Neighborhood Meeting – January 16, 2018

Docket No. 17CUP1118

(Jon Crumbie – case manager)

Proposed RDDDP, Conditional Use Permit with related Waivers and Variance to allow a pet resort & spa on property located at the southeast quadrant of Seatonville and Bardstown Road at 9420 Seatonville Road

HOGAN

REAL ESTATE

Attorneys: Bardenwerper, Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

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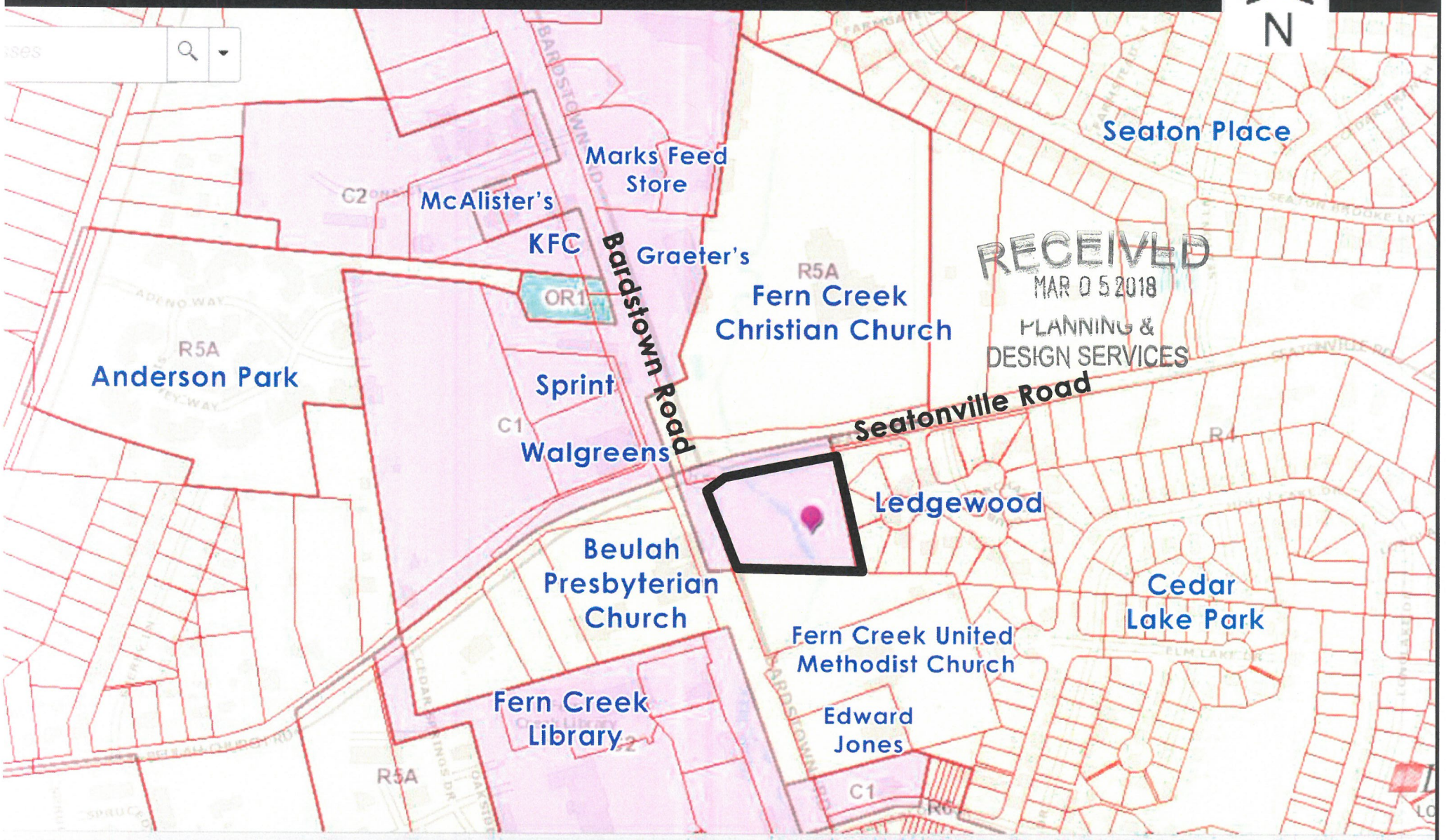
N
Seaton Place
Marks Feed Store
McAlister's
KFC
Graeter's
C2
OR1
Bardstown Road
R5A
Fern Creek Christian Church
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R5A
Anderson Park
Sprint
C1
Walgreens
Seatonville Road
Ledgewood
Beulah Presbyterian Church
Cedar Lake Park
Fern Creek United Methodist Church
Fern Creek Library
Edward Jones
R5A
C1

