

7.

Request:

Project Name: Trade School & Offices

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

Development Review Committee

Staff Report

April 09, 2025



Case No:	24-DDP-0055
Project Name:	Trade School & Offices
Location:	5905 Fegenbush Lane
Owner(s):	Crittenden Drive Holdings, LLC
Applicant:	Sabak, Wilson, & Lingo, Inc
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Heather Pollock, Planner I

REQUEST(S)

- **Revised Detailed District Development Plan with Revision to Binding Elements**

CASE SUMMARY

This property is in the C-1 Commercial zoning district and the Suburban Workplace form district. It is located on the east side of Fegenbush Lane, close to the intersection with S. Hurstbourne Parkway. A change in zoning from R-4 to C-1 was approved in 2008 under case #9565. The applicant is proposing to construct a 74,140 sq. ft. trade school and offices with 356 parking spaces. Shared access with the parcel to the south is proposed off of Fegenbush Lane. The site will use existing access off S. Hurstbourne Parkway. The proposed structure will have pedestrian access from the right-of-way through internal walks and striped pedestrian crossings. A new sidewalk is proposed along Fegenbush Lane and S. Hurstbourne Parkway, and a TARC bus stop will be added adjacent to the site on Fegenbush Lane.

TECHNICAL REVIEW

9565: Change in zoning from R-4 to C-1 and a Detailed District Development Plan.

18410: Extension of Expiration for 9565.

23-STRCLOSURE-0017: Closure of Old Fegenbush Lane stub.

24-MPLAT-0003: To create 2 tracts from 1.

STAFF FINDING

Staff finds that the proposal is adequately justified for approval based on the analysis in the standard of review. The proposed development meets the guidelines of the Comprehensive Plan and requirements of the Land Development Code.

INTERESTED PARTY COMMENTS

Comments were received by staff and have been provided to Committee members.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP and REVISIONS TO BINDING ELEMENTS

- a. The conservation of natural resources on the property proposed for development, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There do not appear to be any environmental constraints or historic resources on the subject site; a geotechnical report and wetland review were provided. Tree preservation is being provided along Fegenbush Lane. Tree canopy and landscaping requirements per the Land Development Code will be provided on the subject site.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan. Pedestrian access will be provided from the street, and a new sidewalk is proposed along Fegenbush Lane and Hurstbourne Parkway. The Director of Planning has approved the proposed parking per the LDC requirements.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements pertinent to the current proposal.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. There is recorded shared access with the property to the east and shared access will be provided with the property to the southwest. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The revised development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. The proposed trade school and offices is compatible with non-residential uses in the area. The development promotes joint access and circulation and minimizes access points to the right-of-way with

shared access agreements to adjacent properties. Access the public transit available along Fegenbush Lane will be provided with a new bus stop and sidewalk connecting through the site.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Revised Detailed District Development Plan with Revision to Binding Elements**

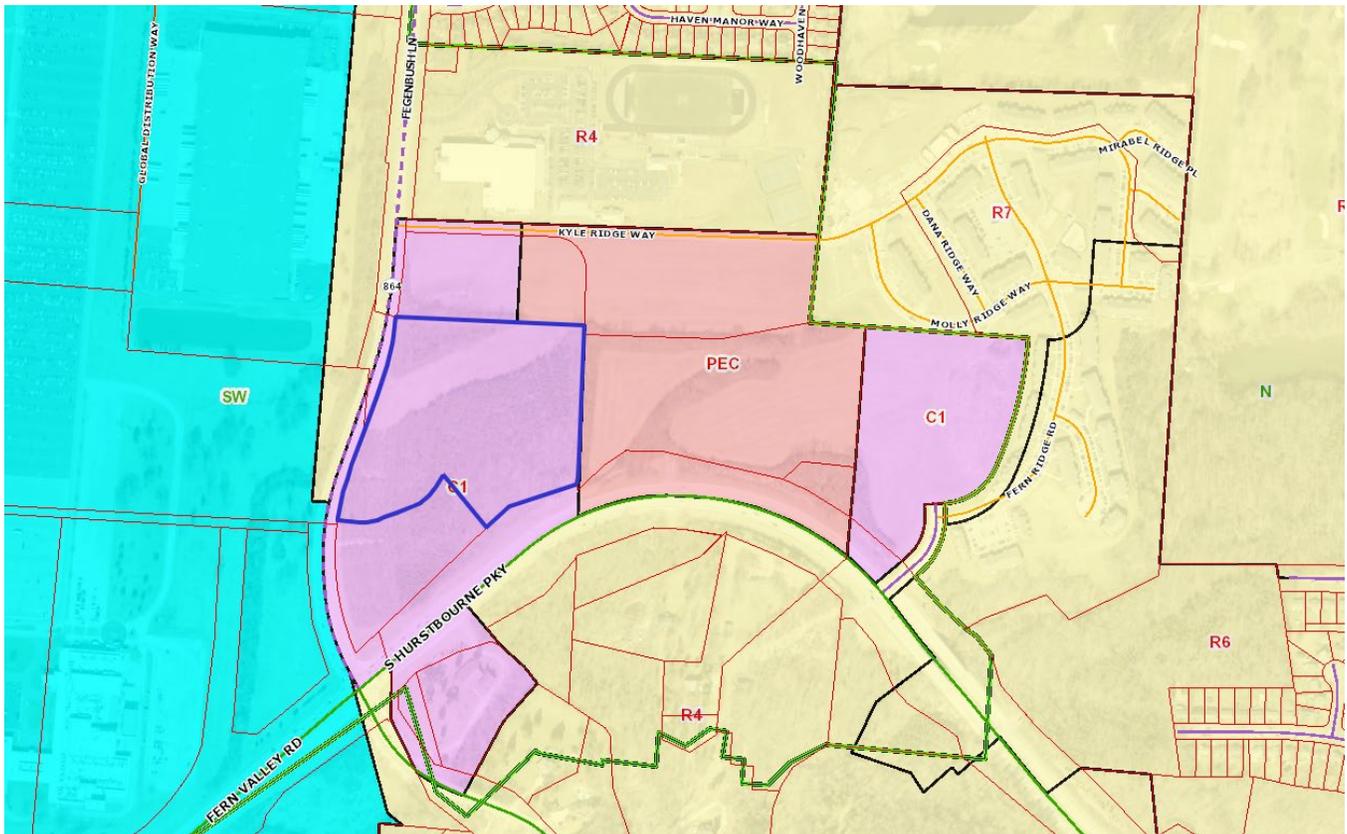
NOTIFICATION

Date	Purpose of Notice	Recipients
03/28/2025	Hearing before DRC	1 st tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 2

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements
4. Proposed Binding Elements

1. **Zoning Map**



2. Aerial Photograph



3. **Existing Binding Elements with Proposed changes**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. ~~Prior to development (includes clearing and grading) of each site or phase of this project, the applicant, developer, or property owner shall obtain approval of a detailed district development plan in accordance with Chapter 11, Part 6. Each plan shall be in adequate detail and subject to additional binding elements.~~
3. ~~Use of the subject site shall be limited to retail, restaurant, gas station bank and coffee shop and other uses permitted in the C-1 district. There shall be no other use of the property unless prior approval is obtained from the Planning Commission. Notice of a request to amend this binding element shall be given in accordance with the Planning Commission's policies and procedures. The Planning Commission may require a public hearing on the request to amend this binding element.~~
4. ~~The development shall not exceed 128,727 square feet of gross floor area.~~
5. ~~Signs shall be in accordance with Chapter 8 and as presented at the public hearing (81 square feet and 12 feet tall).~~
6. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
7. The existing access points to Fegenbush Lane are to be closed and access to the site ~~be provided only from the curb cuts on Hurstbourne Pkwy and Fegenbush Lane as shown on the development plan~~ **from Fegenbush Lane shall be provided only by the cross access agreement with the property to the southwest.**
8. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
9. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro **Construction Review** Department of Inspections, Permits and Licenses, Louisville Metro Public Works, and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation **Cabinet**, Bureau of Highways.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.

