

NEIGHBORHOOD MEETING SUMMARY

The meeting commenced shortly before 6:30 pm, Monday, December 21. Paul Whitty, Bardenwerper, Talbott & Roberts made a power point presentation and Steve Aldridge and Clyde Johnson we present to add details and background for the rehabilitation home CUP project. Mr. and Mrs. Edward Scott of New Albany, Indiana also attended to express concerns on the impact of the project on their properties on Jefferson Street.

The power point described the proposal, the CUP process and showed graphic images of the site, the area both with LOJIC and aerial photography. Mr. Scott expressed concerns regarding pedestrian and vehicle traffic in the area, the status of the next door property, a concentration of similar uses in the area and the outside activity of the residents of the facility. The responses were as follows:

Traffic: residents of the facility will not have access to their own vehicles. Residents leaving the site for treatment, employment, medical appointments, etc. will be driven to and from by facility staff. They will not be allowed to leave the property without a staff person and cannot randomly walk around the neighborhood.

Next door property: Acknowledged that it is poorly maintained and have been in touch with the owners in order to purchase the property which may be incorporated into this facility.

Concentration of similar uses: Mr. Scott said that there were 3 similar facilities near his property and the residents walk through the neighborhood. These residents walk to their treatment meetings. The residents of this facility will be driven to any treatment, etc. and/or will receive treatment and counselling on site. They will not leave the facility without being accompanied by a staff person.

Outside activity: the rear yard of the property will have a smoking area, fire pit and horse shoe pits for outside recreation. If the two vacant properties are acquired they will be fenced and the recreation area and facilities will be expanded to this area.

Mr. Johnson will be supervising the treatment of these residents. Mr. Johnson is a highly qualified professional with two graduate degrees in the fields of counseling and is licensed by the Commonwealth of Kentucky. This facility will be licensed by the state as a Behavioral Health Support Operation (BHSO) and the residents will generally have a 90 term at the facility having been referred by Jefferson Circuit Court, Family Court, Drug Court and the Department of Corrections. Some residents will be funded by insurance plans.

The meeting concluded at approximately 7 pm.

RECEIVED

JAN 25 2021

**PLANNING & DESIGN
SERVICES**

21-CUP-0010

Neighborhood Meeting - December 21, 2020

Docket No. 20-CUPPA-0153

(Steve Hendrix, DPDS Case Manager)

Proposed Conditional Use Permit to allow an
inpatient drug and alcohol treatment housing
facility on property located at
220 S. 23rd Street

Attorney: Bardenwerper Talbott & Roberts, PLLC

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES

21-CUP-0010

Neighborhood Meeting Letter

BARDENWERPER, TALBOTT & ROBERTS, PLLC

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • 1000 N. HURTSBOROUGH PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40203
(502) 426-6688 • WWW.BARDENLAW.NET

Paul B. Whitty
Email: PAUL@BARDENLAW.NET
Mobile: (502) 459-2001

Nicholas R. Pregiasco
Email: NICH@BARDENLAW.NET
Mobile: (502) 777-9003

December 7, 2020

RE: Neighborhood meeting for proposed Conditional Use Permit (CUP) to allow an inpatient drug and alcohol treatment housing facility located at 220 S. 23rd Street

Dear Neighbor:

We are writing to notify you about an upcoming "neighborhood meeting" regarding the above referenced project. Because of the COVID-19 emergency orders requiring and/or recommending social distancing, the neighborhood meeting will be held virtually. The details are set forth in this letter and the supporting attachments. If you cannot obtain access to the virtual meeting, we may be able to assist you in that regard or otherwise assure a telephone or in-person conversation.

Our client Steve Aldridge with My Brother's Keeper is seeking a CUP for the property referenced above to allow an inpatient drug and alcohol treatment housing facility. This treatment housing facility will be located in the existing building at 220 S. 23rd Street and will contain 4 sleeping bedrooms, with a shared bath and kitchen. We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number 20-CUPPA-0153 and the assigned case manager is Steve Hendrix.

The virtual meeting will be held on **Monday, December 21st** beginning at **6:30 p.m.**

Enclosed for your review are the following:

1. The site and floor plan
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet
5. Instruction sheet on how to join the virtual meeting
6. Information sheet on how to obtain case information online from PDS' online customer service portal.
7. PDS' "After the Neighborhood Meeting" sheet

If you are unable to attend the virtual meeting, or have any questions or comments, please feel free to email or call either one of us, or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

Sincerely,

Paul B. Whitty
Paul B. Whitty

cc: Hon. Barbara Sexton-Smith, Councilwoman, District 4
Steve Hendrix, Case Manager with Planning & Design Services
Steve Aldridge, applicant with My Brother's Keeper

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES

21-CUP-0010

DETAILED SUMMARY SHEET

Our client Todd Topper with Grayscale Real Estate & property Management, LLC is seeking a CUP for the property referenced above to allow an inpatient drug and alcohol treatment housing facility. This treatment housing facility will be located in the existing building at 220 S. 23rd Street and will contain 4 sleeping bedrooms, with a shared bath and kitchen. We have filed a plan for pre-application review with Planning and Design Services (PDS) that has been assigned case number 20-CUPPA-0153 and the assigned case manager is Steve Hendrix.

The property is located on the west side of S. 23rd Street as shown on the attached "LOJIC Site Location" attachment.

The proposed Rehabilitation Home will provide a small residential treatment option for persons recovering from alcohol and drug dependency issues with 24 hour supervision by licensed professionals while undergoing recovery therapies. Residents will be referred to this facility from Jefferson County courts. Residents will not have access to automobiles, and parking for staff will be on street. Apart from cleaning up the property and refurbishing the building there will be no changes to the residential character of the property. There will be no signage identifying the building as a Rehabilitation Home. All necessary utilities are available to the site. The Applicant will work with the staff of Planning & Design to ensure that operation of the home will not cause any nuisances to the neighborhood.

NOTICE OF POTENTIAL DEVELOPMENT PLAN CHANGES. Please be advised that this "Detailed Summary" is being provided early in the application process. As such, whereas every effort has been made to assure accuracy, changes may be made to the development plan before the now scheduled neighborhood meeting and also after it based on public comments and those of various agencies and PDS staff review. Any changes will be available for public review on the PDS Online Customer Service Portal. Instructions on how to access this information is provided in the PDS's online customer service portal information sheet. Additionally, those changes with the final plan would be presented at the time of the public hearing(s). You may also contact the PDS case manager if you have any questions, or contact any others listed on the Contact Information Sheet where contact information is provided.

