

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
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Letter of Explanation
Request to Amend Binding Elements
Stor All
4100 Cane Run Road
(August 19, 2019)

The Applicant is requesting to amend Case 14DEVPLAN1147 Binding Elements from

13. An 8-ft tall high solid wood fence shall be constructed along the proposed exterior line of Building Number 9 to screen and buffer the mini-warehouses from the adjoining mobile home park. The portion of the fence adjoining building 9 may be removed when that building is constructed during Phase 3.

TO

13. An 8-ft tall high solid wood fence shall be constructed along the proposed exterior line of Building Number 9 to screen and buffer the mini-warehouses from the adjoining mobile home park. ~~The portion of the fence adjoining building 9 may be removed when that building is constructed during Phase 3.~~

AND

16. The exterior walls of the perimeter buildings 2, 3 and 9 shall be split face block with natural gray color. The doors shall be a dark green color. Prior to requesting a building permit, the developer shall obtain approval from the Land Design and Transportation Committee for the style and design of the buildings.

TO

16. The exterior walls of the perimeter buildings 2, 3 ~~and 9~~ shall be split face block with natural gray color. The doors shall be a dark green color. ~~Prior to requesting a building permit, the developer shall obtain approval from the Land Design and Transportation Committee for the style and design of the buildings.~~

EXPLANATION:

Stor All is now preparing to construct building 9 and it is the final building.

Stor All is requesting the exterior walls for building 9 be metal siding and to ~~eliminate 9 from~~
BE 16.

Buildings 2 and 3 were constructed in 1997 and the exterior walls are a natural gray color split face block and are compliant requiring no further review from LD&T.

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The 8 ft tall wood privacy fence required by BE 13 is installed. The Article 12 Development Code required landscaping was installed in 1997. Type A trees were planted on the subject site in the 30 ft Landscape Buffer Area adjacent to the mobile home park. Stor All is proposing to retain for perpetuity the 8 ft tall wood privacy fence to provide a screen of building 9 from the adjacent mobile home park. The fence makes it unnecessary to have building material requirements for the exterior wall.

Stor All has provided a 30 ft Landscape Buffer Area adjacent to the mobile home park. The 8 ft tall wood fence is set 30 ft into the Stor All site away from the property line shared with the mobile home park. This provides a 30 ft deep swath of treed lawn area for the mobile home park's use and further enhances the visual separation of building 9 from the adjacent property.

The Stor All development was subject to a rezoning from R-4 to C-2 with a CUP for mini-warehouses by Docket 9-72-96C approved on January 16, 1997.

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