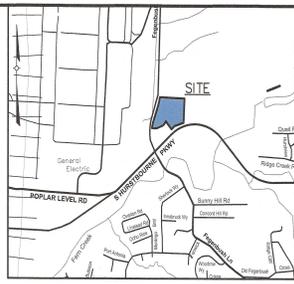
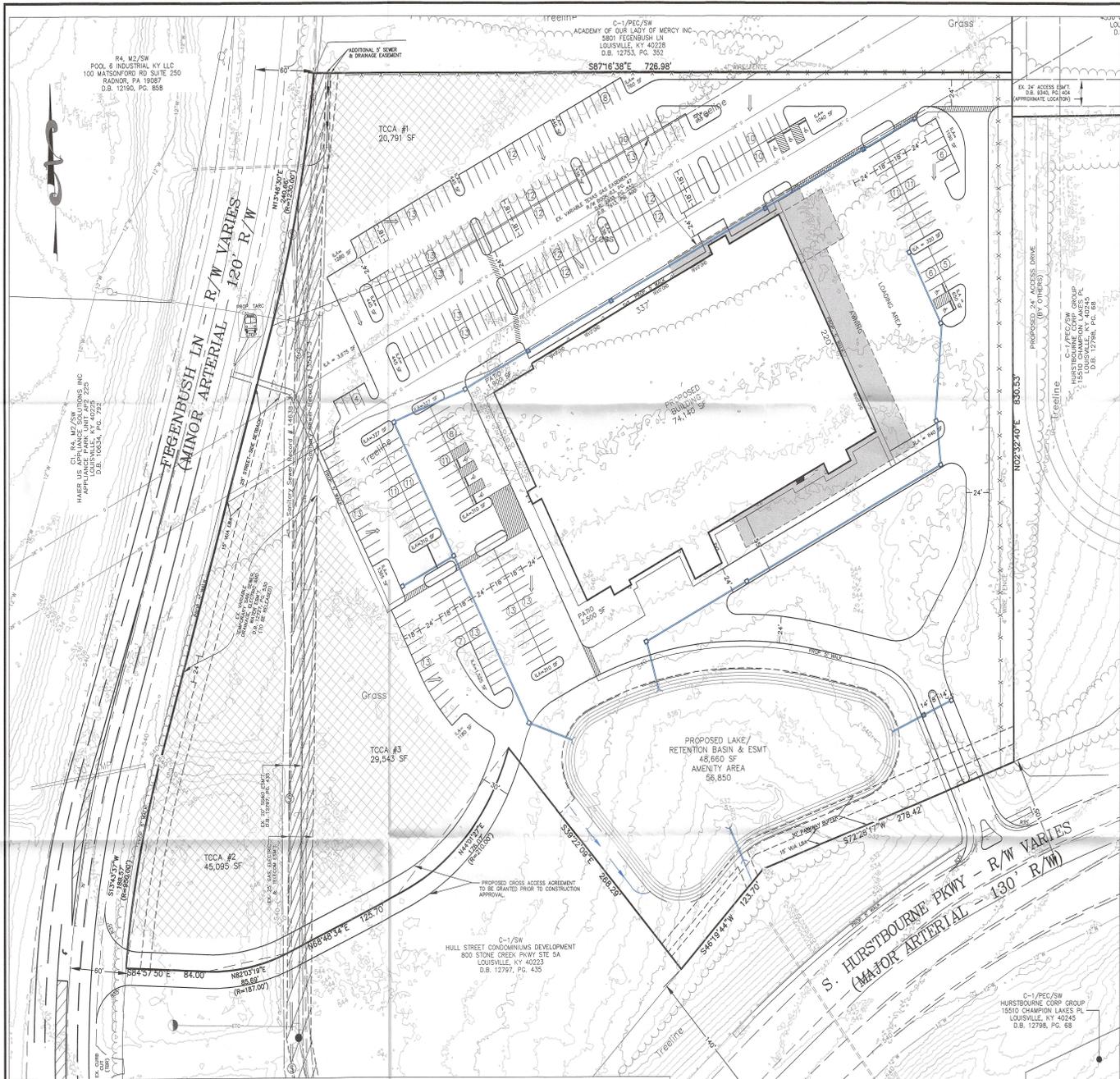
- d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
10. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
11. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line or permitted on the site.
12. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
13. ~~The property owner shall provide a cross over access easement if the property to the north and east is ever developed for a nonresidential use. A copy of the signed easement agreement shall be provided to Planning Commission staff upon request. Connections shown on the general plan shall be reevaluated for stub locations at the time of the DDDPs review and approval.~~
A cross access agreement with the property to the southwest, to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to construction approval.
14. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the ~~October 2, 2008 Planning Commission~~ **April 09, 2025 Development Review Committee** meeting.
15. ~~The façade elevations shall be in accordance with applicable form district standards and shall be approved by the Commission along with the detailed plans.~~
16. No overnight idling of trucks shall be permitted on-site.
17. ~~At the time a building permit is requested, the applicant shall submit a certification statement to the permit issuing agency, from an engineer, or other qualified professional stating that the lighting of the proposed development is in compliance with Chapter 4 Part 1.3 of the land development code and shall be maintained there after. No building permits shall be issued unless such certification statement is submitted. Lighting shall be maintained on the property in accordance with Chapter 4 Part 1.3 of the land development code~~
18. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
19. ~~Hours of operation shall be approved by the Commission along with the detailed plans.~~

20. Developer shall construct ~~Fern Valley Rd and Fegenbush Lane~~ road improvements as indicated on the approved development plan per KYTC and Metro Public Works (MPW) requirements. Encroachment permit shall be obtained prior to construction approval by MPW. Road improvements shall be completed prior to applicant's request for certificate of occupancy.
- ~~21. The CUP requested with this project must conform to the applicable requirements of Section 4.2.41 of the LDC. The CUP area shall be limited to a 3,000 SF patio as shown on the approved general plan.~~
- ~~22. The site shall be in full compliance with minimum parking requirements until such time that public transit is available and 10% reduction credits can be applied.~~
- 23. The site shall be developed in accordance with the woodland protection areas (WPA) delineated on the site plan, tree preservation plan and related notes. Any modification of the woodland protection area requires notification of adjoining property owners and action by the Planning Commission or its designee.**

4. PROPOSED BINDING ELEMENTS

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. The existing access points to Fegenbush Lane are to be closed and access to the site from Fegenbush Lane shall be provided only by the cross access agreement with the property to the southwest.
4. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
5. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Louisville Metro Construction Review Department, Louisville Metro Public Works, and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.

- c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line or permitted on the site.
8. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
9. A cross access agreement with the property to the southwest, to run with the land and in a form acceptable to the Planning Commission legal counsel shall be recorded prior to construction approval.
10. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the April 09, 2025 Development Review Committee.
11. No overnight idling of trucks shall be permitted on-site.
12. All street name signs shall be installed prior to requesting a certificate of occupancy for any structure. The address number shall be displayed on a structure prior to requesting a certificate of occupancy for that structure.
13. Developer shall construct Fegenbush Lane road improvements as indicated on the approved development plan per KYTC and Metro Public Works (MPW) requirements. Encroachment permit shall be obtained prior to construction approval by MPW. Road improvements shall be completed prior to applicant's request for certificate of occupancy.
14. The site shall be developed in accordance with the woodland protection areas (WPA) delineated on the site plan, tree preservation plan and related notes. Any modification of the woodland protection area requires notification of adjoining property owners and action by the Planning Commission or its designee.



PROJECT DATA

TOTAL SITE AREA	= 13.53± Ac. (589,367 SF)
EXISTING ZONING	= C-1
FORM DISTRICT	= SUBURBAN WORKPLACE
EXISTING USE	= UNDEVELOPED
PROPOSED USE	= TRADE SCHOOL
BUILDING HEIGHT	= XX (50' MAX. ALLOWED)
BUILDING AREA	= 74,140 SF
F.A.R.	= 0.13 (1.0 MAX. ALLOWED)

PARKING REQUIRED
 TED BY PLANNING DIRECTOR

PARKING PROVIDED	= 356 SPACES (8 ADA SP INCLUDED)
BIKE PARKING PROVIDED	= 10 SPACES (PROVIDED INSIDE/UNDER AWNING)
TOTAL VEHICULAR USE AREA	= 200,551 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 15,042 SF (7.5% OF VJA)
INTERIOR LANDSCAPE AREA PROVIDED	= 18,620 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 299,491 SF

RECEIVED
 MAR 26 2025
 OFFICE OF PLANNING

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-oriented, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- Benchmark, topographical, and boundary information shown here were derived from survey data.
- Street trees shall be planted in a manner that does not affect public safety or hamper sight distance. Final location will be determined during construction approval process.
- No Koral features were observed on site during a site visit on August 5, 2024, by Theodore W. Bernstein, RLA.
- Construction plans, encroachment bond, and permit are required by Metro Public Works prior to construction approval.
- The developer/property owner shall install a concrete boarding pad, bench pad, and then notify TARC when the construction is complete. TARC will then install a standard bench.
- Dumpster to be provided inside the building.
- Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed.
- A KYTC encroachment permit and bond required for all work done within the state right-of-way.

