



MINDEL SCOTT

DESIGNED FOR YOU.
ENGINEERED FOR SUCCESS.

5151 Jefferson Boulevard
Louisville, KY 40219
(502) 485-1508

www.MindelScott.com

October 1, 2018

Case Manager
Planning and Design Services
444 S. 5th Street, Suite 200
Louisville, KY 40202

**Re: Conditional Use Permit Case #18CUP1113
Bardstown Road Storage – 4401 Bardstown Road**

Dear Case Manager,

This request is for a Conditional Use Permit to allow for a mini-storage development along Bardstown Road. The proposal consists of one three story 61,542 +/-S.F. climate-controlled storage building with 26,899 +/- S.F. of individual units. The proposed infill site is situated between an existing convenient store, tire store and car wash with a single-family subdivision to the North. The existing zoning is C2 and will allow for such a use.

A relief of 4.2.35.B. is being requested to allow for the storage units to sit closer than 30' from the surrounding commercially zoned property lines. A 10' LBA will be observed on either property line and the required 30' LBA will be observed along the property line shared with the single-family residences. Relief from 4.2.35.F is also requested to allow loading doors and vehicle maneuvering areas along the West property line. A vehicular maneuvering area is proposed to allow for vehicular traffic to pass around all free-standing storage units within the interior of the site. Relief of 4.2.35.G. is requested to allow for the three-story climate-controlled building which is proposed to be 35' in height. The current form district allows for such height but due to the proposed use, which is typically thought as being one story, a request for relief is required. The multi-level storage building sits over 200' from the nearest residential property. Three stories would not be out of character with the neighborhood as there are several other existing three-story buildings along Bardstown Road within 0.2 miles of the proposed site. This 35' building will also help screen some of the site from view along Bardstown Road. A waiver is also requested to allow the dumpster to be located in the 30' setback/LBA required by the C.U.P. The dumpster will be screened by the 10' LBA as well as all screening requirements per Chapter 10 of the LDC.

With the surrounding uses and the proposed development, the surrounding neighborhood will not be negatively impacted and the commercial corridor along Bardstown Road will be strengthened. The three-story climate-controlled storage units are a relatively new concept in the area and will help add character to the already commercial neighborhood.

Please contact me if you have any questions or concerns regarding this proposal. As always, we appreciate your assistance in processing this request.

Respectfully,


Curtis Mucci

RECEIVED

OCT 01 2018

PLANNING AND
DESIGN SERVICES

18 CUP 1113