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July 23, 2018

Emily Liu, Director
Division of Planning and Design Services
444 South Fifth Street
Louisville, KY 40202

Re: Bradford Mills Lofts – Conditional Use Permit Letter of Explanation

Dear Emily:

Please accept this letter as an explanation for the conditional use permit requested by Marian Development Group, LLC (the “Applicant”). The proposed conditional use permit will allow the Applicant to expand the existing parking area for the Bradford Mills Lofts, located at the corner of E. Oak St. and Reutlinger Ave. The subject properties are located at 1134 and 1136 Reutlinger Ave., directly behind the existing parking area for Bradford Mills Lofts.

The subject property is in the Traditional Neighborhood Form District and is currently zoned R-6 Multifamily Residential.

Section 4.2.39 of the LDC provides that “Off-Street Parking Area may be permitted . . . provided it serves a use in a building for which insufficient off-street parking space is provided, and where the provision of such parking space will materially relieve traffic congestion on the streets and when developed in compliance with the listed requirements.” Section 4.2.39 sets forth six conditions for approval of off-street parking:

- A. The area shall be located within 200 feet of the property on which the building to be served is located measured by the shortest walking distance (using sidewalks and designated crosswalks).
- B. Walls, fences, or plantings shall be provided in a manner to provide protection for and be in harmony with surrounding residential property.
- C. The minimum front, street side, and side yards required in the district shall be maintained free of parking.
- D. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.
- E. The approval of all plans and specifications for the improvement, surfacing, and drainage for said parking area will be obtained from the appropriate Director of Works prior to use of the parking area.

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- F. The approval of all plans and specifications for all entrances, exits, and lights shall be obtained from the department responsible for transportation planning prior to the public hearing on the Conditional Use Permit.

Here, the proposed parking area meets each of the six requirements for a conditional use permit for off-street parking areas.

First, the parking area is well within 200 feet of the buildings that it will serve. The existing parking area at Bradford Mills Lofts will be expanded to include the subject properties.

Second, the applicant will provide screening of the proposed parking area consistent with the screening approved for the existing parking area.

Third, the front, street side, and side yards for the proposed parking area will match those of the existing parking area.

Fourth, the proposed parking area will be used exclusively for transient parking of motor vehicles belonging to residents or invitees of residents at Bradford Mills Lofts.

Fifth, the applicant will obtain approval for all plans and specifications for the improvement, surfacing, and drainage for the proposed parking area will be obtained from the appropriate Director of Works prior to use.

Finally, the applicant will obtain approval for all plans and specifications for all entrances, exits, and lights from the appropriate department prior to the public hearing on the Conditional Use Permit.

For the foregoing reasons, the application meets all the requirements for a conditional use permit for an off-street parking area within a R-6 zoning district. Thank you for your consideration, and please docket this case for consideration by the appropriate Planning Commission committee at your earliest convenience.

Sincerely,



Clifford H. Ashburner

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