MSD NOTES:

- MSD drainage bond required prior to construction plan approval.
- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIR Map No. 21111 C 0078 dated February 25, 2021.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- If the site has thru drainage an easement plat will be required prior to MSD permitting construction plan approval.
- On-site detention will be provided. Post-developed peak flows will be limited to pre-developed peak flows for 2,10,25, and 100 year storms or to the capacity of the down-stream system, whichever is more restrictive.
- All drainage, EPCO and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MS4 and MSD Design Manual requirements.
- The final design of this project must meet all MS4 water quality regulations established by MSD. Site layout may change at the design phase due to proper sizing of Green Best Mgmt. Practices.
- Run off volume impact fee required, calculation based on REF x 1.5.
- MSD drainage bond required prior to construction plan approval.

DETENTION BASIN CALCULATIONS

$$X = \Delta CRA/12$$

$$\Delta C = 0.81 - 0.31 = 0.50$$

$$A = 13.53 \text{ ACRES}$$

$$R = 2.8 \text{ INCHES}$$

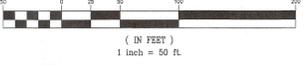
$$X = (0.50)(13.53)(2.8)/12 = 0.98 \text{ AC.-FT}$$

REQUIRED X = 42,688 CU.FT.
 PROVIDED BASIN = 48,660 SQ.FT.
 TOTAL = 49,686 SQ.FT. @ APPROX. 3 FT. DEPTH
 = 145,980 CU.FT. > 42,688 CU.FT.

TREE CANOPY CALCULATIONS

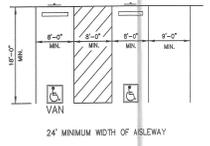
TOTAL SITE AREA	= 13.53 AC. (589,367 S.F.)
EXISTING TREE CANOPY AREA	= 78% (461,995 S.F.)
EXISTING TREE CANOPY PRESERVATION REQUIRED TO BE PRESERVED	= 20% (92,399 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 21% OF EX. CANOPY (95,429 S.F.)
±2 CANOPY CREDIT PER LDC 10.1.5.A.2	= 41% OF CANOPY AREA (190,859 S.F.)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (206,278 S.F.)
TOTAL TREE CANOPY AREA TO BE PROVIDED	= 3% (15,420 S.F.)

GRAPHIC SCALE



LEGEND

- 750 --- EXISTING CONTOUR
- EXISTING SEWER AND MANHOLE
- EXISTING OVERHEAD POWERLINES
- EXISTING TREETRINE
- UTILITY POLE
- OVERHEAD ELECTRIC, TELEPHONE & CABLE LINES
- 12" W --- EXISTING WATER LINE
- 24" C --- EXISTING ELECTRIC, TELEPHONE & CABLE LINES
- S --- SANITARY SEWER MANHOLE
- F --- FIRE HYDRANT
- P --- PROPOSED SEWER AND MANHOLE
- D --- PROPOSED DRAINAGE SWALE
- S --- PROPOSED STORM INLET, PIPE, AND HEADWALL
- P --- PROPOSED PEDESTRIAN CONNECTION



NO.	DATE	DESCRIPTION	BY

ENGINEER'S SEAL
 SURVEYOR'S SEAL

PROJECT DATA
 FILE NAME: 24065 - 000P
 DATE: 07/22/24
 SCALE: AS SHOWN
 CHECKED BY: TB
 DRAWN BY: JS

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 400 WASHINGTON AVENUE, SUITE 100, LOUISVILLE, KENTUCKY 40202
 WEB SITE: WWW.LD-D.COM

UA LOCAL 502
 5905 FEGENBUSH LN
 OWNER/DEVELOPER
 CRITTENDEN DRIVE HOLDINGS LLC
 4330 CRITTENDEN DR STE A
 LOUISVILLE, KY 40209

DETAILED DISTRICT DEVELOPMENT PLAN
 JOB NO. 24065
 SHEET 1 OF 1

OWNER: CRITTENDEN DRIVE HOLDINGS LLC
 4330 CRITTENDEN DR STE A
 LOUISVILLE, KENTUCKY 40209

SITE ADDRESS: 5905 FEGENBUSH LN
 LOUISVILLE, KY 40228
 TAX BLOCK: 06336, LOT 0135
 D.B. 12797, PG. 448

COUNCIL DISTRICT - 2
 FIRE PROTECTION DISTRICT - OKOLONA, FERN CREEK
 MUNICIPALITY - LOUISVILLE

RELATED CASE #1520NE1021
 WM#12818



**UA LOCAL 502
TRAINING FACILITY
LOUISVILLE, KENTUCKY**

BAYUS DESIGN WORKS

DATE: 11-19-2024

PROJECT NO.: 23-3327



**UA LOCAL 502
TRAINING FACILITY
LOUISVILLE, KENTUCKY**

BAYUS DESIGN WORKS

DATE: 11-19-2024

PROJECT NO.: 23-3327



**UA LOCAL 502
TRAINING FACILITY
LOUISVILLE, KENTUCKY**

BAYUS DESIGN WORKS

DATE: 11-19-2024

PROJECT NO.: 23-3327

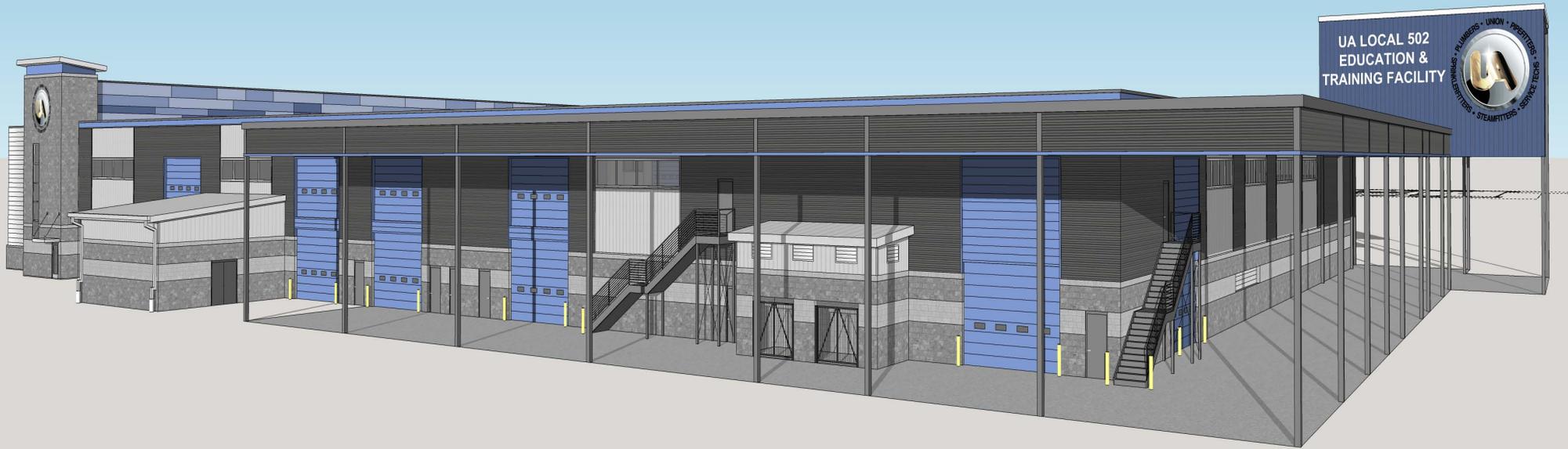


**UA LOCAL 502
TRAINING FACILITY
LOUISVILLE, KENTUCKY**

BAYUS DESIGN WORKS

DATE: 11-19-2024

PROJECT NO.: 23-3327



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**UA LOCAL 502
TRAINING FACILITY
LOUISVILLE, KENTUCKY**

BAYUS DESIGN WORKS

DATE: 11-19-2024

PROJECT NO.: 23-3327

PARKING JUSTIFICATION STATEMENT

UA 502 Trade School

5905 Fegenbush Lane

The proposed Development Plan application is to construct a 74,000 square foot building. The proposed building will house Union offices, classrooms and workspaces for students to be trained in various trades such as Pipe Fitting, Plumbing, and HVAC Service. The organization currently has classrooms at 2335 Millers Lane. At that facility, they have roughly 170 parking spaces that on class nights and Union events are totally full.

