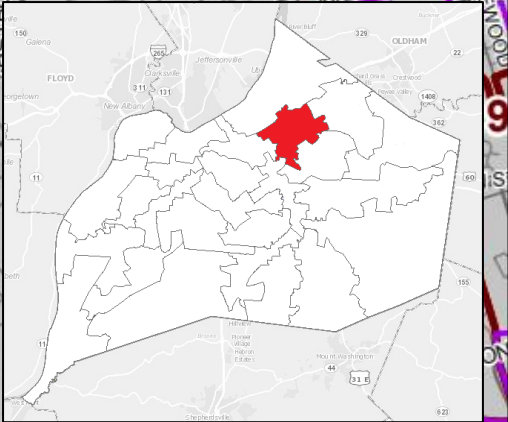
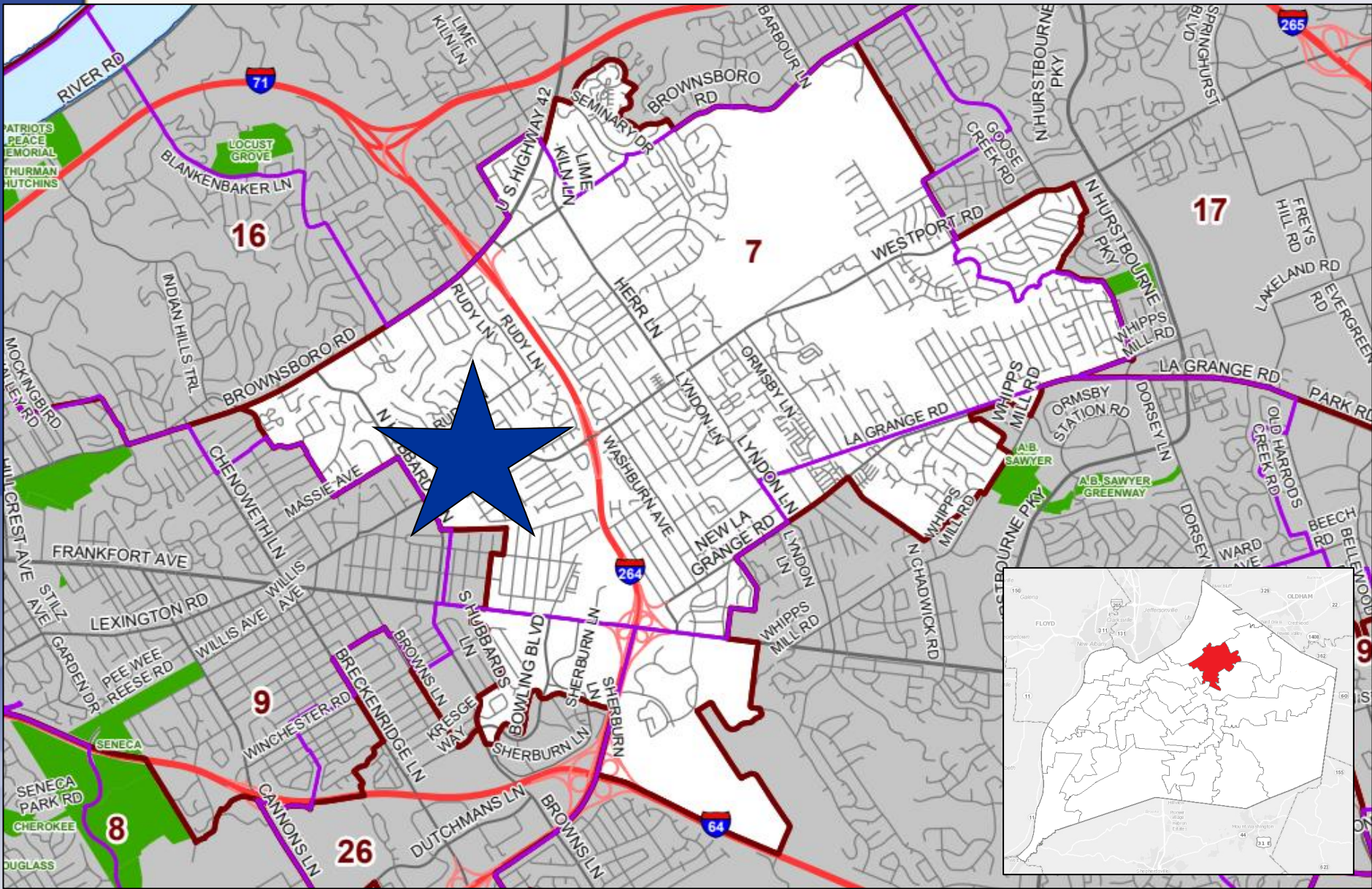


