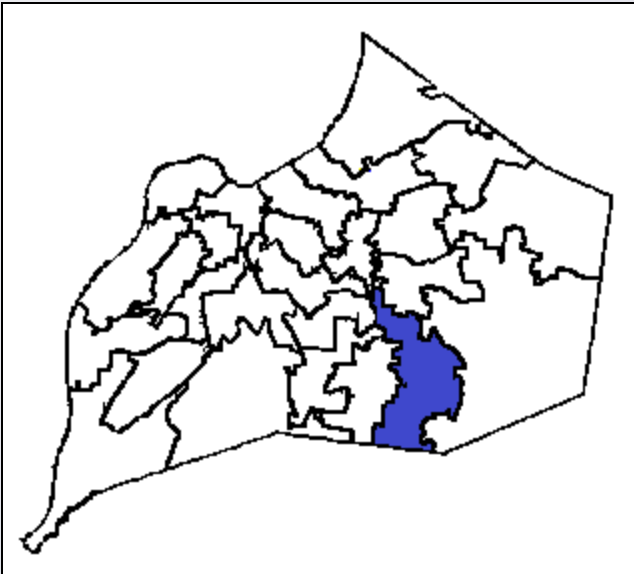
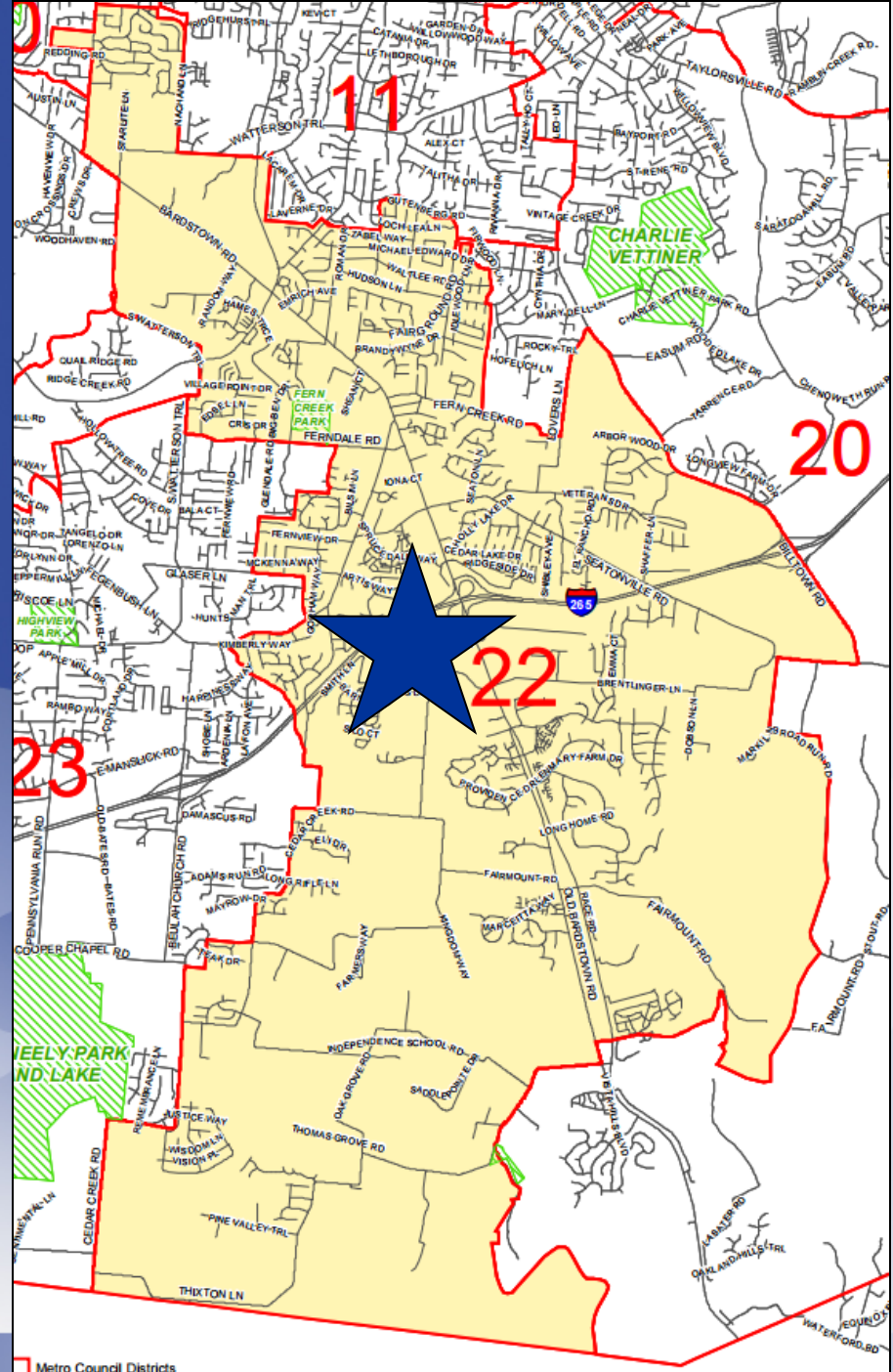