With the current need for more skilled trade workers, the request for 362 parking spaces is justified as the school intends to expand to roughly 325-350 students not including teachers, office staff, as well as ancillary employees such as maintenance personnel.

We are requesting to have 10 bicycle parking spaces as we do not anticipate the required 37 spaces would be utilized. Classes are mostly at night and all students enrolled maintain trade jobs throughout their enrollment in the program.

From: [Joe Elstone](#)
To: [Pollock, Heather](#); [Tony Kelly](#); [Graber, Samuel](#); [Richardson, Jason R \(KYTC-D05\)](#); rmonsma@ridetarc.org; [Schonburg, Seth](#)
Cc: [Lockett, Jay](#)
Subject: Re: Change to proposed plan for 5905 Fegenbush Lane (24-DDP-0055)
Date: Monday, December 9, 2024 11:42:14 AM

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Heather-

Sory for the delay in responding.

I didn't comment on this project in the first round so my comments are below:

1. Multiple hydrants will be needed
2. Knox Box may be required
3. The fire dept connection (FDC) will be a 5-inch Storz. We may require a remote FDC. Location can be determined later
4. If the exterior is constructed of combustible material, all dumpsters must be at least ten feet from the structure.

Thx

Major Joseph Elstone
Fern Creek Fire & EMS
4101 Bardstown Rd.
Louisville, Ky. 40291
502.239.7075

From: Pollock, Heather <Heather.Pollock@louisvilleky.gov>
Sent: Wednesday, November 27, 2024 5:07 PM
To: Tony Kelly <tony.kelly@louisvillemsd.org>; Graber, Samuel <samuel.graber@louisvilleky.gov>; Richardson, Jason R (KYTC-D05) <JasonR.Richardson@ky.gov>; rmonsma@ridetarc.org <rmonsma@ridetarc.org>; Schonburg, Seth <Seth.Schonburg@louisvilleky.gov>; Joe Elstone <jelstone@ferncreekfire.com>
Cc: Lockett, Jay <Jay.Lockett@louisvilleky.gov>
Subject: Change to proposed plan for 5905 Fegenbush Lane (24-DDP-0055)

Caution: This email contains a link to an external website. **PROCEED WITH CAUTION.** Verify that the link is legitimate and do not enter passwords into the website unless you know it is safe.

Good afternoon,

Please find attached the new site plan for 24-DDP-0055 for your review. I know we recently had a revision submitted for this DDP, but the applicant has changed the access points and drive lanes layout.

Thanks,
Heather

From: Ted Bernstein <Bernstein@ldd-inc.com>

Sent: Tuesday, November 26, 2024 2:29 PM

To: Planning Customer Service <planningcustomerservice@louisvilleky.gov>

Cc: Pollock, Heather <Heather.Pollock@louisvilleky.gov>

Subject: 5905 Fegenbush Lane (24-DDP-0055)

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Resubmittal.

Heather here is the revised layout, Note all access points have changed due to a purchase agreement when the owners bought the property.

Theodore W. Bernstein, R.L.A.

Landscape Architect

Land Design & Development, Inc.

503 Washburn Avenue, Suite 101

Louisville, Kentucky 40222

Phone: (502) 426-9374 Fax: (502) 426-9375

Email: bernstein@ldd-inc.com www.ddd-inc.com

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From: [Joe Elstone](#)
To: [Pollock, Heather](#); [Tony Kelly](#); [Graber, Samuel](#); [Richardson, Jason R \(KYTC-D05\)](#); rmonsma@ridetarc.org; [Schonburg, Seth](#)
Cc: [Lockett, Jay](#)
Subject: Re: Change to proposed plan for 5905 Fegenbush Lane (24-DDP-0055)
Date: Monday, December 9, 2024 11:42:14 AM

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Heather-

Sory for the delay in responding.

I didn't comment on this project in the first round so my comments are below:

1. Multiple hydrants will be needed
2. Knox Box may be required
3. The fire dept connection (FDC) will be a 5-inch Storz. We may require a remote FDC. Location can be determined later
4. If the exterior is constructed of combustibile material, all dumpsters must be at least ten feet from the structure.

Thx

Major Joseph Elstone
Fern Creek Fire & EMS
4101 Bardstown Rd.
Louisville, Ky. 40291
502.239.7075

From: Pollock, Heather <Heather.Pollock@louisvilleky.gov>
Sent: Wednesday, November 27, 2024 5:07 PM
To: Tony Kelly <tony.kelly@louisvillemsd.org>; Graber, Samuel <samuel.graber@louisvilleky.gov>; Richardson, Jason R (KYTC-D05) <JasonR.Richardson@ky.gov>; rmonsma@ridetarc.org <rmonsma@ridetarc.org>; Schonburg, Seth <Seth.Schonburg@louisvilleky.gov>; Joe Elstone <jelstone@ferncreekfire.com>
Cc: Lockett, Jay <Jay.Lockett@louisvilleky.gov>
Subject: Change to proposed plan for 5905 Fegenbush Lane (24-DDP-0055)

Caution: This email contains a link to an external website. **PROCEED WITH CAUTION.** Verify that the link is legitimate and do not enter passwords into the website unless you know it is safe.

Good afternoon,

Please find attached the new site plan for 24-DDP-0055 for your review. I know we recently had a revision submitted for this DDP, but the applicant has changed the access points and drive lanes layout.

Thanks,
Heather

From: Ted Bernstein <Bernstein@ldd-inc.com>

Sent: Tuesday, November 26, 2024 2:29 PM

To: Planning Customer Service <planningcustomerservice@louisvilleky.gov>

Cc: Pollock, Heather <Heather.Pollock@louisvilleky.gov>

Subject: 5905 Fegenbush Lane (24-DDP-0055)

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Resubmittal.

Heather here is the revised layout, Note all access points have changed due to a purchase agreement when the owners bought the property.

Theodore W. Bernstein, R.L.A.

Landscape Architect

Land Design & Development, Inc.

503 Washburn Avenue, Suite 101

Louisville, Kentucky 40222

Phone: (502) 426-9374 Fax: (502) 426-9375

Email: bernstein@ldd-inc.com www.ldd-inc.com

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From: [David A Dries](#)
To: [Pollock, Heather](#)
Cc: [Ted Bernstein](#)
Subject: Neighbor comments for 24-DDP-0055 at 5905 Fegenbush Lane
Date: Wednesday, April 2, 2025 11:37:00 AM

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Heather,

Although I continue to support Local 502's proposed development, as the adjacent property owner of 12.8 acres at 7300 S Hurstbourne Pkwy I have the following Primary Request and Other Comments related to 24-DDP-0055.

Primary Request for DRC's consideration:

- **Connectivity Stub.** Consistent with Connectivity guidance from LDC and Comp Plan 2040, please have the Applicant provide an access easement or roadway stub to connect the Applicant's 13.5-acre Site to the proposed frontage road near Hurstbourne Pkwy for my adjacent property (see the approved 21-DDP-0055 Development Plan for the frontage road location).

Other Comments for possible consideration by DRC:

- **Unified Access and Circulation System.** As previously mentioned, it seems like the proposed Application for 24-DDP-0055 should include a Unified Access and Circulation System schematic (as described in LDC Appendix 6.A) across the Applicant's entire 23.6-acre Site. The significant recent land use changes . . . in 2023 associated with Mercy Academy's adjacent 5.3-acre campus property addition (see 23-MPLAT-0126), and in 2024 associated with Local 502's adjacent 9.1-acre trade school property addition (see 24-MPLAT-0004) . . . add to the need now for an updated Unified Access and Circulation System. An updated Unified Access and Circulation plan could also help minimize the non-school traffic and trucks crossing the new School Campus properties.
- **Private Access Easements with Crossover Agreements.** As previously mentioned, it seems like a private access easement with a crossover agreement would be required on the Applicant's property consistent with the private access easements with crossover agreements required for my adjacent property (including Binding Elements 4.d and 8 for 21-DDP-0055), in order that the adjoining properties are connected with access to the existing entrances on S Hurstbourne Pkwy and Fegenbush Lane.
- **Confusing General Note.** As previously mentioned, General Note 16 on the proposed Development Plan seems confusing and nebulous as to what is being required, which adjacent property is being discussed, and what properties will be included in the cross access agreement. And the required Unified Access and Circulation system should not be delayed now for other property owners to address at a later date.