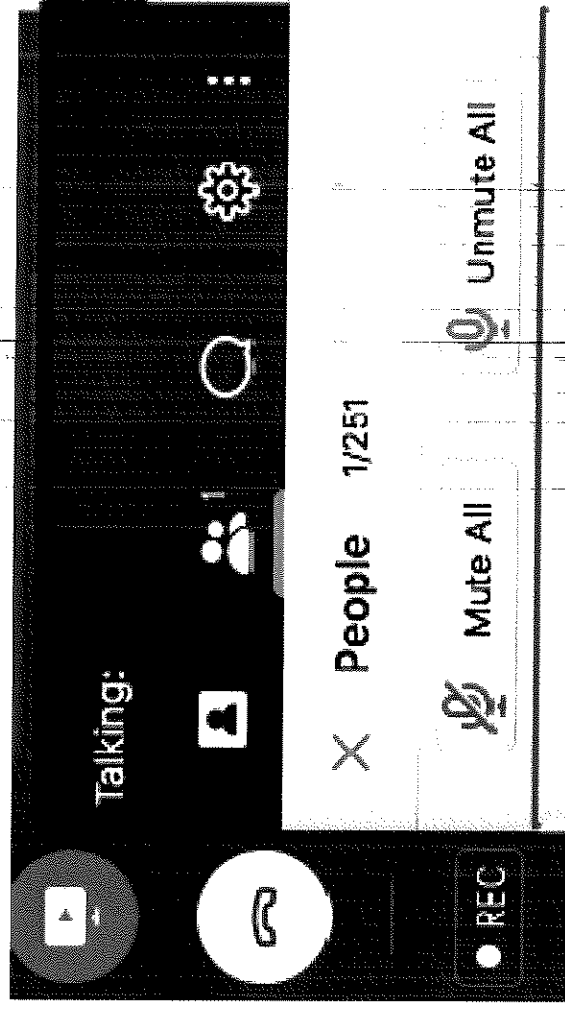
RECEIVED

JAN 25 2021

**PLANNING & DESIGN
SERVICES**

21-CUP-0010

How to edit name



John Talbott - Organizer, Presenter, Me

Connected to Audio

Unmute Me

Edit Your Name and Email...

