

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 • WWW.BARDLAW.NET

Nicholas R. Pregliasco
Direct dial: 426-0388, ext. 139
Email: NRP@BARDLAW.NET

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Case Manager
Louisville Metro Office of Planning
444 S. Fifth Street
Louisville, Kentucky 40202

Re: Conditional Use Permit for a Nursing Homes and Homes for the Aged and
Infirmed on property located at 8913 Pennsylvania Run Road and Category 2B
Plan Review

Dear Case Manager:

This is the CUP justification for the above referenced CUP request. The site is currently zoned R-4 and the church building on site will remain. The applicant is proposing to build a 19,535 sf residential care facility, along with the conversion of the existing 2,613 sf church building to residential care, for a total of 22,148 square feet. Existing access to the site from Pennsylvania Run Road will be removed and new access will be added just north of the existing one.

Cedar Lake, LLC, the developer and applicant, is the largest private provider of residential and community-based services for adults with intellectual and developmental disabilities in the Commonwealth of Kentucky. This development will be similar to other Cedar Lake facilities like the Cedar Lake Lodge, Park Place and Sycamore Run.

The applicant is proposing 47 parking spaces for the 22,148 square foot residential care facility, which will have 18 resident beds and 30 total employees over all shifts. Each shift is anticipated to have 8-9 employees (consisting of 2 nurses and 6-7 DSPs). During shift change, there will need to be overlap due to the nature of the residential care use and the need to update the incoming staff of status, etc. which would be 16-18 total parking spaces at this time. Cedar Lake operates other facilities and is very knowledgeable about their parking needs. Parking at their other facilities tends to be fully utilized.

With respect to the front yard setback variance, the request is to allow the existing church building to exceed the front yard setback of 80 feet by 176.83 feet for a total setback of 216.83 feet from the new property line (after right-of-way dedication).

Section 4.2.38 of the Land Development Code provides for three requirements that residential care facilities approved under that LDC section must meet. The first of these requirements is that all buildings are to be located at least 30 feet from any property line. All existing and proposed buildings are located more than 30 feet from any property line, meeting this requirement.

The second requirement is that one sign, not to exceed 60 square feet and six feet in height, may be placed at each of the major entrances, except in districts where larger signs are allowed. The applicant is not requesting relief from this requirement and will comply.

If have any questions regarding this application, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nick Pregliasco', with a long horizontal flourish extending to the right.

Nick Pregliasco