- **Existing Access Easement granted in 2024.** And as previously mentioned related to the existing Access Easement shown on the Applicant's adjacent 9.1-acre property, it seems like the proposed Development Plan should be updated to show the correct and current Access Easement location granted with 24-MPLAT-0004.

Thanks for your consideration,

David A Dries
Hurstbourne Corporate Group, LLC
502.777.0700

From: [David A Dries](#)
To: [Pollock, Heather](#)
Cc: [Ted Bernstein](#)
Subject: Re: Neighbor comments for 24-DDP-0055 at 5905 Fegenbush Lane
Date: Thursday, March 6, 2025 3:28:28 PM
Attachments: [image.png](#)

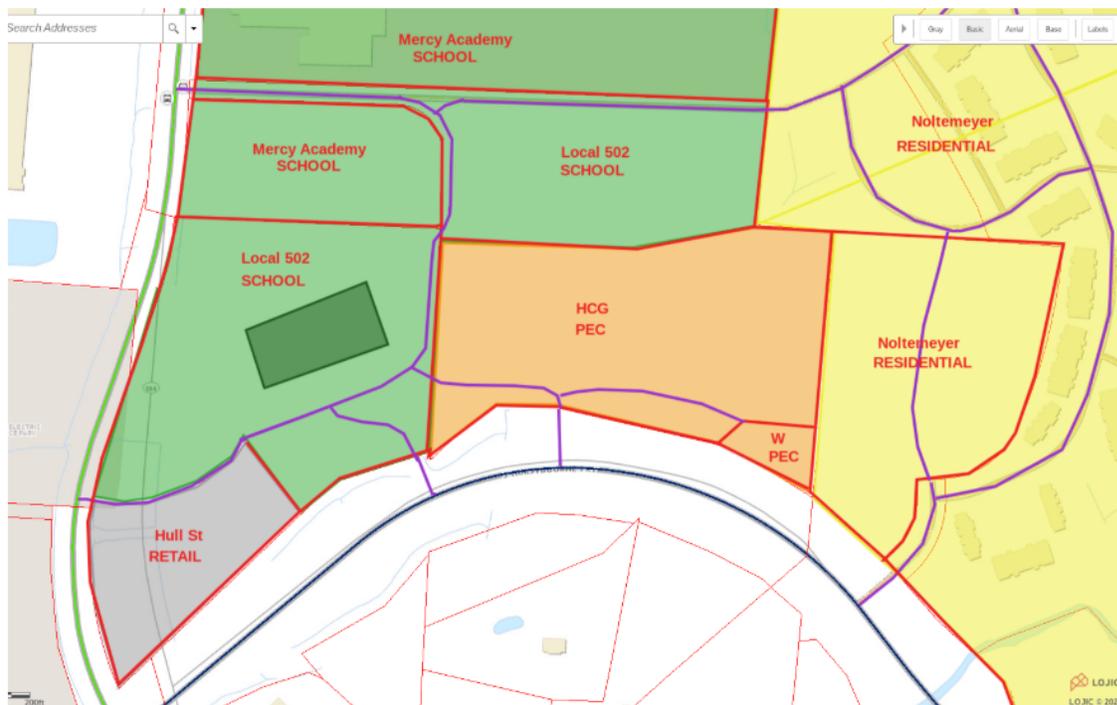
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Heather,

Related to a Unified Access and Circulation system (for 24-DDP-0055), below is a Strawman draft schematic for consideration by the Applicant and by the Planning Commission. This schematic appears better for all parties (including Mercy Academy) than the vague and confusing roadways in the proposed Development Plan. Edits and improvements to this Strawman schematic are welcome.

Strawman "Unified Access and Circulation" system

- **Details:** Proposed private roads (in purple) with defined access easements and crossover requirements.
- **Advantages:** Connects the major properties to Hurstbourne Pkwy and to Fegenbush Ln. Minimizes the non-school traffic and trucks crossing into the School and Residential areas. Consistent cross access and circulation agreements.



Thanks for your consideration.

David Dries
Hurstbourne Corporate Group, LLC
7300 S Hurstbourne Pkwy
502.777.0700

On Wed, Feb 26, 2025 at 2:41 PM David A Dries <davidadries@gmail.com> wrote:
Heather,

Related to the **updated proposed DDP filed 2-21-2025 for 24-DDP-0055**, I have the following updated comments and requests as a neighboring property owner at 7300 S Hurstbourne Pkwy . . . while being in overall support of Local 502's proposed development:

- **A defined Unified Access and Circulation System is needed now.** A defined Unified Access and Circulation System, as described in LDC Appendix 6.A (Parts 1.5.B, 1.6.A, and 1.6.B) is needed now across all of the Applicant's 22.5-acre property (as an "integrated development site" and not just the 13.5 acres currently being developed now). The Unified Access and Circulation System should include the roadway connections for the entire Site, along with the two main neighboring properties of Mercy Academy and 7300 S Hurstbourne Pkwy. A defined Unified Access and Circulation System for the larger 22.5-acre integrated development Site should not be "kicked down the road" for the Applicant and the adjacent property owners to deal with at a later date (with an inadequate and nebulous General Note #16 on the proposed 24-DDP-0055) . . . instead of planning now as part of the Applicant's proposed 24-DDP-0055. The Unified Access and Circulation System should take into consideration the major land use changes for the two new school campuses which have occurred in the last two years associated with the recently expanded Mercy Academy campus use and the recently proposed Local 502 campus use.

- **A frontage road street stub is requested now.** A frontage road and access easement near Hurstbourne Pkwy was required across our HCG property at 7300 S Hurstbourne Pkwy (as part of 21-DDP-0055). Similarly, an Access Road stub connection near Hurstbourne Pkwy is needed now on the Applicant's proposed DDP to connect to the required frontage road across 7300 S Hurstbourne Pkwy. **Also, side-by-side (north-south) Access Roads on the Applicant's proposed DDP and on HCG's 12.7-acre property at 7300 S Hurstbourne Pkwy** appear to require redundant and inefficient additional impervious pavement (with less landscaped buffer between the Local 502 and HCG properties).
- **The Access Easement note on the proposed DDP is incorrect and should be fixed.** The Access Easement location in the upper-right (northeast) portion of the proposed DDP (with the label of "Ex. 24' Access Esm't. D.B. 9340, PG. 404") appears to be based on an outdated schematic from 2008. The Applicant's proposed DDP should correctly locate and label the current Access Easement, which should be consistent with the more recent Access Easement locations approved by the Planning Commission (as part of 24-MPLAT-0004 and 21-DDP-0055).
- **Clearly defined Roadway Access Easements should be located and described on the Applicant's property.** The roadway access network on the proposed DDP appears confusing and insufficient. A less confusing and safer roadway system should connect the Applicant's undeveloped 9-acre parcel with the Applicant's proposed entrances on Fegenbush Lane and on Hurstbourne Pkwy. Minimizing additional traffic (and trucks) on Kyle Ridge Way through Mercy Academy's expanded campus should be considered. Also, per Section 2 of the Mutual Grant of Easements agreement recorded in D.B. 9340, Pg 404, the proposed Applicant must grant "a blanket crossover (non-parking) access easement across its Property as developed or redeveloped upon approval of the Metro Louisville Planning Commission . . ." For fairness and consistency, joint and crossover access (see LDC Appendix 6.A, Part 1.5.A) with defined roadway easements should be provided on the Applicant's proposed DDP, similar to the Binding Elements required for 7300 S Hurstbourne Pkwy (21-DDP-0055), including:
 - Binding Element # 4.d (for 21-DDP-0055), which requires a defined access easement in a form acceptable to the Planning Commission legal counsel.
 - And Binding Element # 8 (for 21-DDP-0055), which requires a cross-over access easement if the property to the west is ever developed for a nonresidential use.

I hope that these comments are consistent with comments being provided by the Office of Planning staff and by Transportation Planning.

Thanks for your consideration.

David A Dries
 Hurstbourne Corporate Group, LLC
 7300 S Hurstbourne Pkwy
 502.777.0700

On Wed, Dec 18, 2024 at 11:29 AM David A Dries <davidadries@gmail.com> wrote:

As the next-door neighbor who is in support of the Local 502 development (but with significant concerns about the proposed Roadway Access and Circulation system on the proposed Development Plan dated 11-26-2024), I offer the following additional comments for consideration.

