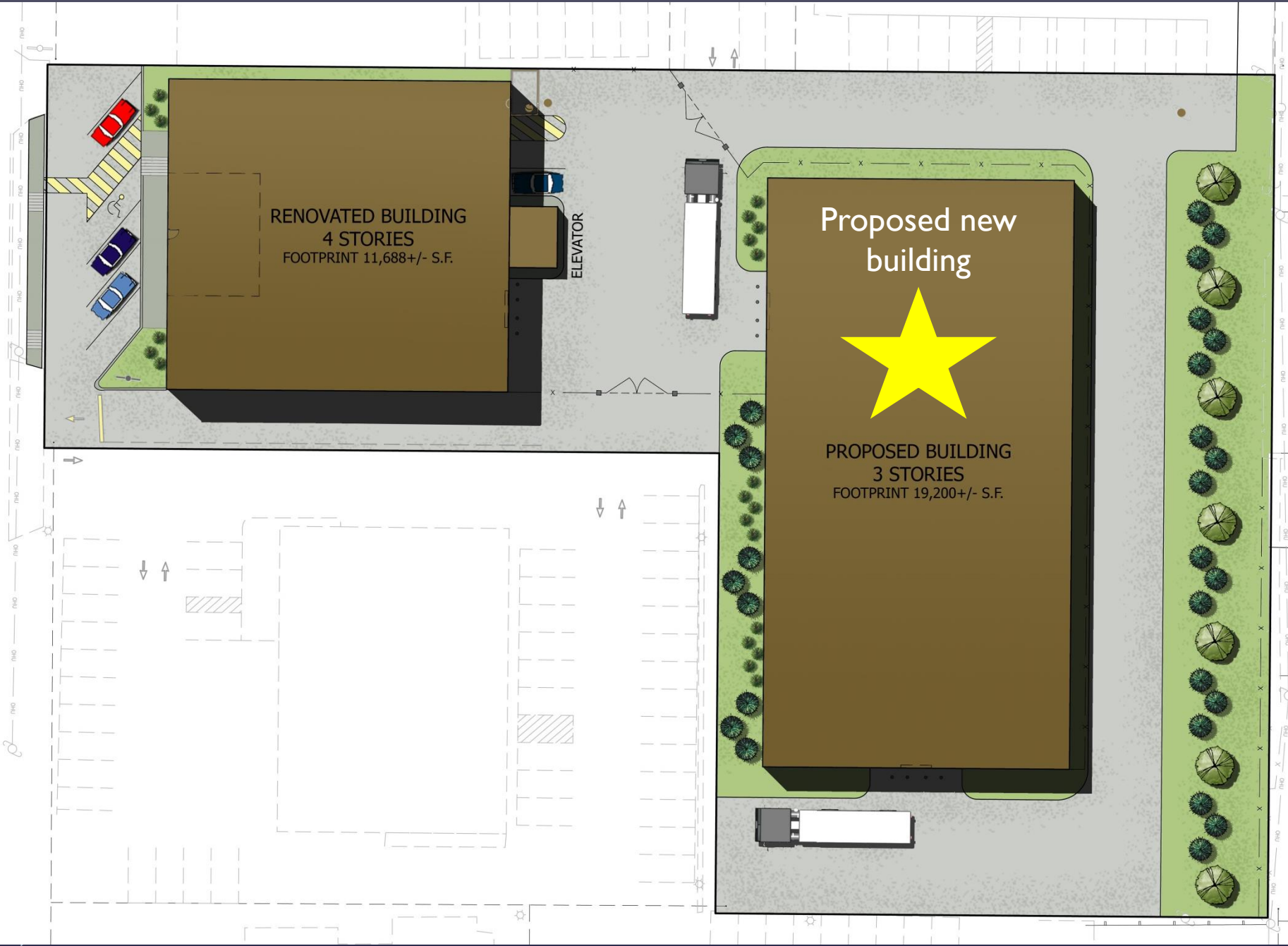




4 BLDG A- NORTH ELEVATION-LEFT SIDE
 A41 SCALE: 1/8"=1'-0"

Left (north side) view of front building



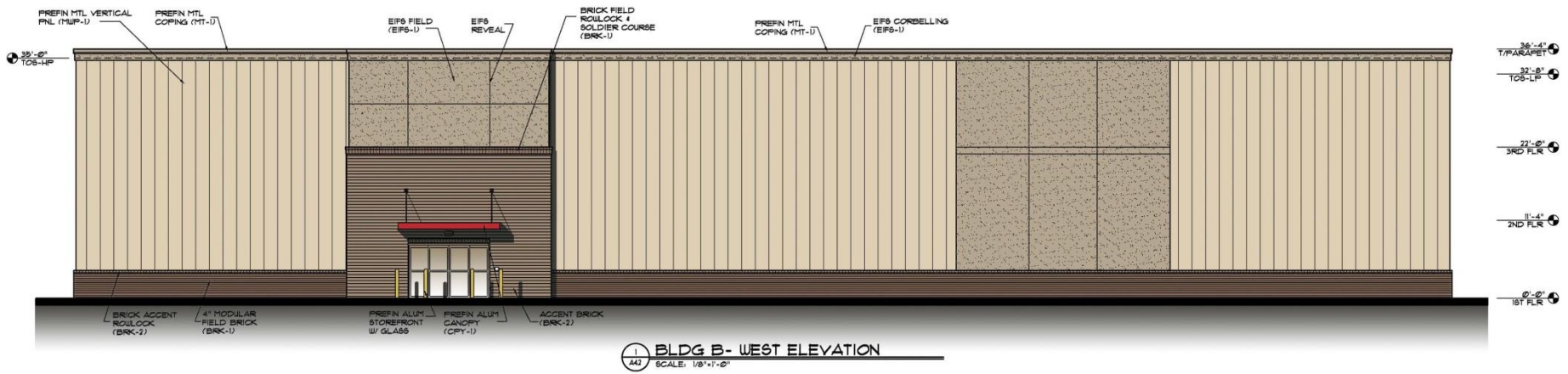


RENOVATED BUILDING
4 STORIES
FOOTPRINT 11,688+/- S.F.