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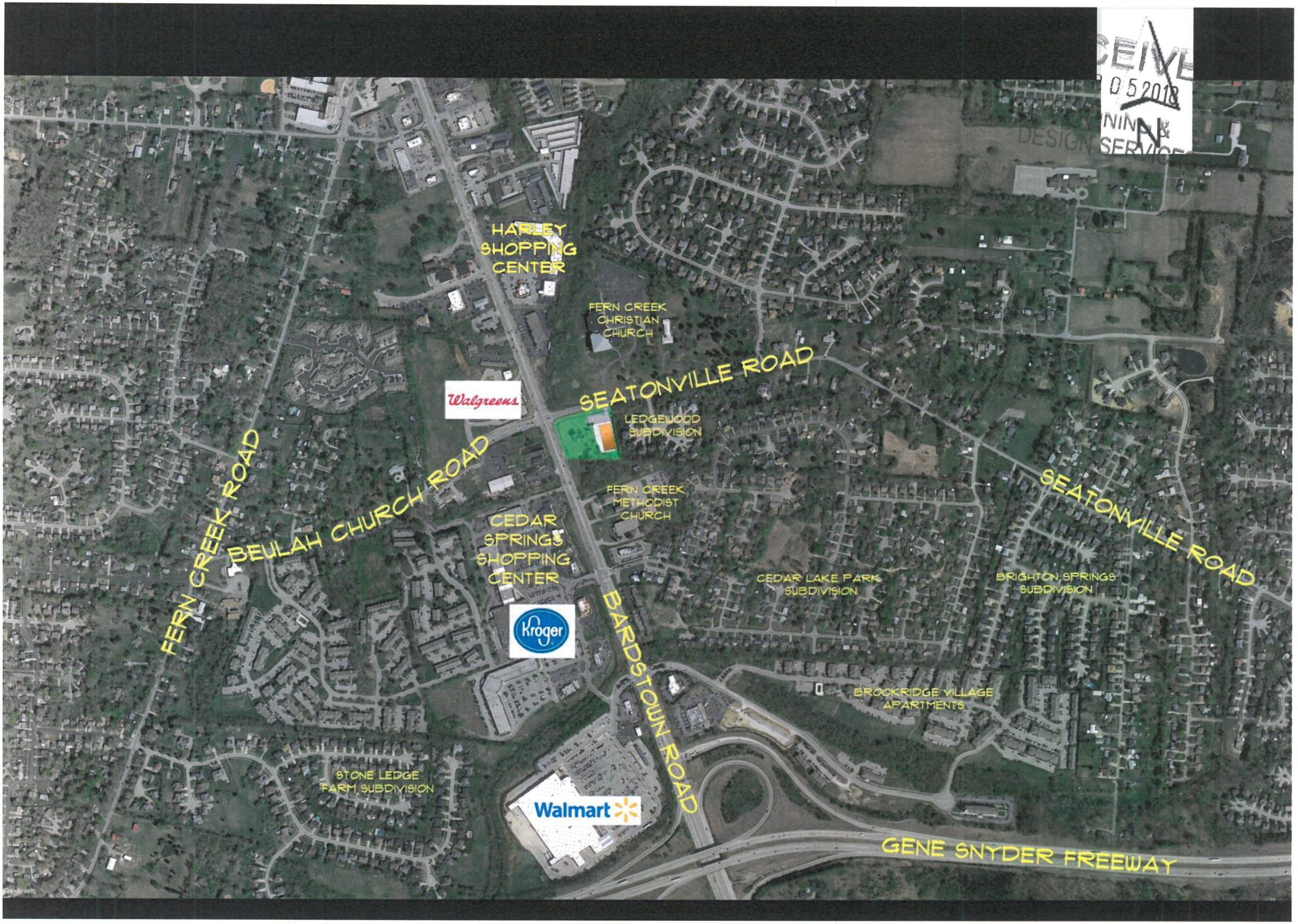

Current proposed development plan

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N
Fern Creek
Christian Church
Sprint
Walgreens
Bardstown Road
Seatonville Road
SEATONVILLE RD
150
Beulah Church Road
ORCHARD CLUB
Ledgewood
Beulah
Presbyterian
Church
Fern Creek United
Methodist Church
HOLLY LAKE DR
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Looking south towards intersection. Site is to the left.

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Looking southeast towards site from Seatonville and Bardstown Roads.