A better Unified Access and Circulation system is needed for all 22.5 acres of the Applicant's property at 5905 Fegenbush Lane:

- The northeast quadrant of properties at Fegenbush Lane and Hurstbourne Pkwy has had major recent changes in the property configurations and planned uses with a new emphasis on schools and training for much of the area, due to the recent land purchases by Mercy Academy (of 5.4 acres in Dec 2023) and by UA Local 502 (of 22.5 acres in March 2024),
- The roadway network as approved for 7300 S Hurstbourne Pkwy (in 21-DDP-0055) is no longer current, and does not reflect what is best for the new property configurations and planned uses.
- **And a more straight-forward alignment for the proposed internal Access Road is needed for the Applicant's property** connecting Local 502's West Parcel (13.5 acres) and Local 502's East Parcel (9 acres).

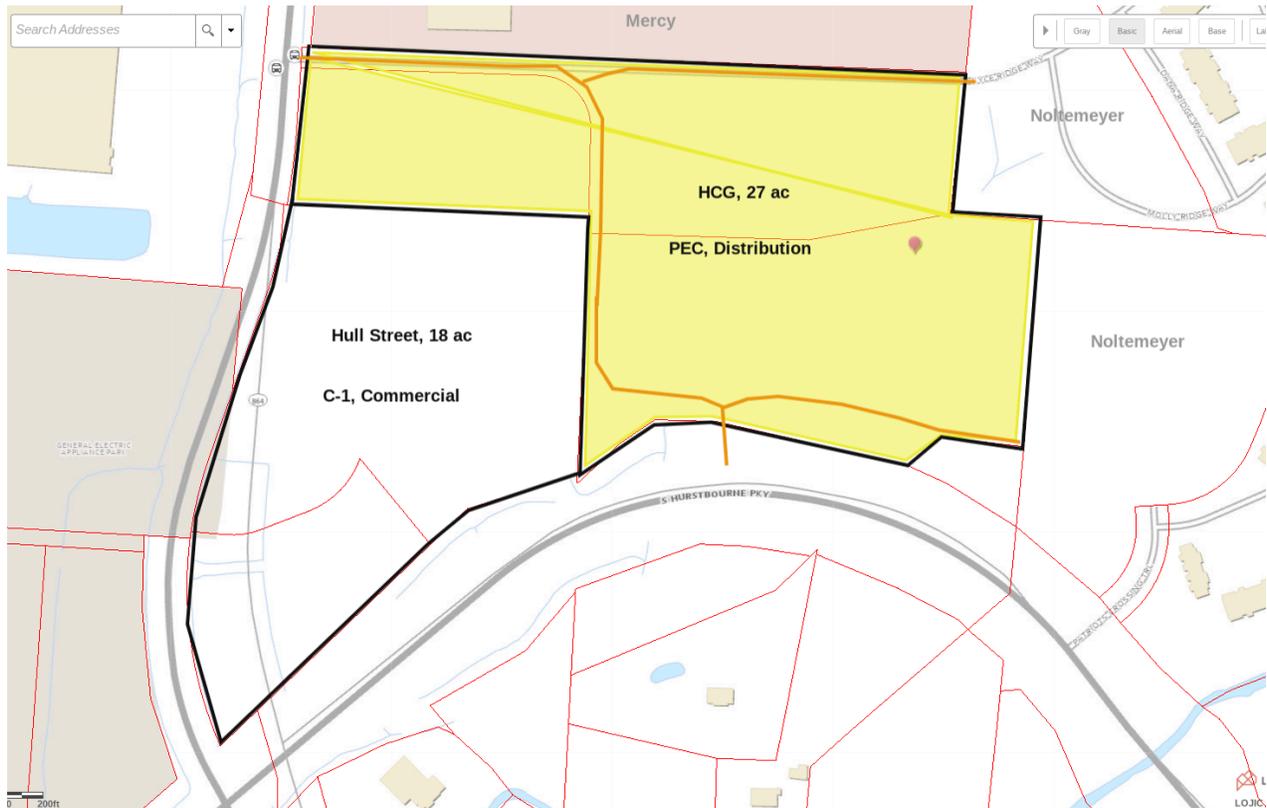
See the 2-page attachment and graphics for more details on the recent changes to the property configurations and planned uses. Thanks for your consideration in developing an up-to-date and better Unified Access and Circulation plan, with an easy-to-follow alignment for the proposed internal Access Road . . . rather than approving a proposed Development Plan with awkward and confusing connectivity.

David Dries
 Hurstbourne Corporate Group, LLC
 502.777.0700

Recent changes to the property configurations and planned uses in the area

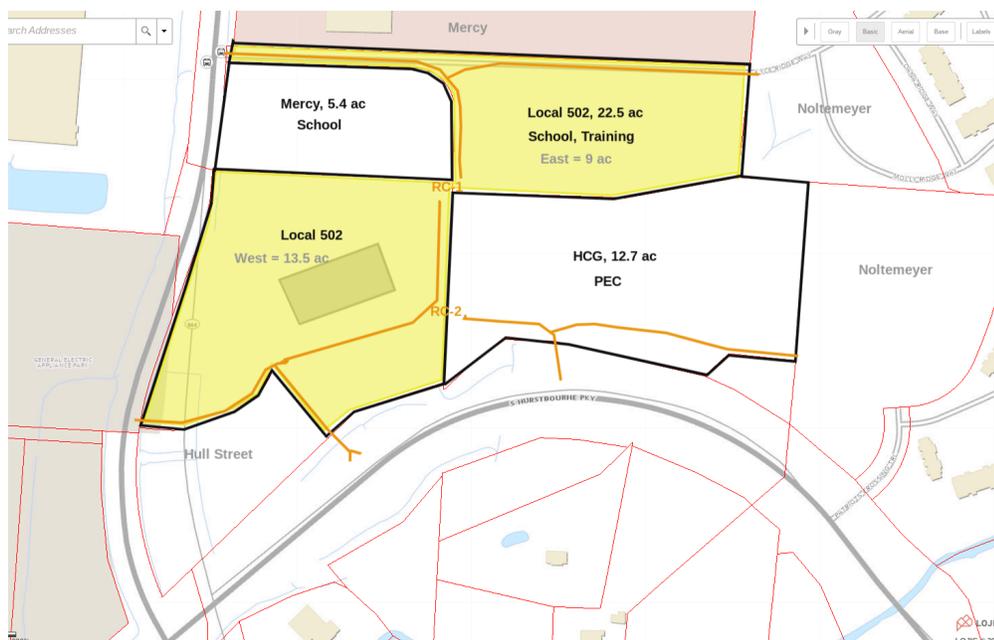
The 2021 Roadway Connectivity (from 21-DDP-0055) is no longer current

- In 2021, there were 2 main properties: HCG = 27 acres; and Hull Street = 18 acres.
- In 2021, HCG (27 acres, shaded in yellow) was the main property in the area for roadway connectivity, including the primary internal Access Roads across HCG's property.
- Binding Element # 4.d (21-DDP-0055) required a defined access easement for the private roadway network.
- And Public Works notes #16 and #17 on the GDDP (21-DDP-0055) required a cross access and circulation agreement.



The proposed Roadway Connectivity (for 24-DDP-0055) needs to be up-to-date with the current planned uses for UA Local 502 and for Mercy Academy

- Major changes in property configurations and property uses occurred recently with Mercy Academy adding 5.4 acres to its campus in Dec 2023, and Local 502 acquiring 22.5 acres in March 2024 for its new campus. Now in 2024, there are 3 different main properties: Local 502 = 22.5 acres; HCG = 12.7 acres; and Mercy Academy = 5.4 acres.
- Local 502 (22.5 acres, shaded in yellow below) is now the main (keystone) property in the area for roadway connectivity (instead of HCG's property). "Direct, short, and simple connections" (as described in the Comp Plan 2040 Mobility policies) should be required for a better-planned internal Access Road connecting Local 502's West and East parcels.
- A Binding Element for 24-DDP-0055 should require a defined access easement for the internal Access Road across Local 502's site (consistent with the Binding Element # 4.d for HCG's 21-DDP-0055).
- And a cross access and circulation agreement should be required now (consistent with the Public Works notes #16 and #17 for HCG's 21-DDP-0055).
- With school and training uses currently planned for Mercy Academy (5.4 acres) and for Local 502 (22.5 acres): minimizing additional new traffic on Kyle Ridge Way (by avoiding an unnecessary cut-thru roadway between Fegenbush Lane and Hurstbourne Pkwy) would likely be best for the expanded Mercy Academy campus.
- As shown with the Orange roadway lines in the graphic below, there may be a general consensus on a good Access and Circulation system, **except for:**
 - **How Roadway Connection #1 (RC-1) is best completed . . .** for the north-south Access Road connecting Local 502's West and East parcels. The proposed connectivity in the northeast portion of the 13.5-acre Site is awkward and confusing.
 - **And how Roadway Connection #2 (RC-2) is best completed . . .** for a possible stub connection to the Hurstbourne Pkwy frontage Access Road.