ELEVATOR

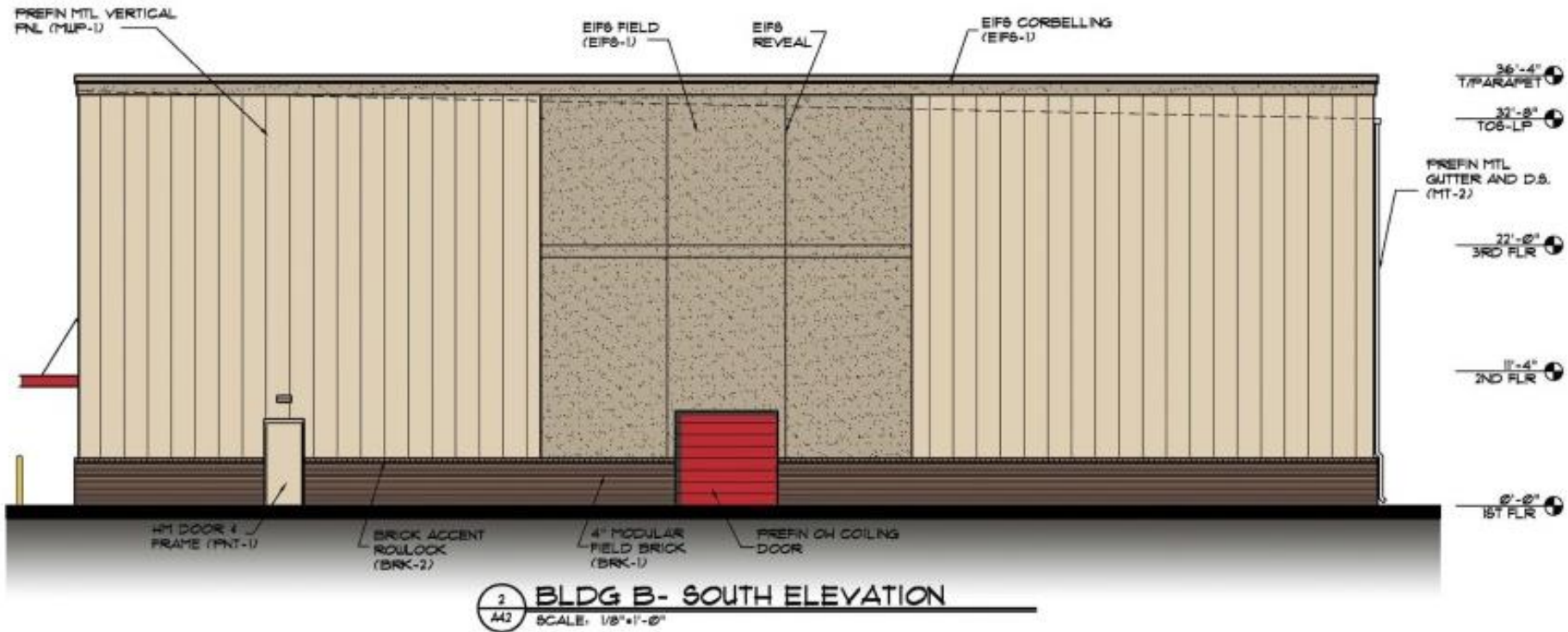
Proposed new
building

PROPOSED BUILDING
3 STORIES
FOOTPRINT 19,200+/- S.F.



Bardstown Road (west side) view of rear building