22-ZONE-0086
HAGAN WESTPORT RD
SELF STORAGE

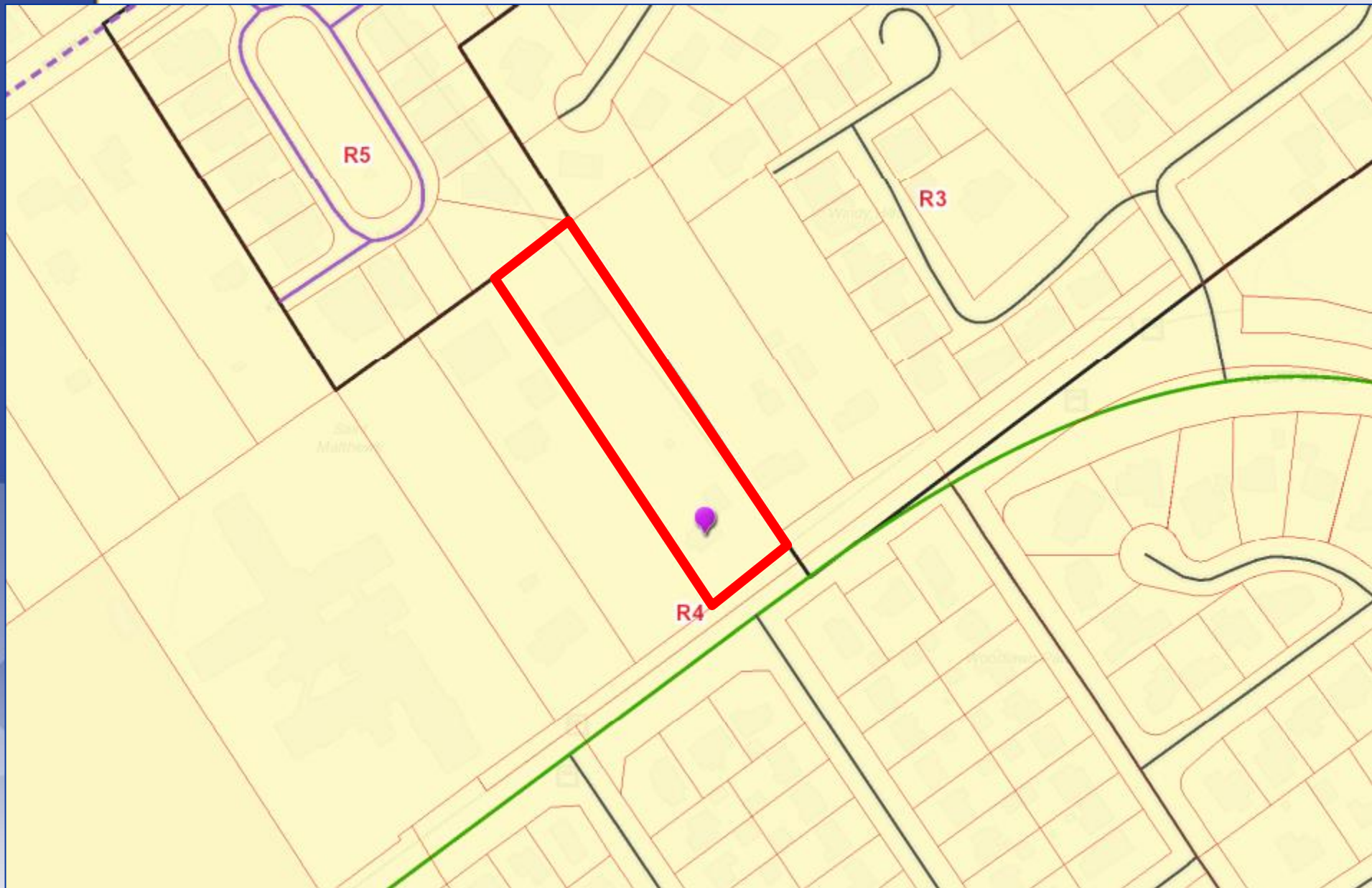