Copy Email Address To Clipboard

Share My Webcam

RECEIVED

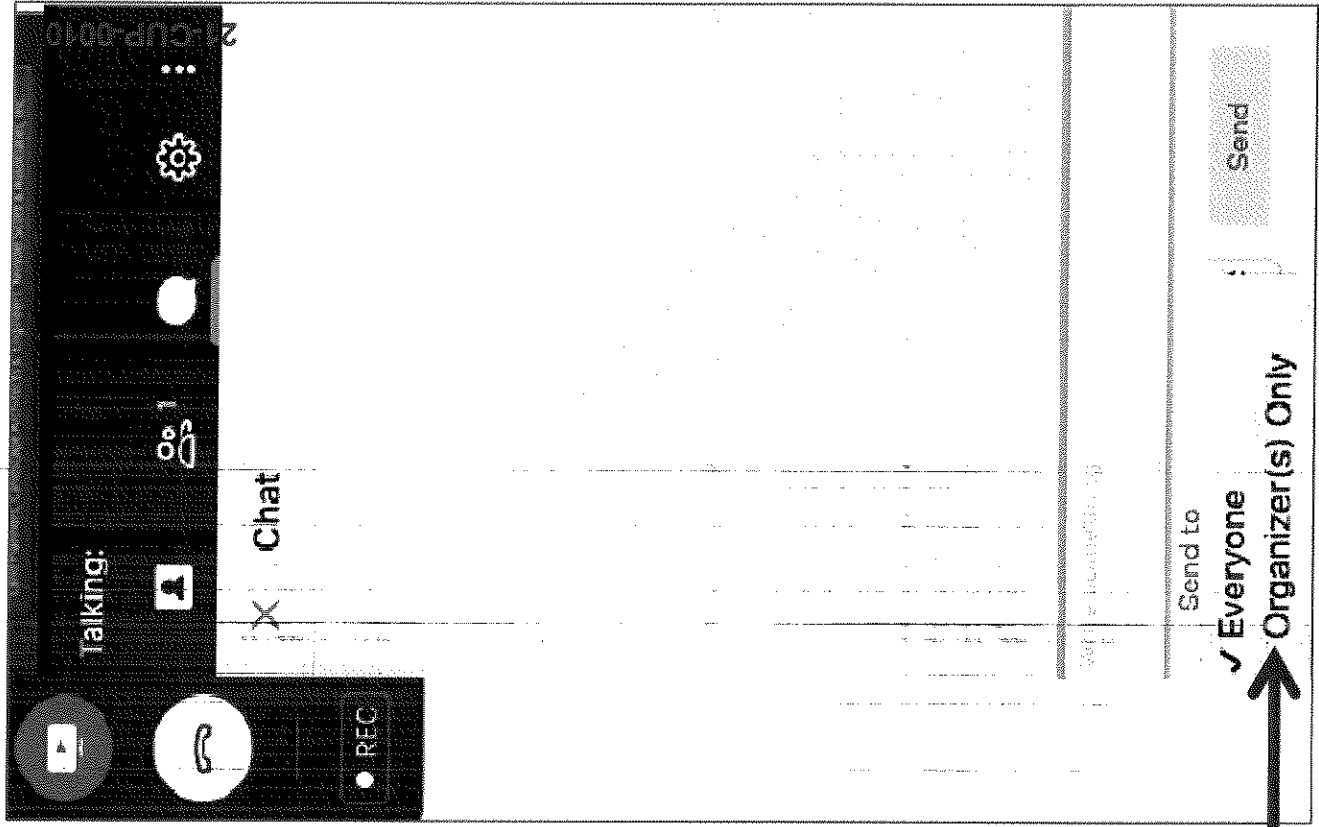
JAN 25 2021

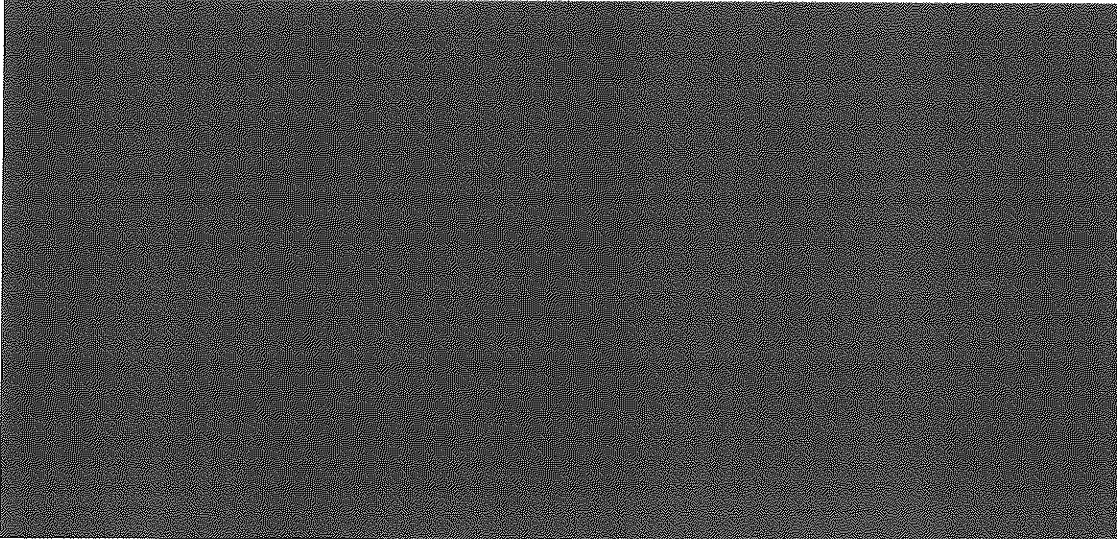
PLANNING & DESIGN
SERVICES

21-CUP-0010

Send Name in Chat for identification and questions

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES



- 
- Pre-App Filing
 - Neighborhood Meeting
 - Formal Filing
 - Land Development & Transportation Committee (LD&T)
 - Planning Commission (PC)
 - Metro Council

www.louisvilleky.gov/businessportal

RECEIVED

JAN 25 2021

PLANNING & DESIGN
SERVICES

21-CUP-0010

DPDS Case Manager
Contact Information

Steve Hendrix

*Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202*

(502) 574-6818

Steve.Hendrix@louisvilleky.gov

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES
21-CUP-0010

NOTICE OF POTENTIAL CHANGES

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES

21-CUP-0010

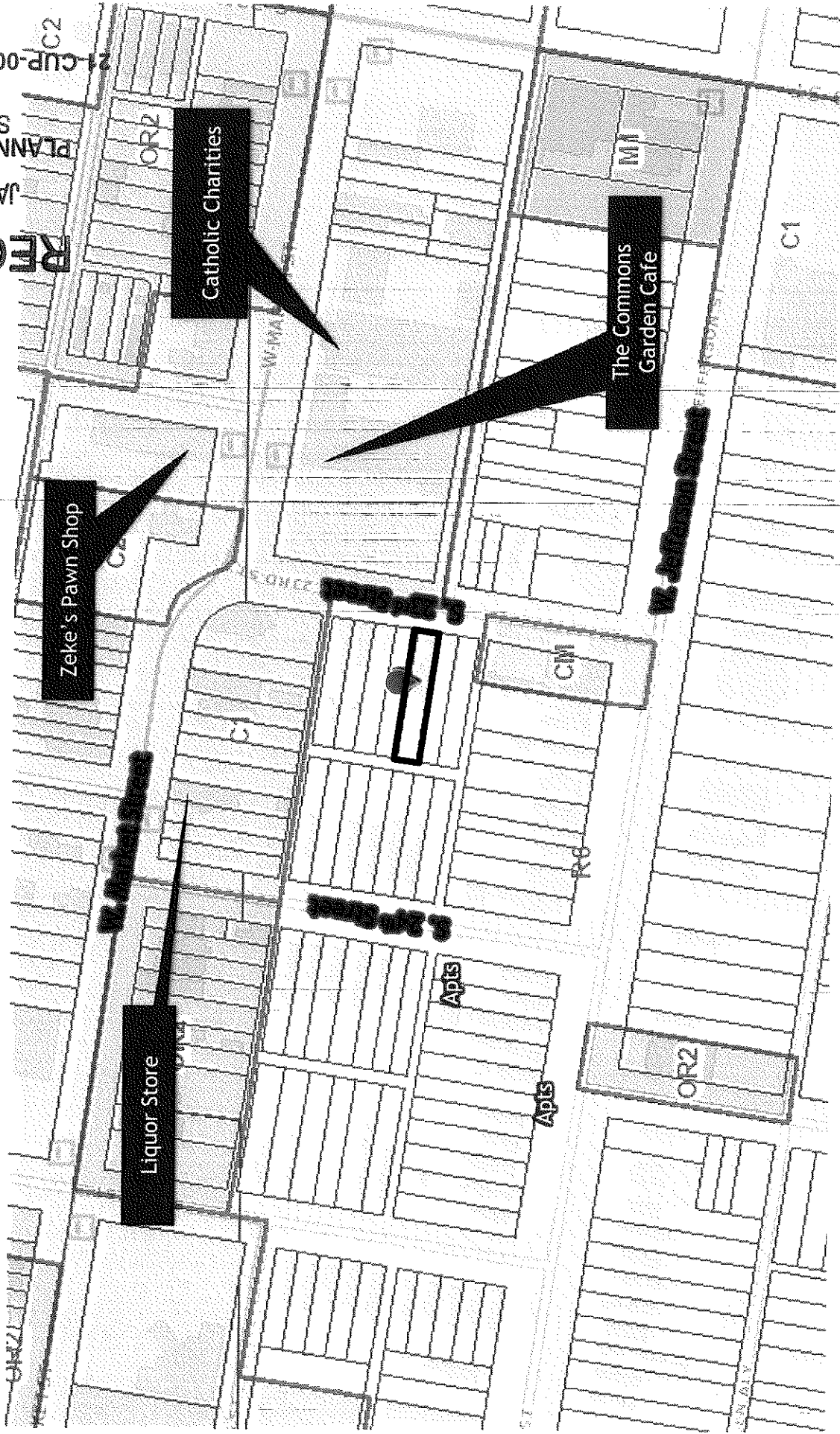
- Please be advised that every effort is made to make the information today accurate, but it is subject to change and correction.
- Changes will likely be made to the development plan and use after various agencies and DPDS staff review the plan.
- Plan changes will be available for review with Louisville Metro Planning & Design's Online Customer Service Portal and at the time of the public hearing.
- You may also contact the DPDS case manager if you have any questions, or contact any others listed on the Contact Information Page where contact information is provided.

