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**Letter of Explanation
Assumption High School
Modified Conditional Use Permit
and Revised Detailed District Development Plan
(March 11, 2019)**

The Applicant, Assumption High School, is proposing to expand their existing classroom, cafeteria space and parking area. The campus is located at 2140, 2162 and 2170 Tyler Lane. The subject sites are zoned R-5 (CUP with a request to modify with this application) and R-6. The sites are located in the Neighborhood Form District. The subject sites are Pre-Plan Certain because of a rezoning and a CUP.

Assumption organized a courtesy Neighborhood Meeting which was held on January 29, 2019 with the neighbors to introduce the proposal and to discuss the neighbors' concerns. The Neighborhood Meeting invite letter, APO matrix, sign in sheet and recap are a part of the application materials.

The Assumption campus is comprised of two existing tracts. There is existing daycare and parking on Tract 1. The existing daycare will be removed and the parking area will be expanded. The 25 ft. Landscape Buffer Area required adjacent to the west property line will be variable as permitted by Chapter 10 of the Land Development Code. The north westerly most portion of the proposed parking is closer than 25 ft to the west property line and the Landscape Buffer Area will be increased accordingly at the south east portion of the proposed parking lot. The landscaping and privacy fence required by Chapter 10 will be provided in the western property line Landscape Buffer Area. The required 15 ft side setback is being provided.

There is an existing Conditional Use Permit for off-street parking in a residential zone approved for Tract 1 by B-179 & 180-00 granted on September 18, 2000. A request to modify the CUP as shown on the Revised Development Plan is a part of this application.

Assumption's existing high school building is located on Tract 2. The existing convent on tract 2 will be removed to make room for the building expansion. The building expansion will take place in an area that is currently existing building and existing parking area.

There is a height variance request associated with the proposed building expansion. This is due to the need to maintain the existing building height in the expansion area. The existing high school building was constructed in 1955 at its current height. The original building height will be maintained in the area of the expansion.

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Upper Highlands Neighborhood Association Meeting Minutes

Time and Place: The Upper Highlands Neighborhood Association meeting was held in the cafeteria of Assumption High School on Tuesday, January 29, 2018 at 6:30 p.m.

Welcome and Opening Prayer: Mary Lang welcomed those in attendance and opened the meeting with a prayer. This was followed by introductions of Mark Trier from JRA Architects and Kevin Young from Land Development and Design.

Facilities Expansion History: Mary Lang gave a brief history of the process by which the decision was made to expand the current facility. The process began 5 years ago. Faced with being landlocked, cramped into the current space and the facility in need of updating; the idea of moving east and building was explored. Assumption was given gifts from the Sisters of Mercy of the convent located at 2169 Tyler Lane and the old Montessori located next to the convent. After additional purchases of property on Tyler Lane and the purchase of the American Legion, securing student parking, the decision was made to stay in the current facility and make improvements.

Reasons for Expansion: Mary Lang spoke about the reasons to expand, including:

- The need for a larger and updated cafeteria to accommodate 900 students in 3 lunch periods instead of 5 – allowing AHS to open master schedule and expand curriculum.
- Need for additional classrooms to expand curriculum including more STEM courses.
- Need for larger classrooms for STEM classes and project-based learning, allowing AHS to grow their curriculum.
- Mary Lang emphasized that we are not trying to grow our enrollment, we are trying to address our critical space needs.

Traffic Concerns: Mary Lang spoke about the traffic concerns that stem from having 5 schools located within such proximity of one another. She also spoke about the efforts that Assumption has made in an attempt help reduce the congestion associated with arrival and dismissal times:

- Removed student parking in front of school.
- Instituted the Carpool to School system for students.
- Providing bus transportation to the Assumption Green for practices, reducing the amount of parent pickups in the afternoon.
- Changed the start and end time for the school day, decreasing conflicts with St. Raphael.
- Participated in the Bardstown Road traffic study.

Site Plan: The site plan was presented by Kevin Young from Land Development and Design. Mr. Young reviewed the current properties, zoning and plan to remove the white house (2140 Tyler Lane) from the property. Removing the house and garage is necessary to address the current issues with traffic patterns and parking issues within the parking lot. The goal is to limit the points of conflict within the lot, making the lot safer, and increase parking. A request will be made to reduce the land buffer between the property and the homes on Eleanor from 25ft. to 10ft. A proposal of one uniform privacy fence will also be made. Specific landscaping requirements for the buffer were also discussed with the proposed plan as well as the need to increase the size and capacity of the retention pond located behind the homes on Eleanor.