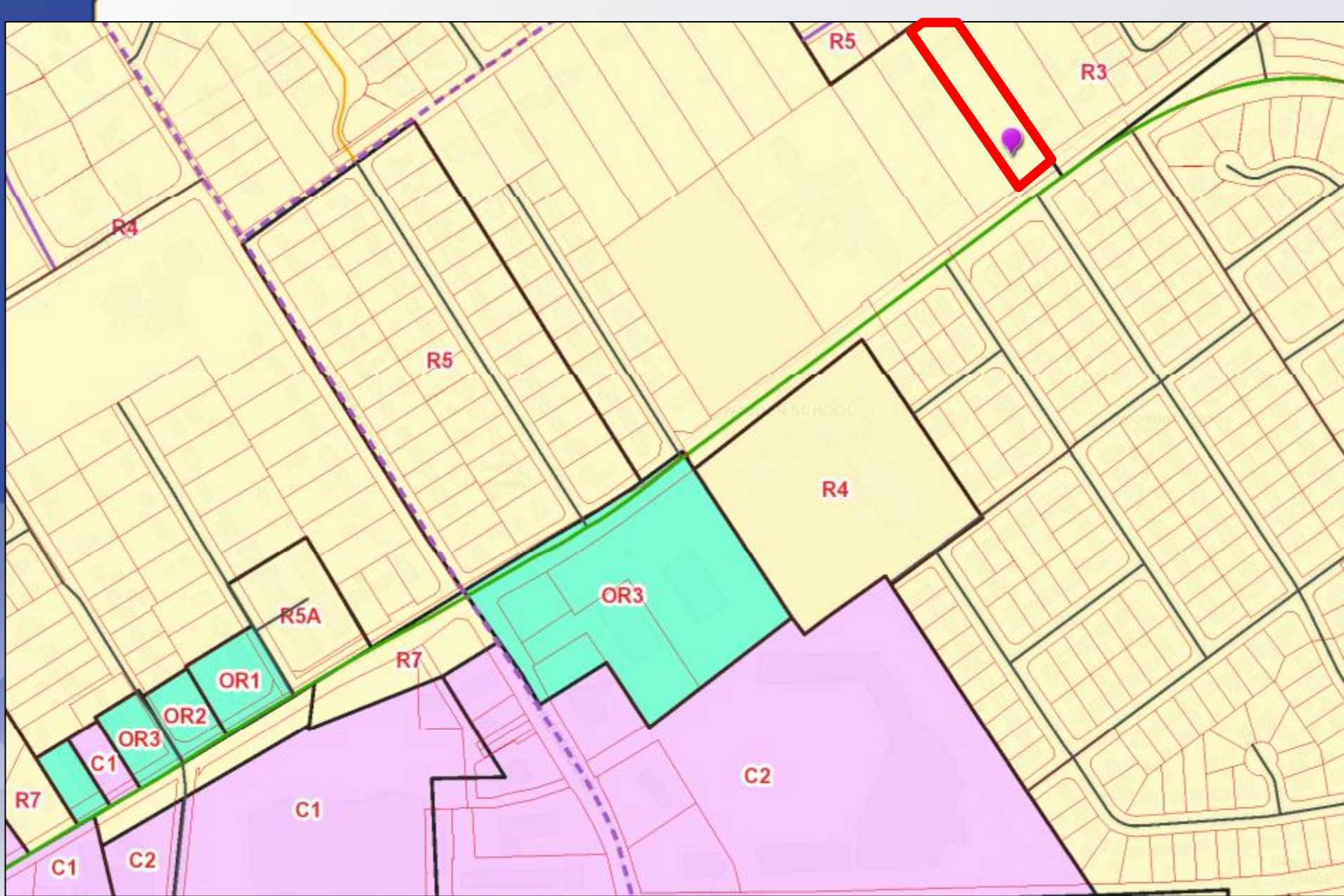
Planning & Zoning Committee
December 6, 2022