RECEIVED

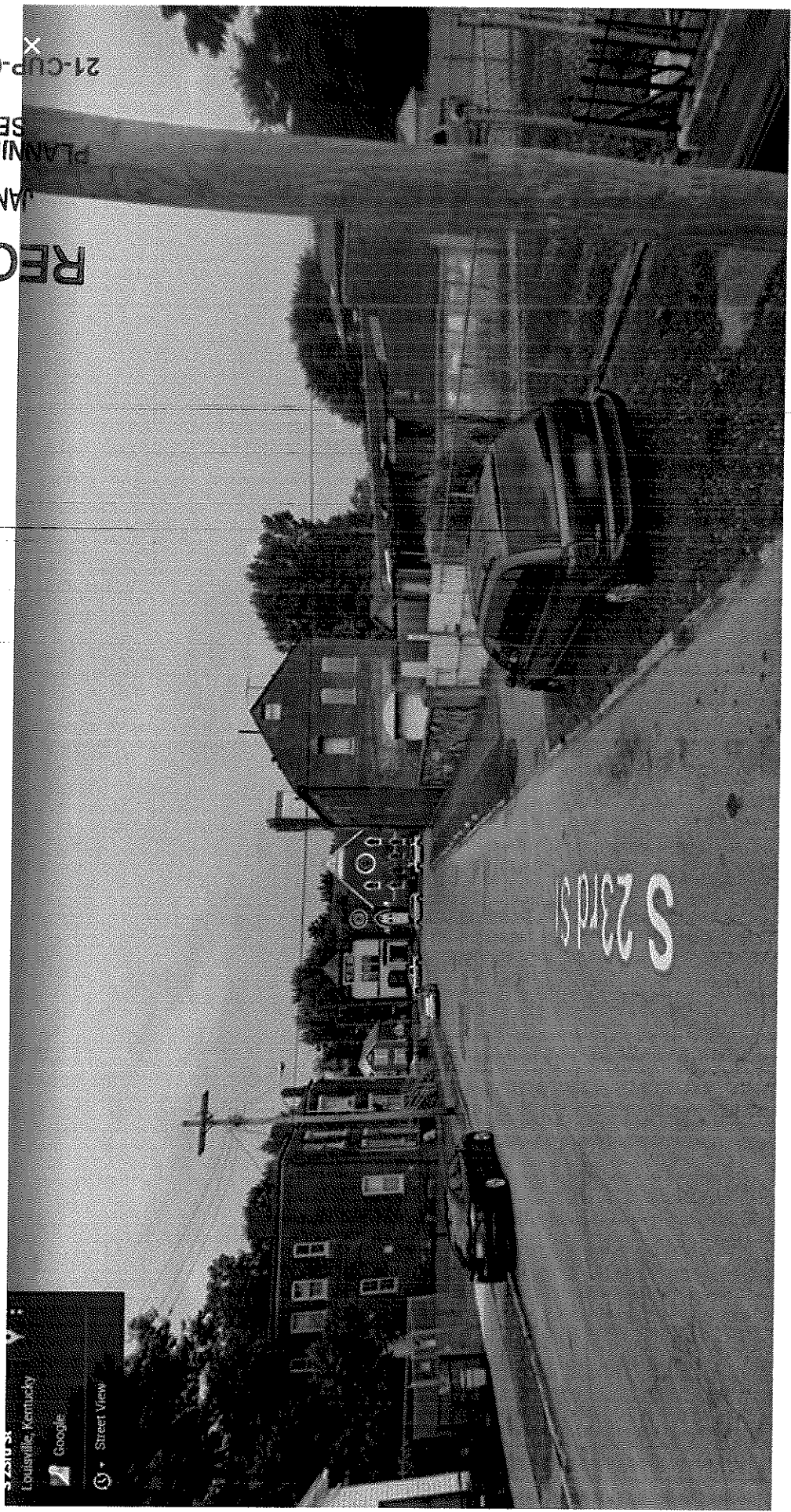
JAN 25 2021

PLANNING & DESIGN
SERVICES

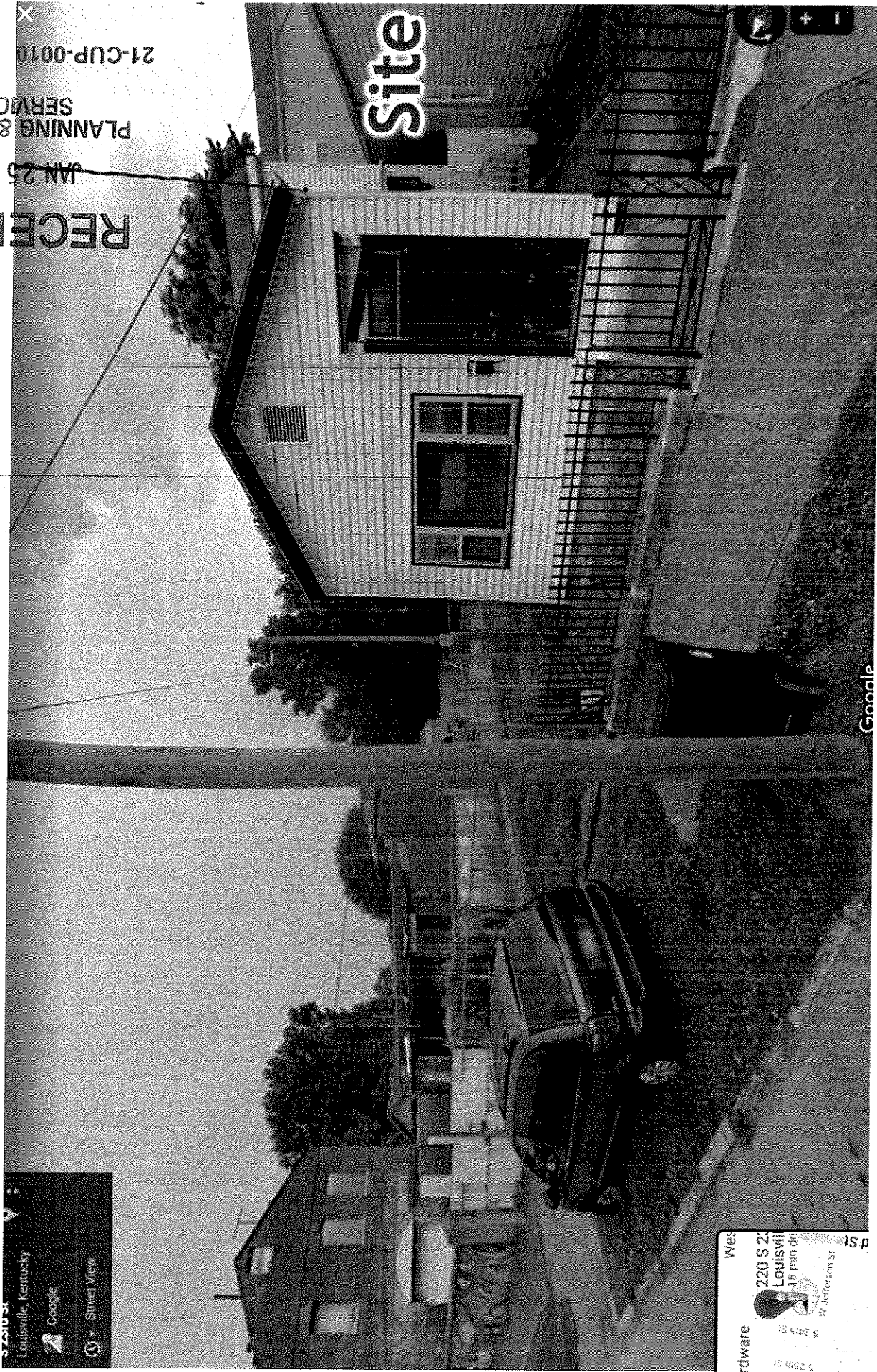
21-CUP-0010



RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES
21-CUP-0010

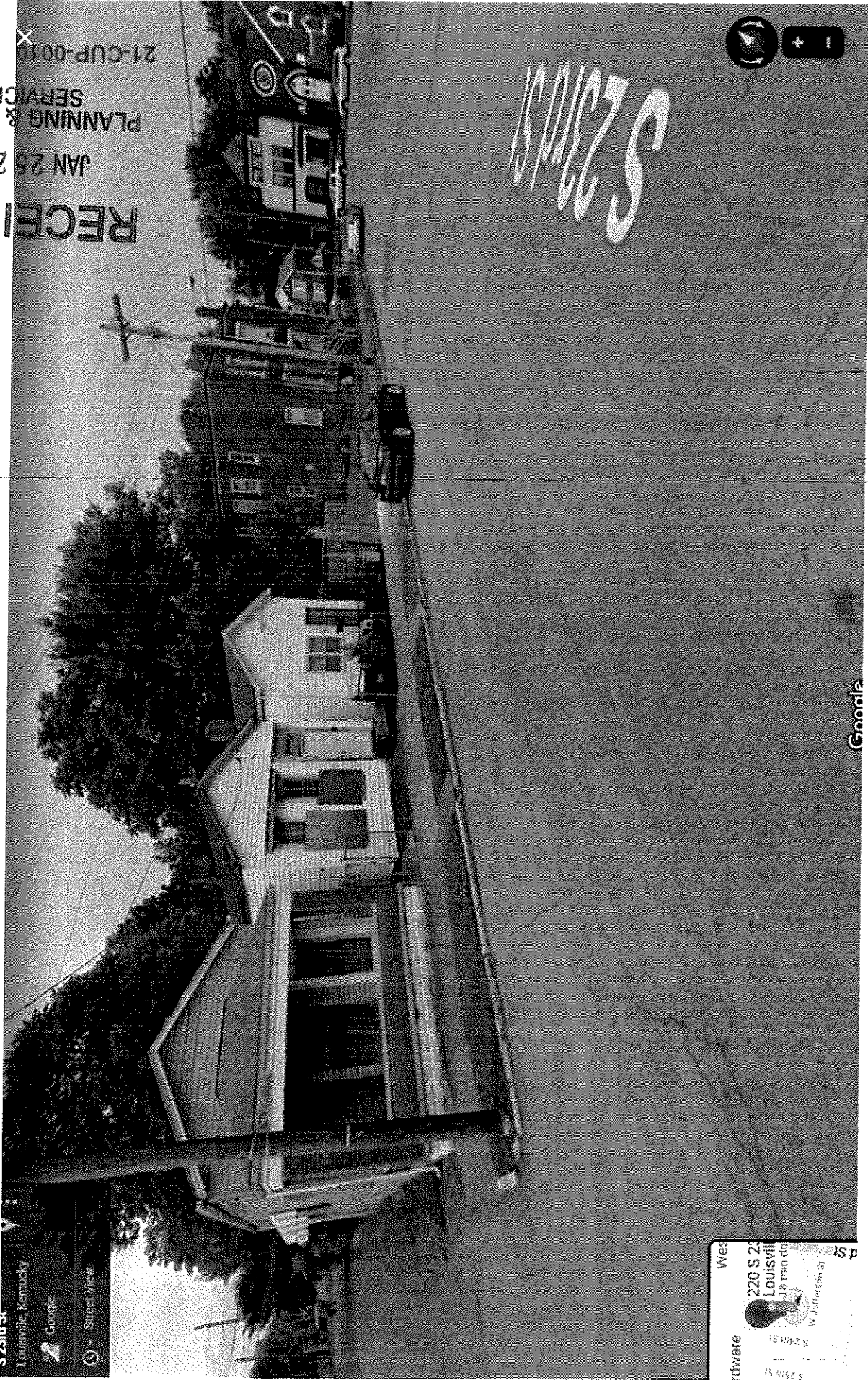