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Facilities Expansion: Mark Trier from JRA Architects presented drawings of the current facility and drawings of the school with the proposed expansion. The addition would be a 33,000 sq. ft., steel frame, with brick veneer addition. It would include a two-story glass atrium with an open-air concept and would be handicap accessible. The project would take 16-18 months to complete.

Questions and Responses

1. Are there plans to make Tyler Lane a private road?
No, it will remain a public road.
2. What are the long-term plans for 2165, 2167 and 2169 Tyler Lane?
There are no formal plans at this time.
3. Concerns were raised over the removal of the white house (2140 Tyler Lane), the garage and over reducing the 25 ft. buffer between the Eleanor properties and the parking lot to 10ft. Additionally, there are concerns with the expansion parking and the impact of additional lighting in the parking lot.
Kevin Young promised to draw a detailed plan and work one on one with those residents to address their concerns.
4. Additional concerns were raised over drainage and flooding to basements of homes on Eleanor. Kevin Young addressed stating that yes, plans to increase the capacity of the retention pond are part of the project.
5. Are there future plans for the old American Legion building?
The property is currently being used for parking and as an indoor practice facility for sports. There are no formal plans for this property at this time.
6. Questions were raised about the impact to the neighborhood during the construction process, change in traffic patterns and presence of construction vehicles.
Mark Trier gave assurance that construction vehicles would not be allowed during the arrival and dismissal times, "Up Pacing" efforts would be made during summer and vacations periods and the focus would be on keeping everything in business without interruptions.

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Jan. 29, 2019 Neighborhood Meeting

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Name	Home Address	Email address	Phone Number
Matthew Taylor	2112 Taylor Dr	mathtaylor@aol.com	502-541-5732
Leslie Cissell	2156 Gladstone	lesliecissell@aol.com	473-7862
Paula Miller	2116 Longshire Ave	pmiller53@gmail.com	787-2570
Claire Wilson	2819 Eleanor Ave.	zowatecho75@gmail	682-1837
Britt Wilson	same 7		
Bill Hogg	2119 Laneshire Ave.	bhogg@trinityvets.com	664-9095
Ann Trichsel	1419 Tyler Ln	ATRICHSEL@BELLSOUTH.NET	444-8744
Lauren Chapoal	3023 Steelbrooke Rd	laurencchapoal@gmail.com	

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Jan. 29, 2019 Neighborhood Meeting

Name	Home Address	Email address	Phone Number
Rob Skeeters John Buchanan	1710C Cumberland Ct 10 Rio Vista	james-skeeters@yahoo.com johnbuchana@earthlink.net	502-641-9706 82-314-9879
Alicia Powell	2108 Tyler	clwipowell@yahoo.com	11485-8851
Ernest Lloyd Buchanan	2845 Eleanor Ave	aqreynolds@gmail.com	502-850-4188
John Eckel	2516 Hawthorne		
John Eckel	361 WEBB ROAD, SIMPSONVILLE, KY	JOHNGB8821@SMATL.COM	610-574-3965

Jan. 29, 2019 Neighborhood Meeting

Name	Home Address	Email address	Phone Number
Medonne Kirby	2108 Tyler Ln.	MPC521@AOL.com	432-1709
Michael Reed	2831 Eleanor Ave	Mindyreed831@yahoo.com	454-6368
Jim Wilson	2134 Tyler Ln	j-jim.wilson@gmail.com	418-0608
Cindy Masun	3603 St. Germaine Ct.	masun@stgermaine.com	502-558-7834
Leo Hauber	3945 KENNISON AVE	lhauber@gmail.com	295-2442

Jan. 29, 2019 Neighborhood Meeting

Name	Home Address	Email address	Phone Number
Joyce Koch	2219 Eastview Ave	Joyce.koch@gmail.com	

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Name	Home Address	Email address	Phone Number
JOHAECKERLE	2137 TATE LAKE		562-451-1088
Jois v Ed Poby	2310 Marchester	loisepoby@gmail.com	494-9882
John W. Richard	3001 Falmouth Dr.	johnr162@gmail.com	502-387-8017
Walter Riche		wpr147355@gmail.com	
Jesse Jones	3000 Lightfoot Rd	jesse.jones@att.net	502-415-3814
BRANDON COAN	601 W. JOHNSON ST	BRANDON.COAN@louisiana.gov	504-574-1108

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Jan. 29, 2019 Neighbor hood Mtg

Name	Home Address	Email address	Phone Number
Jamie Baker's Penny Mills #2001	2157 Tyler Ln	jambekbaker@gmail	502-403-9845
KEVIN RAQUE	3002 WICKHAM RD	kjraque@yahoo	445-2150

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Jan. 29, 2019 NM

Name	Home Address	Email address	Phone Number
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Patrick Armstrong	704 Central Avenue	p-armstrong@indiana.gov	(317) 992-5202

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