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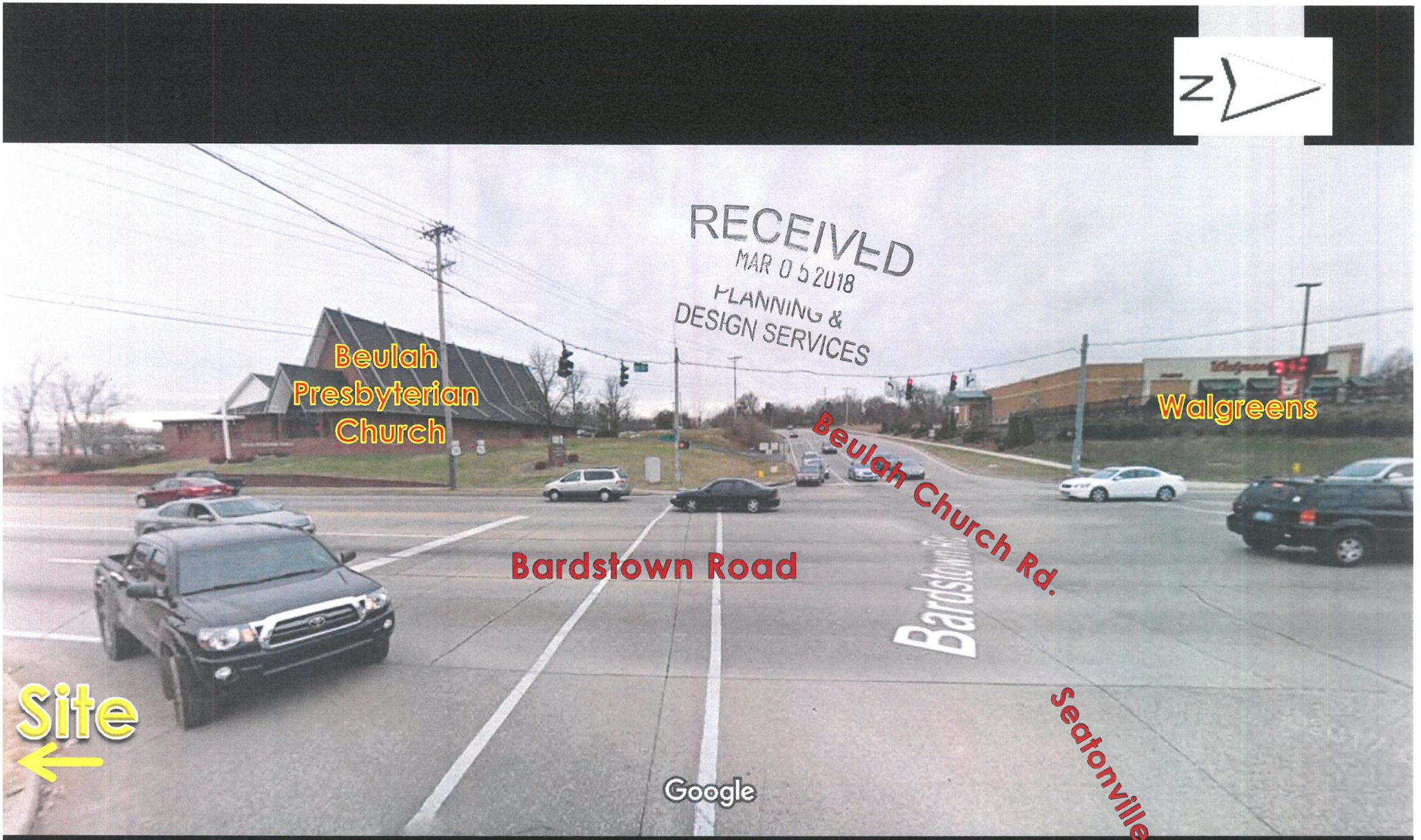
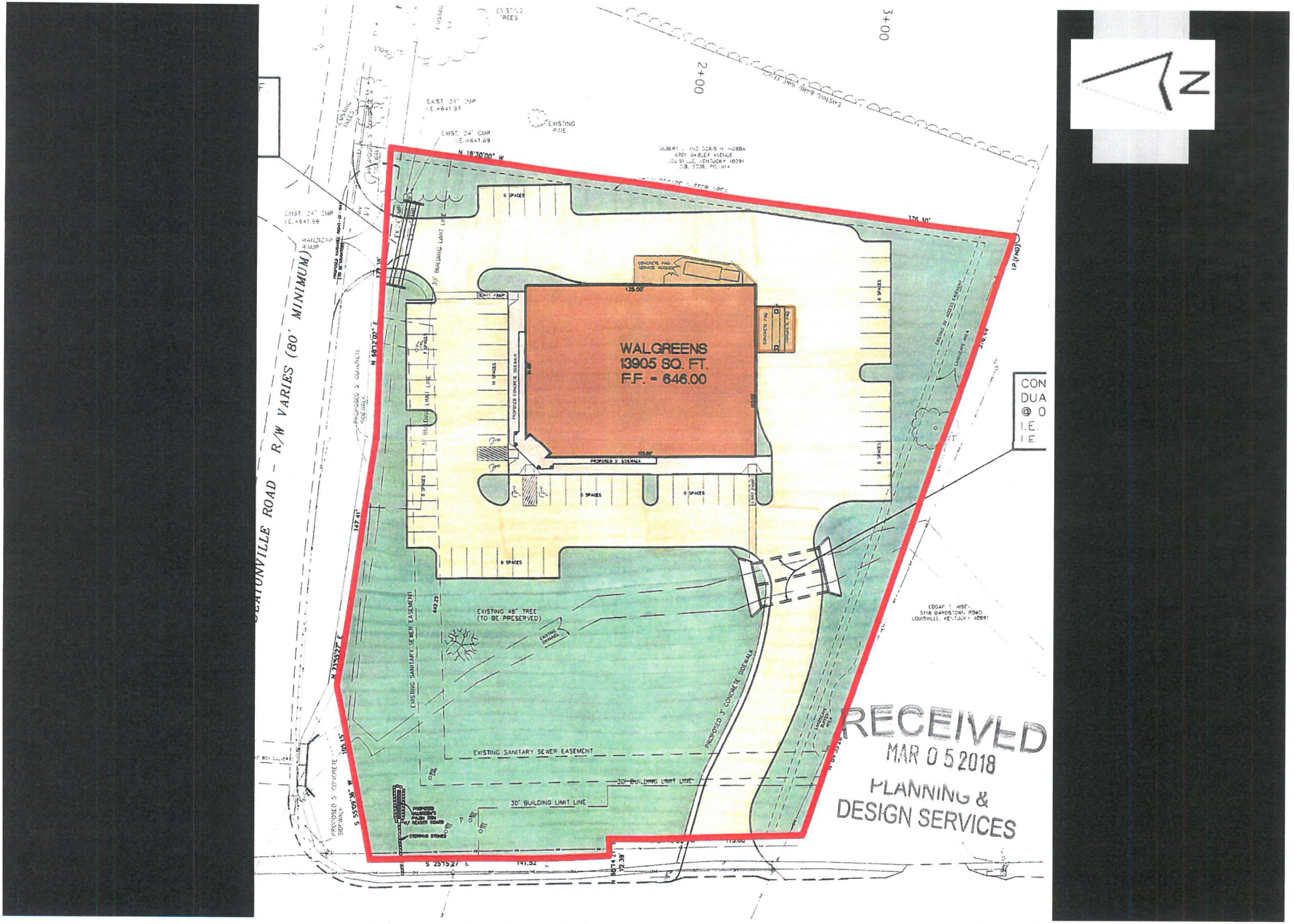
Looking west towards Bardstown Road from rear of site and Seatonville Rd.