From: [David A Dries](#)
To: [Pollock, Heather](#)
Subject: Re: Proposed roadway connections at 5905 Fegenbush Lane (24-DDP-0055)
Date: Thursday, December 5, 2024 2:49:47 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)

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Thanks Heather for adding my comments to the case file. I have a few quick questions:

- Have both of my emails (from 11-22-2024 and from 12-3-2024) been added to the case file?
- As part of 24-DDP-0055, will the Applicant be requested to provide a Unified Access and Circulation plan for their two contiguous properties (that is, 13.5 acres + 9 acres = 22.5 acres)?
- Will the Applicant be requested to provide a cross access agreement for neighboring properties?

Thanks,
David Dries
502.777.0700

On Thu, Dec 5, 2024 at 12:47 PM Pollock, Heather <Heather.Pollock@louisvilleky.gov> wrote:

David,

I have added your comments to the file, they will be part of the record submitted to the commissioners for their review.

Best,

Heather

Heather Pollock

Planner I

Office of Planning

O: (502) 574-8695



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From: David A Dries <davidadries@gmail.com>
Sent: Tuesday, December 3, 2024 3:33 PM
To: Pollock, Heather <Heather.Pollock@louisvilleky.gov>
Cc: Ted Bernstein <Bernstein@ltd-inc.com>
Subject: Re: Proposed roadway connections at 5905 Fegenbush Lane (24-DDP-0055)

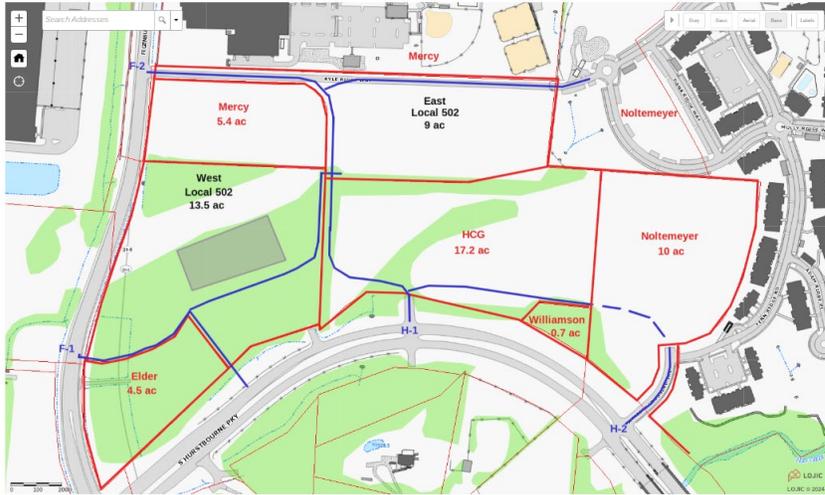
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Heather,

Related to 24-DDP-0055 and based on the Applicant's new proposed Development Plan dated 11-26-2024, following are my updated comments:

- As a neighboring property owner, from my view (as roughly illustrated by the LOJIC schematic below) the Access Drive on the new proposed Development Plan (11-26-2024) appears to be a significant improvement for roadway connectivity serving the Applicant's two parcels.
- However, the proposed roadway alignment in the northeast portion of the 13.5-acre Site still appears to be awkward and confusing.
- It also appears that some additional pavement edges are needed to define the Access Drive across the 13.5-acre Site, to help separate the connecting roadway from the truck loading and parking areas. And 24-DDP-0055 should clearly provide crossover rights for the adjacent properties.

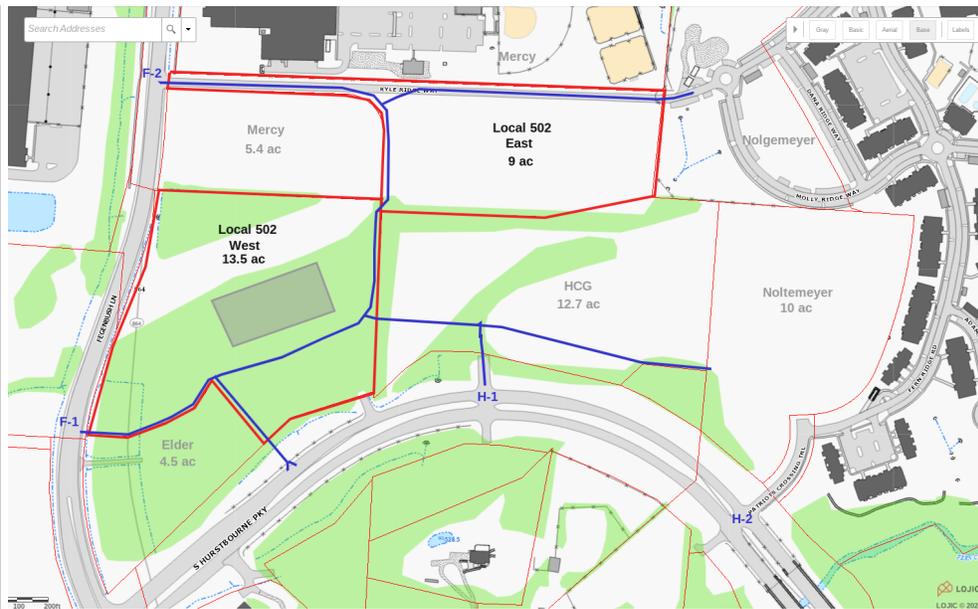
Connectivity schematic roughly illustrating the new Development Plan (dated 11-26-2024)



Contrary to the vague General Note #16 on the proposed Development Plan, a **Unified Access and Circulation plan should be prepared now (with 24-DDP-0055), instead of later. And the Unified Access and Circulation system should cover the Applicant's entire 22.5-acre property.** Section 1.6 (Appendix 6A) of the Land Development Code (LDC) states that "integrated development sites comprised of more than one building or more than one lot are not considered separate properties in relation to the access management standards of this code."

A well-planned Unified Access and Circulation system would only require a minimum amount of communication and cooperation among the few neighboring parties and Louisville Metro. Although the Unified Access and Circulation schematic (as illustrated below) may not be the best option, it appears to be a much better Access and Circulation system than the proposed Development Plan. This type of connectivity option provides "direct, short, and simple connections" (as described in the Comp Plan 2040 Mobility policies), which are beneficial for the area and which minimize the probability of a high-speed, cut-thru roadway across these properties.

My proposed connectivity schematic (as a better option to consider)



While expressing these connectivity concerns, I remain strongly in favor and support of the proposed UA Local 502 development (24-DDP-0055), and am very flexible in helping to determine the best overall Access and Circulation system for the area. Thanks for your consideration.

David Dries

Hurstbourne Corporate Group, LLC

7300 S Hurstbourne Pkwy

502.777.0700

----- Forwarded message -----

From: **David A Dries** <davidadries@gmail.com>

Date: Fri, Nov 22, 2024 at 9:26 AM

Subject: Proposed roadway connections at 5905 Fegenbush Lane (24-DDP-0055)

To: <heather.pollock@louisvilleky.gov>

Cc: Ted Bernstein <Bernstein@ltd-inc.com>

Heather,

As the owner of the adjacent 12.7-acre Hurstbourne Corporate Group, LLC (HCG) property located at 7300 S Hurstbourne Pkwy, I am strongly in favor and support the proposed UA Local 502 development located at 5905 Fegenbush Lane (24-DDP-0055).

To avoid future confusion regarding crossover easements, I want to ensure that there is a proper crossover connection for HCG across the proposed Site at 5905 Fegenbush Lane. That is:

- In the Mutual Grant of Easements (recorded in DB 9340, Pg 404), Section 2 states: "Upon construction of the Permanent Access Easement, each of the Declarants grant the other Declarant a blanket crossover (non-parking) access easement across each of their Properties . . ."
- Although General Note #16 on the proposed Development Plan may cover some of this concern about the crossover connection, the proposed roadway or driveway across the 5905 Fegenbush Lane property may be confusing or insufficient to serve as a crossover.