Looking further south down S. 23rd Street from in front of the site.



View of adjacent house on the south side of site.

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES
21-CUP-0010
X



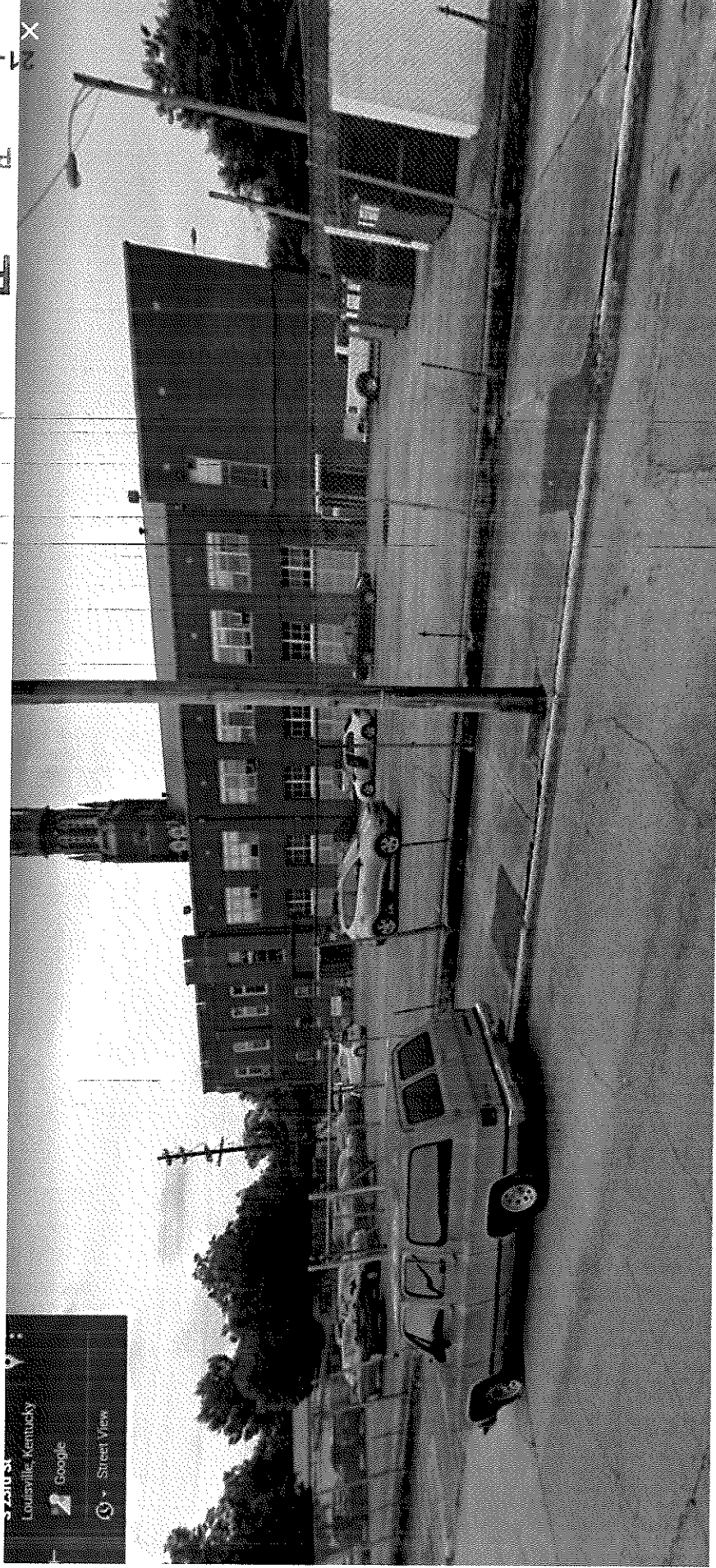
View of homes across S. 23rd Street from site.