Looking north towards intersection. Site is to the right.



Looking west towards Beulah Church Road from corner of site.



Previously approved 1997 Walgreens plan

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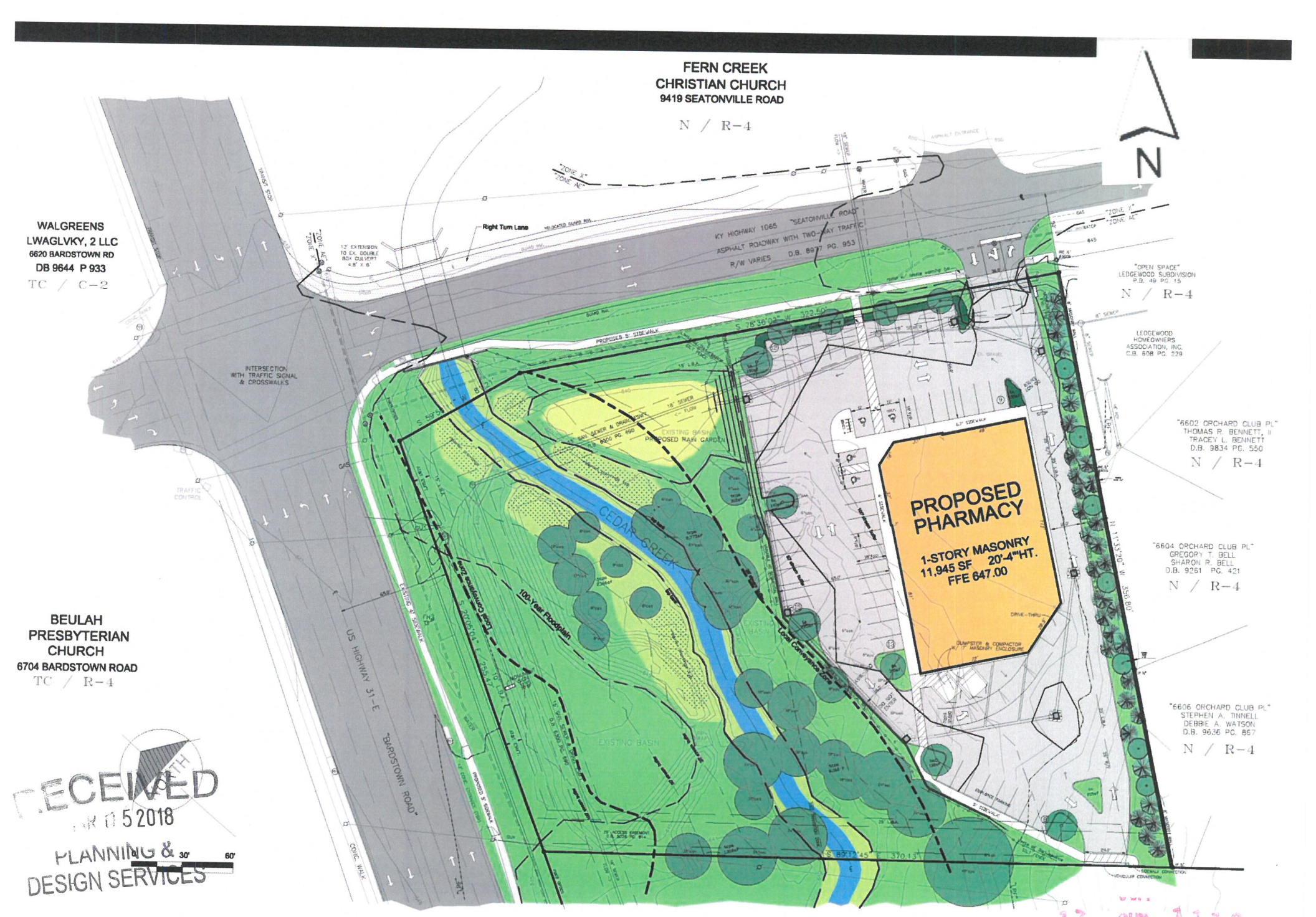
Previously approved May 25, 2006 branch bank plan 17 CUP 1118