Existing: R-4/N
Proposed: C-M/N

Requests

- **Change in Zoning** from R-4 Single Family Residential to C-M Commercial Manufacturing
- **Waiver** from 10.2.4 to allow encroachment into a required property perimeter LBA by a drive aisle and waive required plantings in the encroachment area (22-WAIVER-0142)
- **Detailed District Development Plan with Binding Elements**

Case Summary

- Site currently developed with single-family residence - not proposed to be preserved
- Proposed 95,625 sf self-storage facility
- Three stories - one below grade, two above ground
- Majority of site in St. Matthews, small portion in Louisville Metro - exact location of boundary unclear, LOJIC information is used as it is the best information available

Site Photos-Subject Property



View of site from Westport Road

22-ZONE-0086

Site Photos-Surrounding Area



Adjacent single-family residential to north

Adjacent single-family residential to south

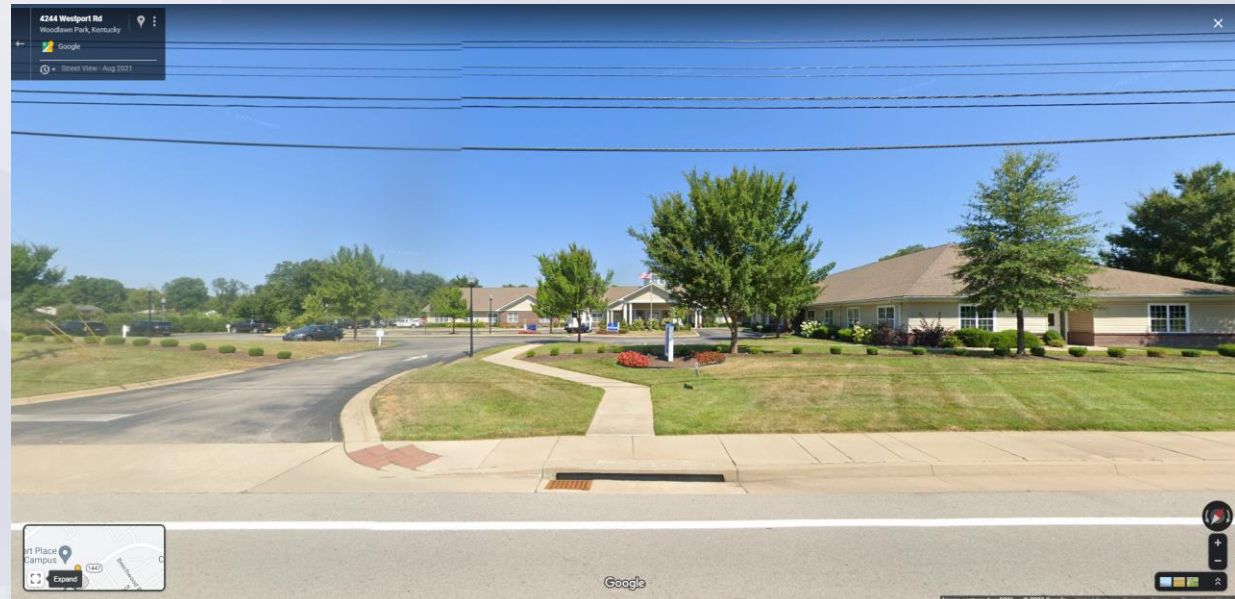


Site Photos-Surrounding Area



Single-family residential across Westport Road

Institutional nearby to south



Elevations



Elevations



Elevations



Elevations



Interested Party Comments

- Six emails and several phone calls from interested neighbors in opposition to request
- Petition for a night hearing received and verified
- One email supporting the proposal

Public Meetings

- Neighborhood Meeting on 4/26/2022 and 6/8/2022
- LD&T meeting on 9/8/2022
- Planning Commission public hearing on 11/9/2022
 - 19 people spoke in opposition
 - Motion to recommend denial of the change in zoning from R-4 to C-M by a vote of 5-2.