

February 27, 2020

Louisville Metro Planning & Design Services  
444 S 5<sup>th</sup> Street  
Louisville, KY 40202

Re: CUP Final Application 19-CUPPA-0255

Dear Mr. Schwager:

VBNA is pleased to submit for your review our Application for a Conditional Use Permit for the Saint Patrick Parish campus. The School would like to add a small preschool and this has triggered the need for a CUP for "private institutional use," LDC 4.2.65. Previously institutions of worship or private schools were permitted by right in the residential zones. The need for the CUP is due to the expansion of the use which is technically non-conforming to this new regulation.

The property was bought by the Archdiocese in 1989 and the first building housing the church and school was built in 1990. In 1994, an additional school building was added. Afterwards, a new church/school building was added in 1998.

Although adjacent to residential areas, the site perimeter is heavily wooded and all landscape buffers and interior landscaping areas appear to meet current LDC requirements. Parking appears to be sufficient to the use and LDC requirements.

A survey of FEMA flood levels was required by MSD earlier this year and the buildings are in compliance with their requirements.

In our conversations with Joel Dock, he has noted that "portions of the site fall within the Floyds Fork Overlay but it would not appear that improvements will be made in this area; therefore, no additional review under the overlay regulations would be required."

We have done the Pre-Application review / corrections, and conducted our Neighborhood Meeting with no opposition to the project.

We request permission to continue the previously approved use in the future for this important community asset.

Sincerely,



Patrick Blackburn AIA, LEED AP

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20 - 1917 CUP - 0048

**St. Patrick Renovation CUP Neighborhood Meeting Agenda**

**February 24, 2020 6:00PM**

**ADDRESS: 1000 N Beckley Station Road, Louisville, KY**

**CASE #: 19-CUPPA-0255**

**PDS CASE MANAGER: Zachary Schwager**

Introductions & present at the meeting(see sign-in sheet attached)

St. Patrick Catholic Church: Fr. Jeffrey Schooner - Pastor  
David Naber – Business Manager  
Nathan Sturtzel – Principal Kindergarten to 8<sup>th</sup> Grade  
VBN Architects, Inc.: Patrick Blackburn - Architect  
Ji Kim – Project Coordinator

**Saint Patrick School Additions and Renovations Conditional Use Summary**

The project consists of three main components:

1. HVAC Renovation of the Existing Campus: Schindler Hall, Miles Hall, Sanctuary Building:
  - a. Existing HVAC systems were near the end of their operating life with noise and humidity issues to correct.
  - b. All 3 buildings HVAC renovation has associated interior ceiling and finish work.
  - c. Church Building & Schindler Hall HVAC renovation will occur March 2020 – August 2020
  - d. Miles Hall HVAC renovation will occur March 2021 – August 2021
  - e. No exterior work will occur except for the replacement of the roof top units and bricking in abandoned grills.
2. New Media Center
  - a. The Media Center is located in the Education Commons level below the Sanctuary.
  - b. This renovation will occur March 2020 – August 2020.
  - c. No exterior work will occur for this renovation.
3. New Preschool Addition
  - a. The Preschool Addition contains 4 new classrooms for 80 students total & director's office.
  - b. The building is located at the northwest end of the campus.
  - c. Site work includes limited grading for drainage, new sidewalks & small play area in the back of the building.
  - d. Exterior finishes are brick, stucco, aluminum windows and metal roof similar to existing buildings in the campus.
  - e. Interior finishes: Floors - VCT & ceramic tiles on slab-on-grade, Walls - painted gypsum board, Ceilings - suspended acoustical tile.
  - f. This work will occur March 2020 – October 2020.

Documents presented to the meeting:

1. Review Current Site Plan 2020
2. Review Old Master Plan 1989
3. Renderings of Pre-School 2020

Questions/Comments:

1. Blasting concern: No blasting will occur. Letter of confirmation will be sent to the concerned residents.
2. The Campus site lightings deter unwanted activities in the neighborhood and residents appreciate this.

**End of the Meeting Minutes**

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