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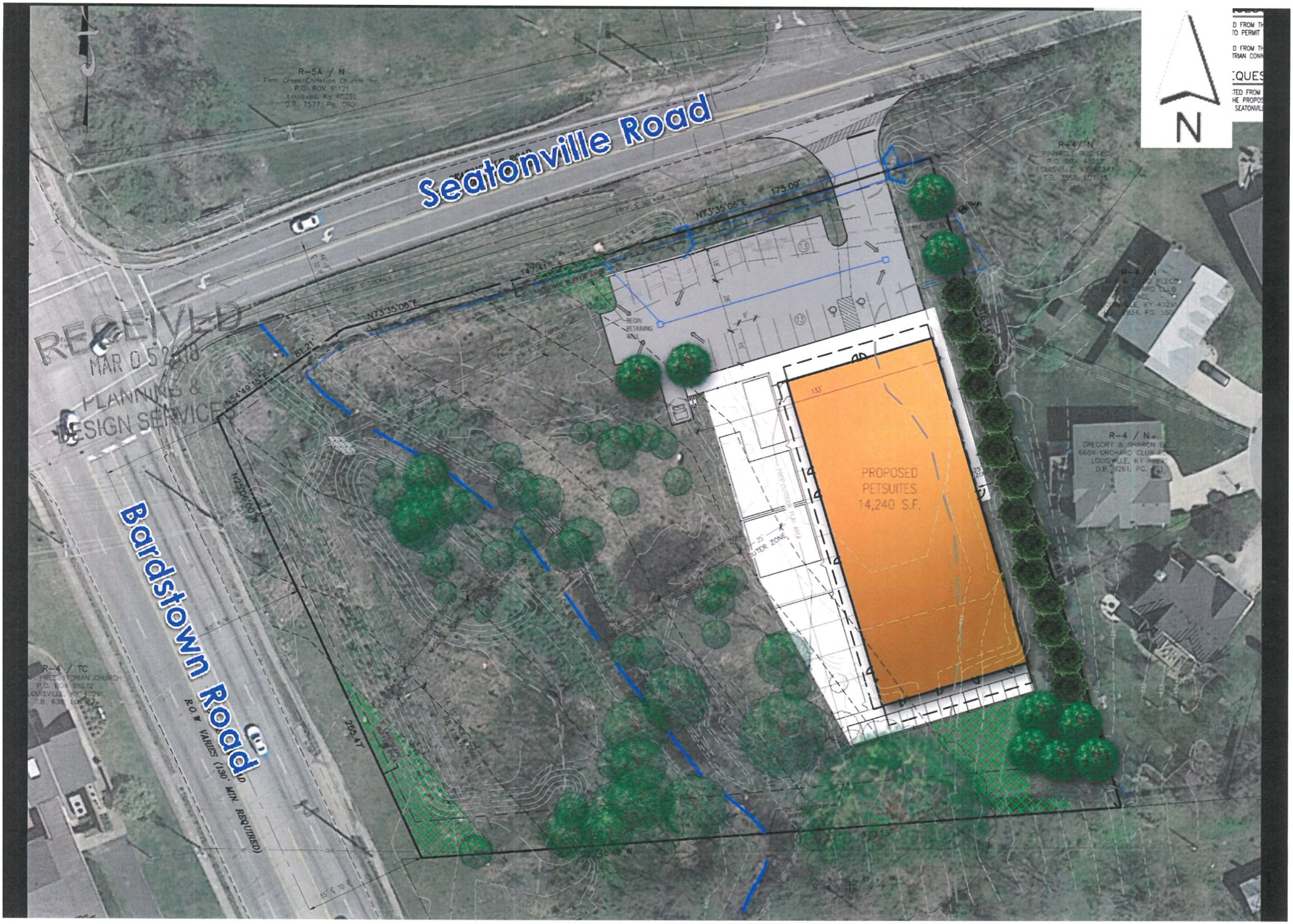
Previously approved May 21, 2015 development plan for CVS Pharmacy



Current proposed development plan

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Current proposed development plan

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Front Elevation – north side

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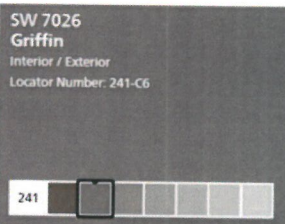
SW 7022
Alpaca
Interior / Exterior
Locator Number: 241-C1

