

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**October 11, 2017**

**NEW BUSINESS**  
**CASE NO. 18ZONE1058**

**Request:** Change-in-Zoning from R-4, Single-family Residential to CM, Commercial-Manufacturing with landscape waiver, sidewalk waiver, pedestrian connection waiver, and setback variance

**Project Name:** Chamberlain Lane Mini-Storage

**Location:** 2801 Chamberlain Lane and 3014 North Winchester Acres Road

**Owner:** Johannes Appelboom and Huong Pham

**Applicant:** Hagan Properties, Inc.

**Representative:** Wyatt, Tarrant, & Combs, LLP – Jon Baker

**Jurisdiction:** Louisville Metro

**Council District:** 17 – Glen Stuckel

**Case Manager:** Joel Dock, AICP, Planner II

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

01:49:03 Mr. Dock discussed the case summary, standard of review and staff analysis from the staff report.

**The following spoke in favor of this request:**

Jon Baker, Wyatt, Tarrant and Combs, LLP, 500 West Jefferson Street, Suite 2800, Louisville, Ky. 40202  
Chris Brown, BTM Engineering, 3001 Taylor Springs Drive, Louisville, Ky. 40220  
Tommy Edwards, 12911 Reamers Road, Louisville, Ky. 40245

**Summary of testimony of those in favor:**

01:50:54 Mr. Baker gave a power point presentation. The project is for a self-storage facility aimed at the top of the market – very high quality. It will be climate controlled indoor self-storage. There will be 2 buildings.

01:54:45 Mr. Chris Brown discussed the Detailed District Development Plan associated with this site.

01:58:49 Mr. Baker continued the power point presentation and discussed some of the materials to be used.

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02:00:53 Commissioner Carlson asked if there would be a security fence. Mr. Baker said yes. Commissioner Carlson requested renderings of how the fence will look (at public hearing). Commissioner Brown asked what the hours of operation will be. Mr. Baker said they will want 24 hours for the facility, but the office maybe 9:00 a.m.-5:00 p.m., 7 days a week. Also, will the lighting be typical parking lot lighting or wall packs? Mr. Baker said there will be wall packs on the sides that will comply with the Land Development Code with security lights internal to the site. Chair Lewis asked if there will be storage of boats or campers.

02:02:51 Mr. Edwards said there's been a lot of latitude given for customers to store a variety of items. When everything is complete, all structures will be enclosed. The project will be phased.

**The following spoke in opposition to this request:**

Jennifer Mangeot, 3015 North Winchester Acres Road, Louisville, Ky. 40245

**Summary of testimony of those in opposition:**

02:04:38 Ms. Mangeot stated her concerns as follows: runoff – there are no sewers; traffic – already hectic from the Ford plant; wild life and treed area will be destroyed; and there are already 2 storage facilities nearby.

**Rebuttal:**

02:08:02 Mr. Baker said the drainage will be greatly improved and this use is a low traffic generator.

**Deliberation**

02:08:32 Planning Commission deliberation.

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**The Committee by general consensus placed this case on the November 1, 2018 public hearing at the Old Jail Building.**