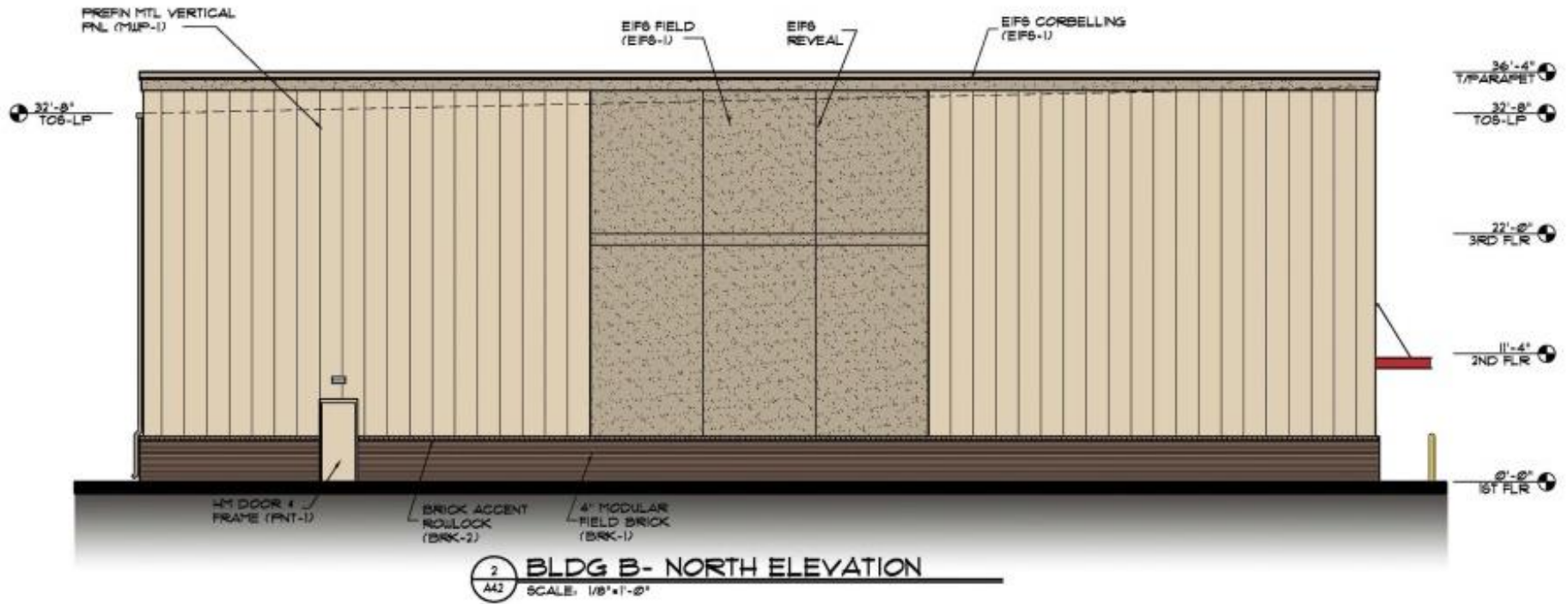
Right (south side) view of rear building





Rear (east side) view of rear building





Left (north side) view of rear building