SW 7026
Griffin
Interior / Exterior
Locator Number: 241-C6



CORONADO STONE
COUNTRY RUBBLE
ANTIQUE CREAM

CORREGATED METAL PANELS
BY METAL-ERA "S" PANELS
COLOR CITYSCAPE

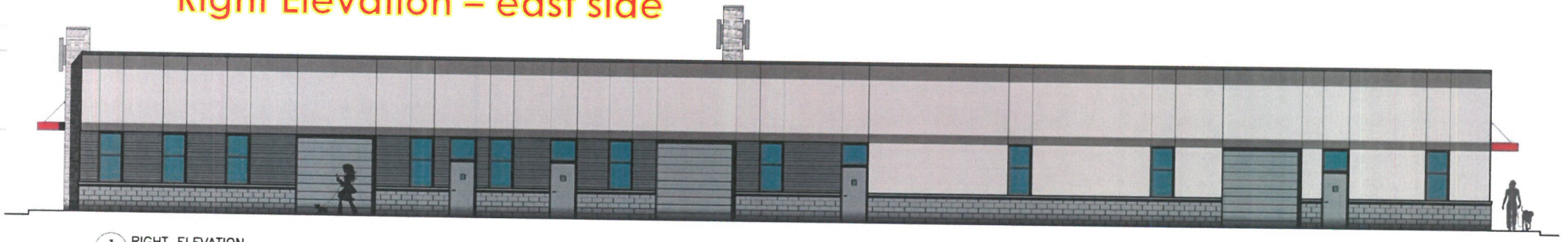
BASE BUILDING
WALL COLOR
ALPACA

BASE BUILDING
ACCENT COLOR
GRIFFIN

Rear Elevation – south side

[redacted]

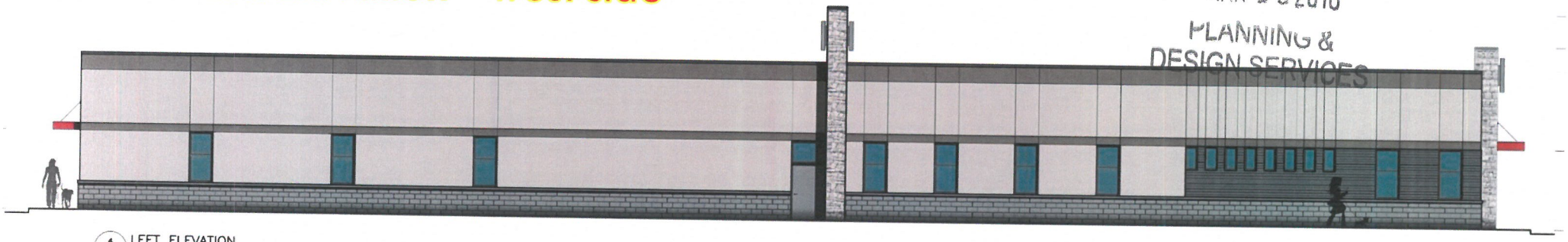
Right Elevation – east side



3 / A6.0 RIGHT ELEVATION
SCALE: N/A

[redacted]

Left Elevation – west side



4 / A6.0 LEFT ELEVATION
SCALE: N/A

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[redacted]

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OPTION: NICHIHA - KURASTONE - MOUNTAIN

petsuites
RESORT + SPA

PETSUITES 14K MODERN PROTO

THE COLORS SHOWN IN THIS RENDERING ARE CLOSE APPROXIMATIONS. BECAUSE OF INK VARIATIONS AND DIFFERENCES IN PRINTERS, AN EXACT COLOR MATCH CANNOT BE ACHIEVED.
THE VIEWER IS ADVISED TO USE THE RENDERING AS A GUIDE FOR THE ARRANGEMENT OF COLORS ON THE BUILDING, AND TO THEN REFER TO THE ACTUAL COLOR OF MATERIAL SAMPLES PROVIDED.

GPD GROUP
Glaus, Pyle, Schomer, Burns & DeHaven, Inc.
1.800.955.4731
www.gpdgroup.com

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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
Nicholas R. Pregliasco
Direct dial: 426-0388, ext. 137
Email: WBB@BARDLAW.NET
NRP@BARDLAW.NET

December 29, 2017

RE: Proposed Conditional Use Permit ("CUP") to allow a pet boarding/daycare/grooming facility on property located at the southeast quadrant of Seatonville and Bardstown Road with an address of 9420 Seatonville Road

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with a CUP plan to allow a "PetSuites" pet boarding/daycare/grooming facility. In 2015, we obtained approval of a plan for CVS pharmacy on this site. As we will explain when we meet, this plan and its conditions of approval will not materially deviate from the prior approved plan. For example, the screening wall along the back (east) side of the property remains as is as does the substantial vegetative setback along the creek parallel to Bardstown Road.

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 **January 16, 2018** at **7:00 p.m.** at the **Fern Creek Community Center, in the Annex,** located at **6104 Bardstown Rd.**

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 Kevin Young or Ann Richard at 426-9374.