RECEIVED

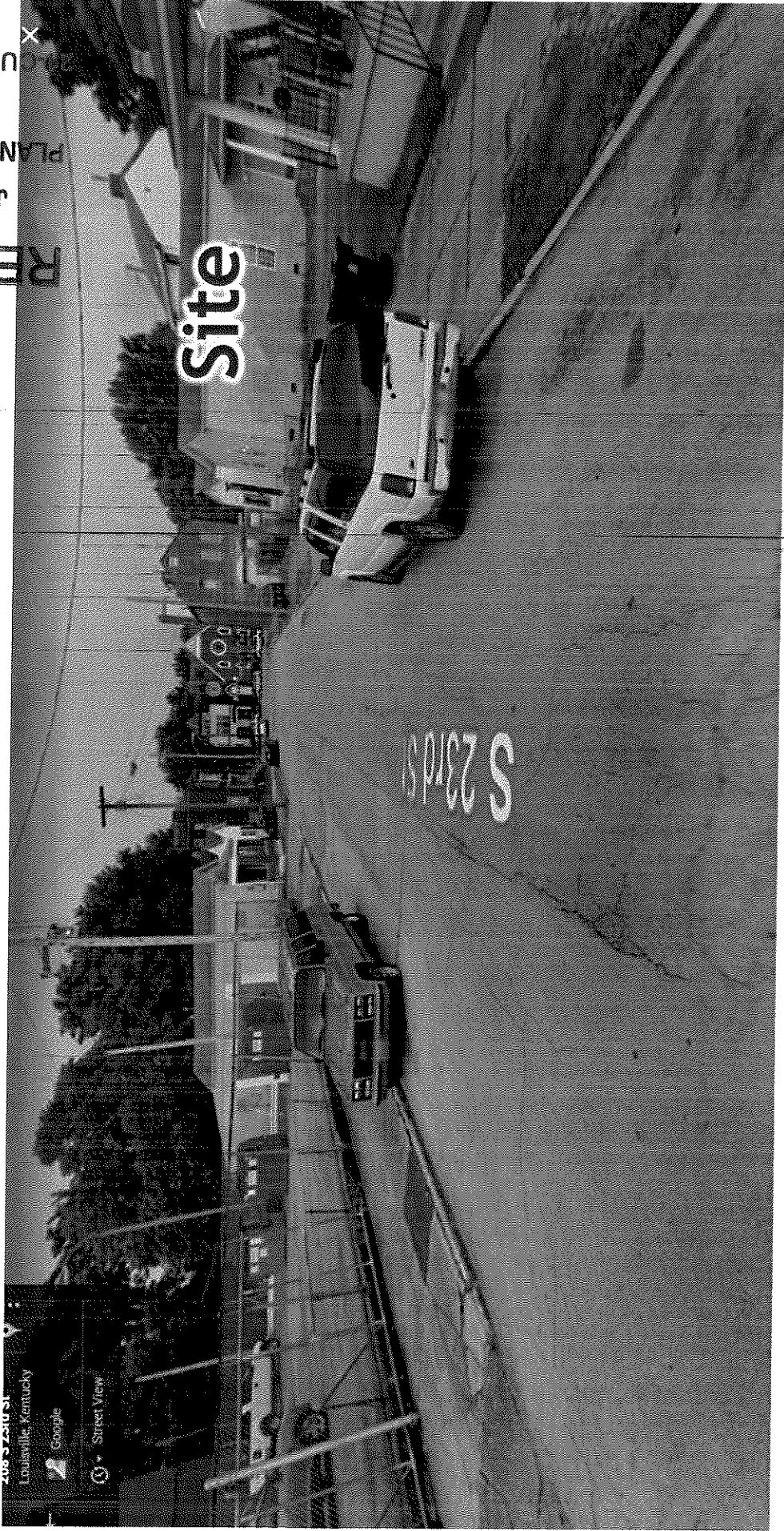
JAN 25 2021

PLANNING & DESIGN
SERVICES

21-CUP-0010



View of the Common Table Garden Café across S. 23rd Street from site.



Looking south down S. 23rd Street from W. Market Street.