Also for Louisville Metro's consideration, now that the proposed uses are better defined for the area (see LOJIC drawing below) and since all of the properties have excellent existing access to Hurstbourne Pkwy and/or Fegenbush Lane:

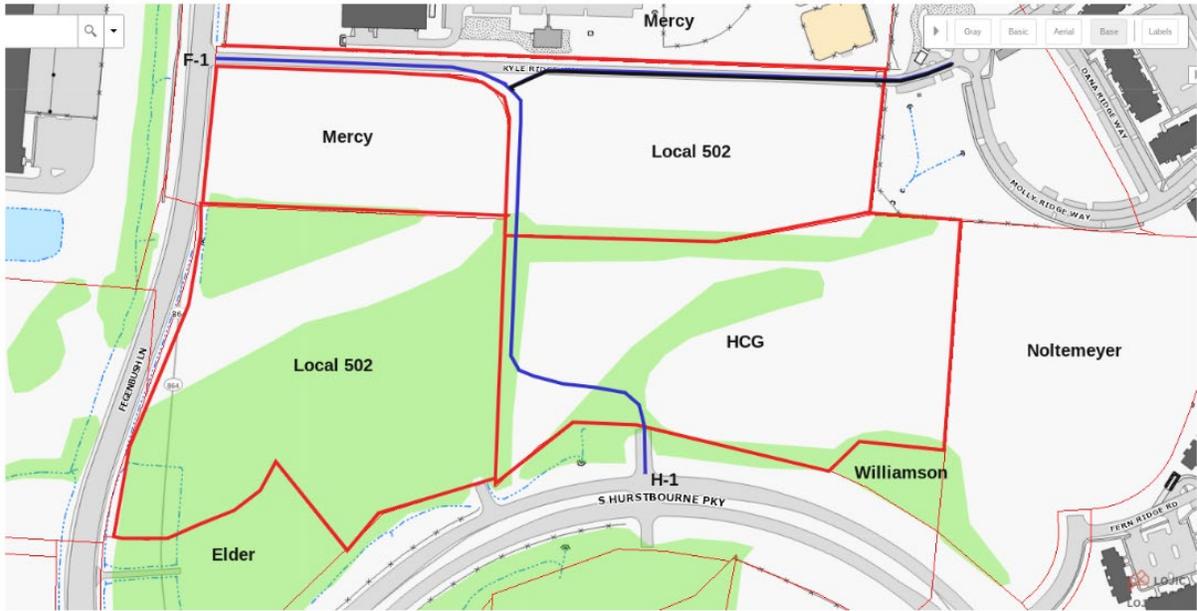
- Maybe fewer crossover connections would be less confusing and more advantageous for all.
- For example, since Mercy Academy's new 5.4-acre property (located south of Kyle Ridge Way) is split from the original Mercy campus by Kyle Ridge Way, Mercy Academy may prefer fewer PEC and other properties connected to Kyle Ridge Way . . . in order to avoid a cut-thru shortcut between Hurstbourne Pkwy and Fegenbush Lane.

Thanks for your consideration in determining what the preferred property crossovers are now, based on the current owners and proposed uses. HCG is very flexible on any crossover plan that is beneficial overall for the handful of properties involved.

David Dries

Hurstbourne Corporate Group, LLC

502.777.0700



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From: [Harrington, Scott](#)
To: [Montague, Becky](#); [Pollock, Heather](#)
Cc: [Kevin Kramer](#)
Subject: RE: FW: 24-DDP-0055
Date: Tuesday, September 3, 2024 9:41:59 AM
Attachments: [24-DDP-0055_Application_081924.pdf](#)
[image002.png](#)
[image003.png](#)

President Montague,

The case manager is:

Heather Pollock, Planner 1
574-8695
Heather.pollock@louisvilleky.gov

Planning staff recently received the attached application, so a public meeting has not been scheduled yet.

Heather – would you please make sure President Montague receives notifications? Below is her contact information:

Becky Montague, President
Mercy Academy
5801 Fegenbush Lane
Louisville, KY 40228

bmontague@mercyjaguars.com

671-2010

Also, what are the plans for the north side where the applicant's parking lot is located? Are they seeking any waivers or variances? Concern is lack of landscape buffer area and fence not being tall enough between Mercy and the proposed development.

Thank you!

Scott



Scott W. Harrington | **Legislative Assistant**
Office of Councilman Kevin J. Kramer
Louisville Metro Council | District 11

phone: 502.574.3456

City Hall
601 West Jefferson Street

email: scott.harrington@louisvilleky.gov

Louisville, Kentucky 40202



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Thank you for the opportunity to serve!

From: Montague, Becky <bmontague@mercyjaguars.com>
Sent: Tuesday, September 3, 2024 9:32 AM
To: Harrington, Scott <Scott.Harrington@louisvilleky.gov>
Cc: Kevin Kramer <kkramer@mercyjaguars.com>
Subject: Re: FW: 24-DDP-0055

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Scott, thank you for this information. Please keep me posted on any future findings, especially the case manager. Mercy Academy has no opposition to Local 502 being our neighbor, but we certainly have interest in the decision making process.



Becky Montague '91

President

Mercy Academy

- [\(502\) 671-2010](tel:(502)671-2010)
- bmontague@mercyjaguars.com
- www.mercyacademy.com
- [5801 Fegenbush Lane, Louisville, KY 40228](#)



On Tue, Sep 3, 2024 at 9:27 AM Harrington, Scott <Scott.Harrington@louisvilleky.gov> wrote:

President Montague,

It appears this case is still in the agency review process. That's where planning staff and other agencies like Public Works and MSD review the plans and recommend changes. Once those revisions are addressed, the case will be heard in a public hearing where you can submit testimony. Mercy is an abutting property, so the school's address is already on the notification list to receive information when the next public hearing is scheduled.

You can submit comments to the case manager prior to the public hearing if you can't attend. In your email, please state that you want your email to be added to the official record so that Planning Commissioners may consider your testimony in email. I've sent the email below to a supervisor asking who the case manager is so you may contact that person directly.

Attached is the proposed plan submitted by the applicant.

When I learn more information, I'll share it with you. The Land Development Code does require setbacks and landscaping; however, the case manager will have to tell me what those requirements or distances are between C-1 properties. Usually, a landscaped buffer can be a fence or landscaping.

The question I always ask in development cases is: Is the applicant seeking any variances or waivers from the Land Development Code? Once I learn who the case manager is, I'll ask that question to see whether or not they are seeking any relating to landscaping, parking, setbacks, or any other requirement.

In the meantime, feel free to call me at 574-1111 if you have any questions.

Scott



Scott W. Harrington | **Legislative Assistant**

Office of Councilman Kevin J. Kramer

Louisville Metro Council | District 11

phone: 502.574.3456

email: scott.harrington@louisvilleky.gov

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City Hall

601 West Jefferson Street
Louisville, Kentucky 40202

Thank you for the opportunity to serve!

From: Harrington, Scott

Sent: Tuesday, September 3, 2024 8:26 AM

To: Williams, Julia <Julia.Williams@louisvilleky.gov>

Subject: 24-DDP-0055

Good morning Julia. Hope you enjoyed the weather this Labor Day.

Who is the case manager for 24-DDP-0055? I can never find it online.

The property next door is Mercy Academy and the school has concerns about there only being a 4' wire fence between them and the proposed parking lot. They'd like to see more of a landscape buffer and possibly a higher fence. What I'd like to do is tell them **exactly what is being proposed** and share with them **when the next public hearing** will take place so they can participate in the zoning process.

Thank you!

Scott

Project Description:

Fegenbush Ln Trade School/Offices

A detailed district development plan to construct 74,140 sq. ft of commercial space on 13.53 acres in the C-1 zoning district.

Record 24-DDP-0055:

District Development Plan

Record Status: ACCEPTED

Record Info ▼	Payments ▼	Custom Component
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Processing Status

- ✔ Application Acceptance
 - Due on 08/19/2024, assigned to TBD
 - Marked as Accepted on 08/20/2024 by Abby Bills
- Waiting on Revisions
- Planning Commission
- BOZA
- LDT
- DRC
- 🕒 Agency Review
 - Due on 08/20/2024, assigned to TBD
 - Marked as TBD on TBD by TBD



Scott W. Harrington | Legislative Assistant
Office of Councilman Kevin J. Kramer

Louisville Metro Council | District 11

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Thank you for the opportunity to serve!

City Hall

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