We look forward to seeing you.

Sincerely,

Bill

William B. Bardenwerper
Nicholas R. Pregliasco

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cc: Hon. Robin Engel, Metro Councilman, District 22
Brian Davis, Planning Manager w/ Planning & Design Services
Mike Leonard, Hogan Real Estate, applicant
Kevin Young & Ann Richard, land planners with Land Design & Development

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Developer's Neighborhood Meeting

Meeting Date and Time Jan. 16, 2018 @ 7:00 pm ***Developer's Name*** Hogan Real Estate

Location of Meeting Fern Creek Community Center, 6104 Bardstown Rd., Louisville, KY 40291

Description of Proposal Proposed conditional use permit to allow a pet suites, boarding/daycare/grooming facility

Subject Site Location 9420 Seatonville Road, Louisville, KY

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	EMAIL ADDRESS
Howard Ferrell	2701 Eastpoint Pkwy	40223	howard.ferrell@dhsi.com
Casey Smallwood *	8727 Cedar Creek	40291	
Bob Bailey	6600 Orchard Club A		rbailey9@yahoo.com
Sara & David Reece	6602 Orchard Club Pl	40291	dreece02@yahoo.com
Greg Bell	6604 Orchard Club Pl	40291	gtbellen@att.net
Rochelle Ghose	6606 " " "	40291	rghose.ghose89@gmail.com
Seve Ghose	" "	"	seve.ghose@yahoo.com

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Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, January 16, 2018 at 7:00 p.m. at Fern Creek Community Center, located at 6104 Bardstown Road, Louisville, KY 40299. Those in attendance included the applicant's representatives, Bill Bardenwerper and Nicholas Pregliasco, attorneys with Bardenwerper, Talbott & Roberts, and Ann Richard, land planner and engineer with Land Design & Development, as well as the applicant Mike Leonard with Hogan Real Estate.

Mr. Bardenwerper presented a powerpoint presentation showing the history of the property, starting with the 1997 original Walgreens rezoning plan. Then, after Walgreens located on the opposite corner of the intersection, Mr. Bardenwerper showed the 2005 approved revised plan for First Federal Bank which was subsequently appealed and affirmed by the Court of Appeals. He explained that by the time the litigation ended, the real estate market had collapsed such that First Federal was no longer looking to build any new branch banks. Thereafter, the property sat vacant for 10 years, until a new revised plan was approved for CVS. He showed the plan and the changes thereto, etc. In the end, this was never developed and the property again sat vacant until this new proposal for a Petsuites. Mr. Bardenwerper showed LOJIC map of the area with the other developments nearby, aerial photographs, and street view images of the site. He then showed the new proposed Pestuites development plan, layout, and the changes from the prior approved plans. Ann Richard explained the development plan and how this plan does not encroach any further into the streambank setbacks than the prior plan. Then, Mr. Bardenwerper showed proposed elevations of the new Petsuites building. Hogan Real Estate's Mike Leonard then explained the Petsuites operation and business model. Finally, Mr. Bardenwerper explained the process for this revised detailed district development plan and CUP request providing the steps and that this will go to both a committee of the Planning Commission and the Board of Zoning Adjustment for review.

Those in attendance raised concerns and asked questions about the proposed use. Mr. Leonard and Mr. Bardenwerper answered questions as to the use and the limited times the dogs would be outside, as well as the location of the outdoor area on the Bardstown Road side and the South side of the building to provide additional buffering. Neighbors asked questions about the drainage and explained the current drainage problems in the area, including the fact that during hard rains water runs over Seatonville Road. Ann Richard discussed the drainage improvements and how the surface drainage would be handled. The residential neighbors to the east of the property discussed the buffering concessions made in the CVS approval and the details thereof. These neighbors were split as to whether they wanted a brick or masonry wall and the applicant explained the berm and buffering that would be provided and that they would be happy to meet with the owners further to discuss the wall and the buffering. Some in attendance voiced concerns over the traffic already present in the area and the potential this development could make traffic worse. Mr. Bardenwerper and Ann Richard discussed the anticipated traffic counts and how these would compare to other developments to answer questions related thererto.

Fern Creek Community Ctr. Annex
6:30 - 8:00 p.m.

March 1, 2018 Follow up Mtg with Ledgewood Subd neighbors.

Name	Email
DAVID REECE	dreece02@yahoo.com
Rochelle Ghose	
Seve Ghose	
Martha Mattingly	HORSEPLAY2@TWC.COM
Joyce Gilkey	Joycegilkey@gmail.com
Bob Bayley	
Sharon & Greg Bell	gtbellrn@att.net
Teena HALBIG 6505 Echo TRAL Lou, Ky 40299	Teena HAL@aol.com
MArcus Greer III Seatonville Rd. 40291	~~marcusgreer~~ 3rd

Marcus did not attend. Teena Halbig added his name to insure he is on the APO mailing list.