RECEIVED

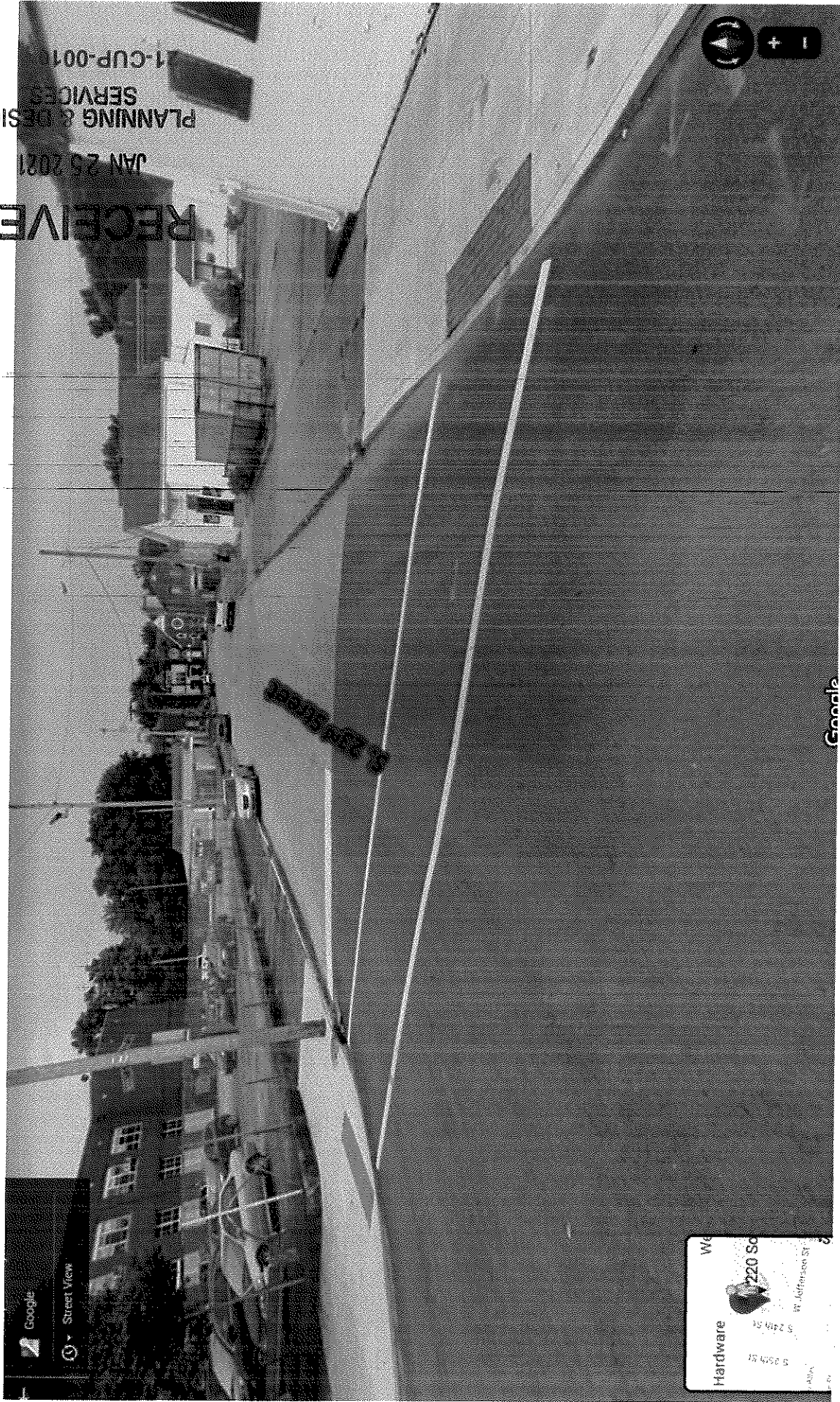
JAN 25 2021

PLANNING & DESIGN
SERVICES

2200UP-0010

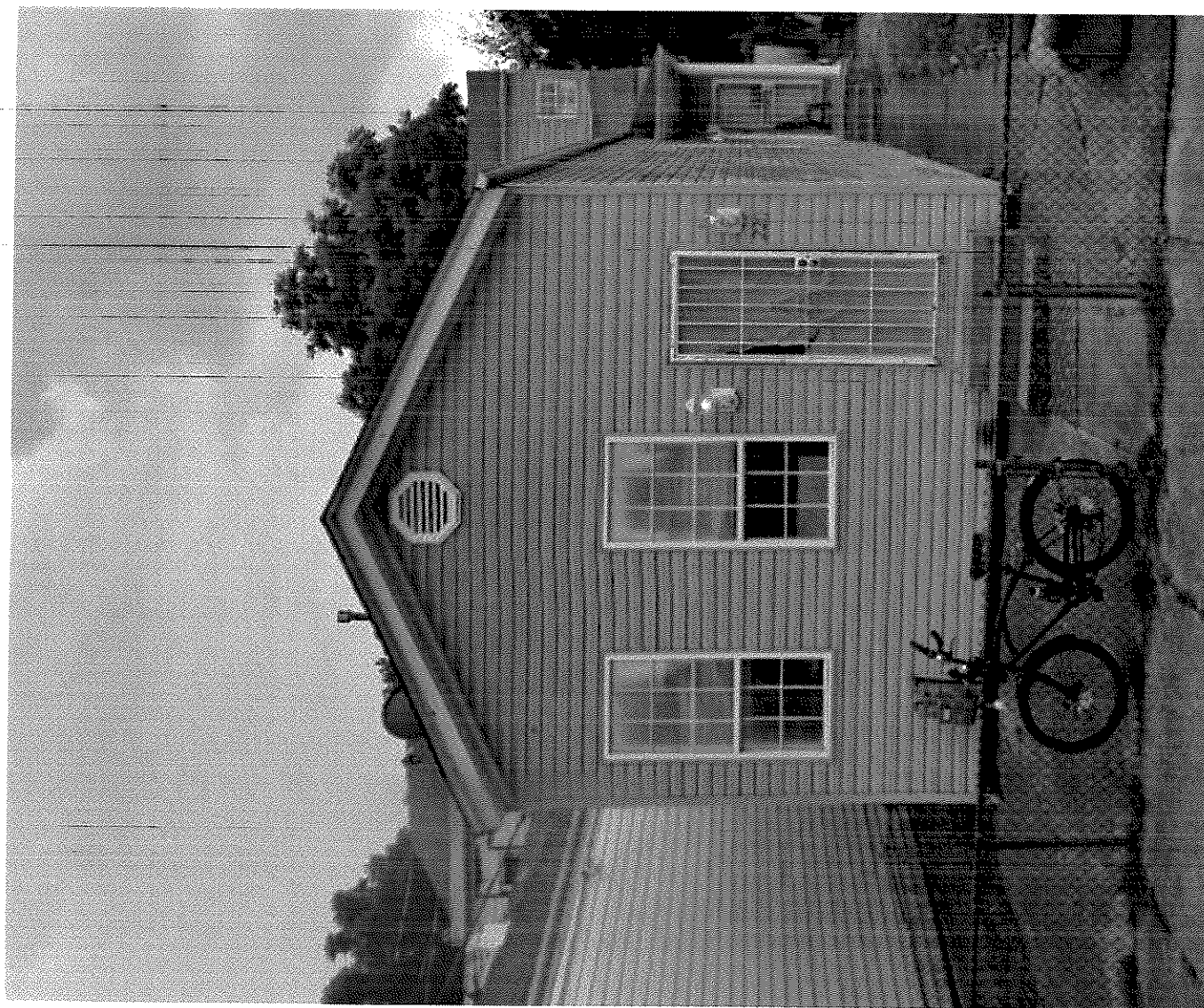
X

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES
1-CUP-0010



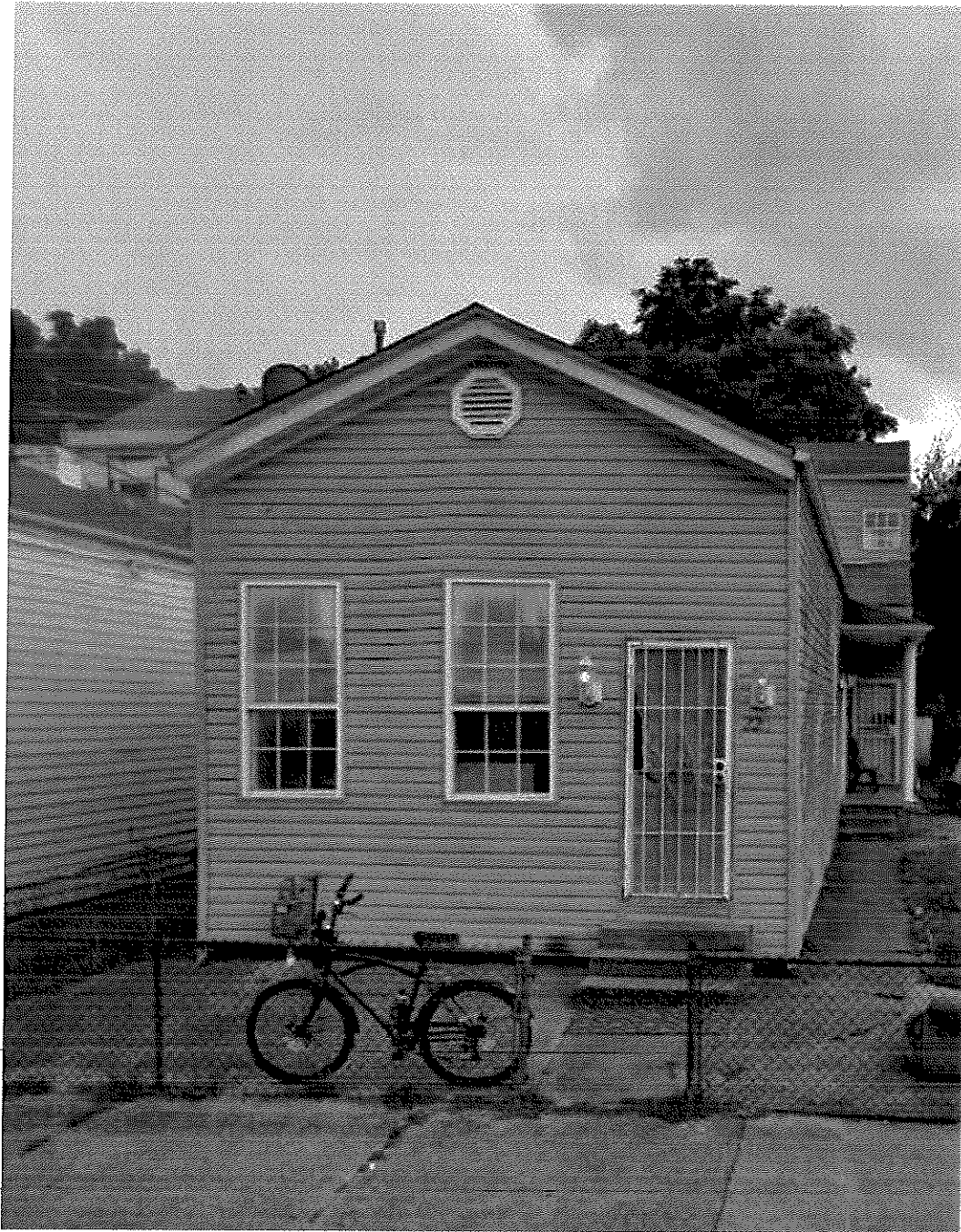
Looking south down S. 23rd Street from W. Market Street.

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES
21-CUP-0010



View of house.

SITE



RECEIVED

JAN 25 2021

**PLANNING & DESIGN
SERVICES**

21-CUP-0010

Questions?

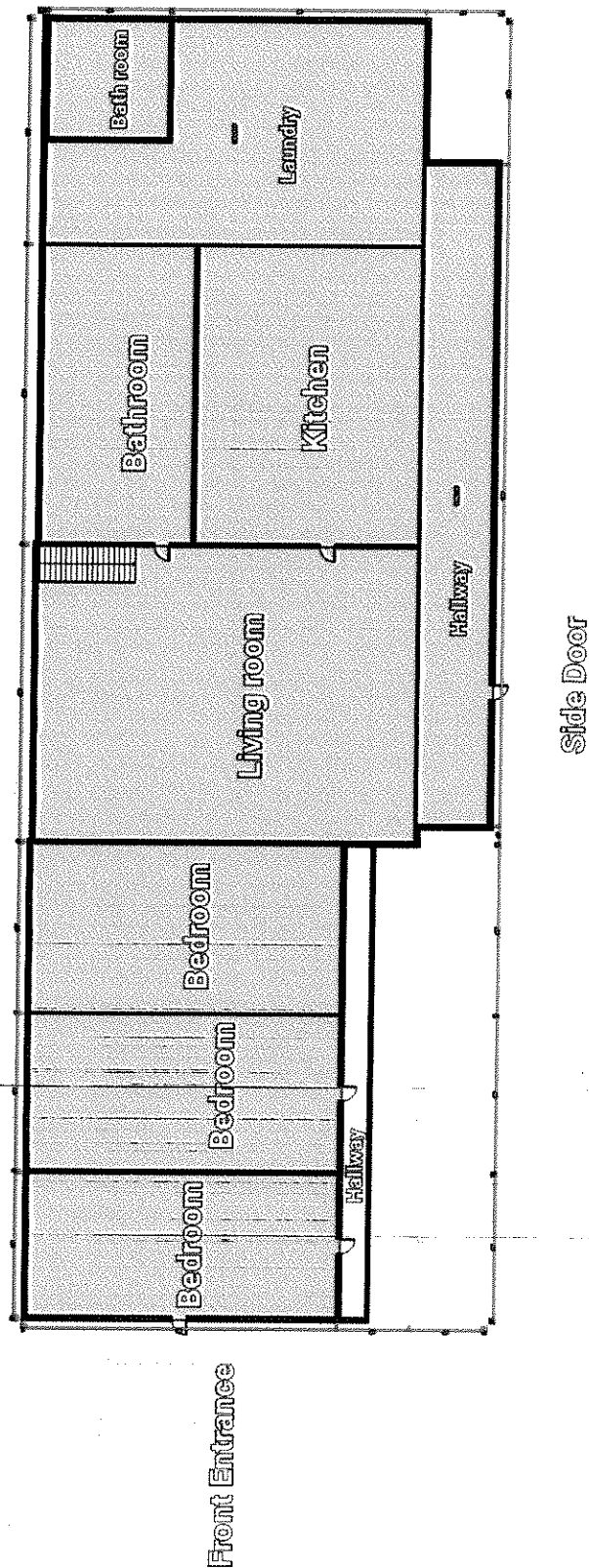
Please use the chat box feature and you will be called on one at a time.

If you did not receive a letter in the mail regarding this neighborhood meeting, please e-mail Anna Martinez at amc@bardlaw.net or call her at 502.426.6688 and she will add your name to the mailing list.

RECEIVED
JAN 25 2021
PLANNING & DESIGN
SERVICES

21-CUP-0010

FLOOR PLAN



RECEIVED

JAN 25 2021

**PLANNING & DESIGN
SERVICES**

21-CUP-0010