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Leslie Curneal
Legislative Assistant to Robin Engel

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ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

March 1, 2018 6:30 p.m. to 8:00 p.m. follow up meeting with Ledgewood Subd neighbors
Mike Leonard and Ann Richard attended

Greg Bell: Prefers his existing 6ft wood privacy be removed and replaced by PetSuites with an 8 ft tall solid white privacy fence . He does not want the CVS B.E. 8 ft tall masonry wall.
Bells stated they wanted no breaks in the 8 ft tall white vinyl privacy fence. They want their fence to tie to the Ghoses ex. 6 ft wood privacy fence. There was discussion on the visual impact of an 8 ft fence connecting to a 6 ft fence. Also how to physically connect the 8 ft privacy fence to the Ghose existing 6 ft wood privacy fence.
Bells do not want a 6 ft fence-- they want the tallest fence possible for security, noise and privacy.
Bell Question: where will PetSuites locate the proposed 8 ft white vinyl fence.
Mike: Adjacent to the Bell/PetSuites property line on the PetSuites property.
Bell Question: if the fence is damaged on either side of the fence who is responsible to make repairs?
Mike: If the fence is on the PetSuites' property then PetSuites will be responsible for repairs.
Bell question: will the good side of the fence be facing his property?
Mike: vinyl fences generally do not have a good side-they are the same on both sides. Should a fence be chosen which does have a good side then the good side will be facing Bell.
Bells requested evergreen trees be planted on PetSuites as shown on cross-section.
Question: what will the species of the evergreen trees and what will their height be at planting.
Ann: a combination of evergreen trees for diversity will be planted such as firs, spruce and hollies. The evergreen trees will be 10 to 12 ft tall at planting.

David Reece showed photos of the parking lot and security lights at the existing PetSuites in Middletown. Many questions on site lighting—how tall would the parking lot lights be and how many.
Answers: The parking lot lights will have to meet the light regulations in the Land Dev Code. Shields can be placed on the parking lot lights to reduce glare and passage into Ledgewood Subd homes. Lights on the bldg will be downward directed. There will only be a security light on the bldg façade facing Ledgewood Subd and it will be at the emergency exit door.

David Reece asked what will happen if PetSuites develops the site and then closes. Would the PetSuites building be demo'd?
Mike and Ann: The property is zoned commercial and another commercial use would most likely use the property. The building could remain if it is appropriate for the next user. If the

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property is redeveloped then it would go through the same Planning & Design Services review as PetSuites and the neighbors would be made aware of the proposal.

Traffic was discussed and explained the PetSuites will generate much less traffic than a CVS. Neighbors mentioned the church across Seatonville Road has a policeman directing traffic accessing the church on Sundays and Wednesday because church generates a high volume of traffic. Questions about PetSuites constructing turning lanes. Answer: They are not.
Question: will PetSuites build a walk along Seatonville Road. Answer: Yes.

Rochell Ghose: where will the HVAC systems be located? If on the PetSuites' roof will they be screednd since her home sits higher than PetSuites she will be looking at the roof. If on the ground will they be on the Ledgewood Subd. side of the building—concern about the HVAC noise.
Mike: if the HVAC is located on the roof it will be screened. Mike thinks the HVACs will be on the ground on the Dog playground side of the building.

Discussions on construction noise.

Discussion on dumpster location, smells and time of day the dumpster will be emptied.
Ann: A BE can be added dictating the time of day the dumpster is emptied.

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Questions on number of animals and types of animals.
Mike: 140 dogs and cats.

Mike explained the PetSuites procedure to take dogs outside for potty breaks and play time.

Discussion on how the outdoor dog play area will be cleaned and where the water used to hose off the play area will go. Where will the storm water for the outdoor play area drain to?
Ann: Metro Animal Services, MSD and the KY Plumbing dept will have to approve where the water draining from the outdoor play area will go. The current plan is the rainwater and cleaning water from the outdoor play area will flow into the underground storm water drainage system and will be cleaned by a water quality unit in the parking lot before entering the existing drainage ditch along Seatonville Road. PetSuites has established a schedule cleaning procedures for staff to follow. Bio-friendly chemicals are used because of animals. Outdoor play area is a combination of concrete and special dog turf that has micro-biological properties to break down animal waste.

Questions if shade or covered areas will be provided in dog play area. Yes there will be shade areas provided..

Teena Halbrig: questions about the proposed development's encroachment into the Cedar Creek 100 ft Streambank Buffer Area and will existing trees remain.
Ann: proposed PetSuites will encroach into the 25 ft outer buffer area and a small encroachment into the 50 ft inner buffer area but the encroachments are less the CVS.

Robert Bailey: How will the increased runoff be handled?

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Ann: the existing compensation basin will be enlarged to compensate at 1.5:1 any increase in the floodplain. A detention basin will be constructed to contain the increase in storm water runoff at 1:1.

Discussion on flooding on the site.
Ann: the existing culvert under the existing curb cut on Seatnville Road will be replaced and this will help reduce the flooding on the site and on Seatonville Road.

Discussion on the proposed PetSuites blade sign located on the Ledgewood Subd side of the bldg and if the sign will be lit.

Mike agreed the sign on the blade will be on a timer and will be turned off when PetSuites closes in the evening.

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