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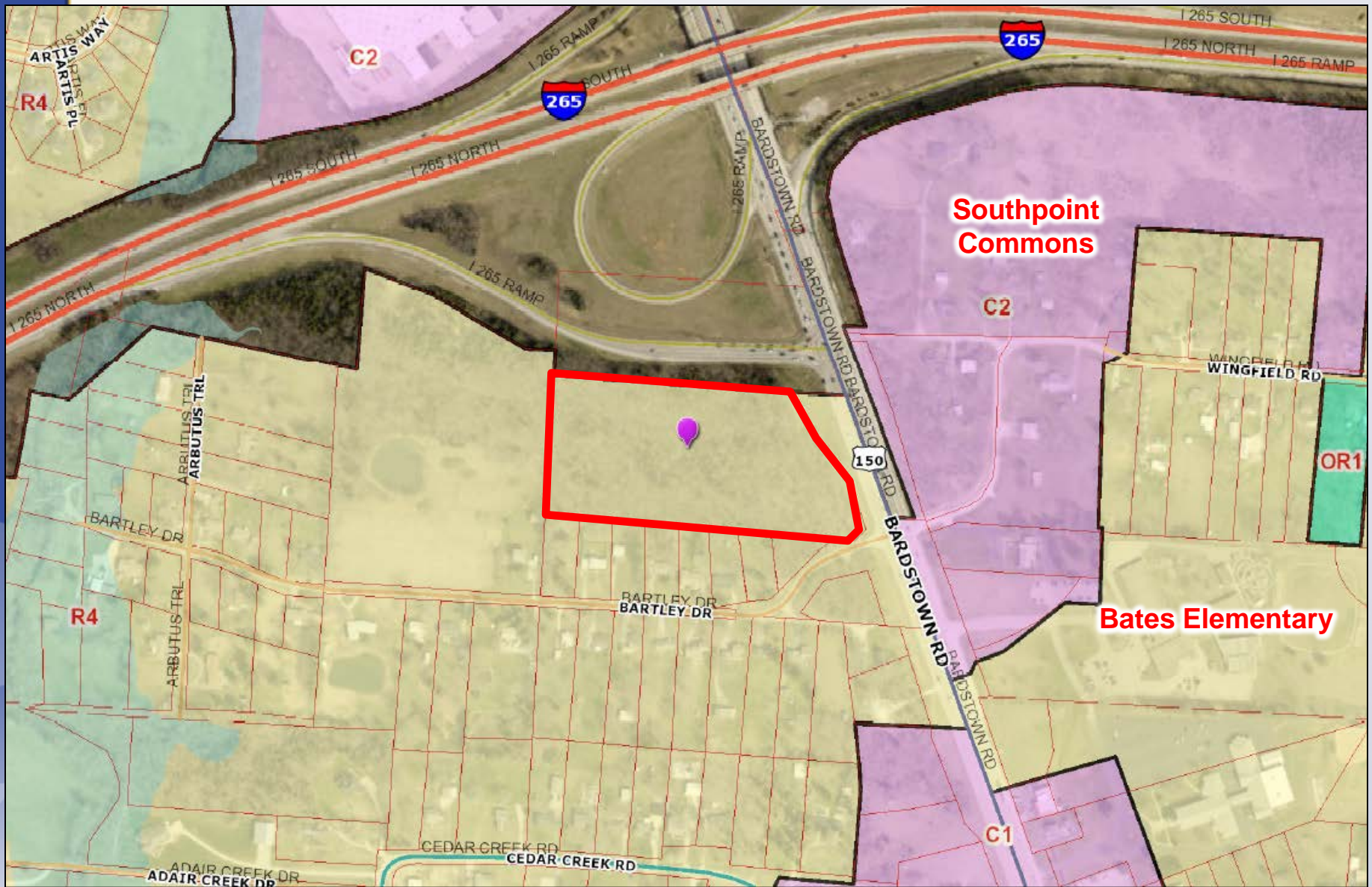
THE STORAGE PROJECT AT BARDSTOWN ROAD



Planning, Zoning & Annexation Committee
July 31, 2018



7500 Bardstown Road
District 22 - Robin Engel





Request

- Change-in-Zoning from R-4 Single-Family Residential to C-2 Commercial
- Conditional Use Permit for mini-warehouse, Land Development Code, section 4.2.35
- Waiver of Land Development Code (LDC), section 10.2.B to allow LBA/Easement overlap in excess of 50%.
- Variance of LDC, section 5.3.5.C.3.a to reduce 50' non-res to res setback to 25'
- Detailed District Development Plan

Case Summary

- 100,925 square feet of mini-warehouse space
- 4,265 square feet of retail
- Majority of units are climate controlled
- Structure nearest Bardstown Rd is 2-story
- Primary access from Bardstown Road via Bartley Drive
- Private access drive is proposed to facilitate development to the rear (west) of the site
- Public sidewalk and pedestrian connection to the facilities will be provided
- Intermittent stream intersects site

Fern Creek Small Area Plan (2001)

- Significant changes have occurred to the area south of the Interstate 265/Bardstown Road interchange since the adoption of the Fern Creek Small Area Plan on May 8, 2001

Retail Market Study (2008)

- Site-specific recommendation calling for “Town Center-like, “super community center” development including a mix of “shops, restaurants, offices and services as well as some residential uses” with an anchor tenant (pg. 27)
- Any significant new retail development occurring within a Neighborhood Form District should be included as part of a mixed-use development within an activity center (pg. 30)
 - To ensure that future development in the area adheres to “smart growth” principals

Southeast Metro Regional Center Plan (2012)

- Mixed land uses organized around compact activity centers (pg. 15)
- Ensure that land uses and transportation facilities are located, designed and constructed to be compatible with nearby land uses (pg. 15)
- The subject site is recommended for a change from Neighborhood Form to Regional Center Form District (pgs. 18-20).
 - The RCFD should support dense centers; economic opportunities; sense of place; mixed use, multi-modal streets; and connections to adjoining residential and commercial properties

Subject Site: I-265 ramp



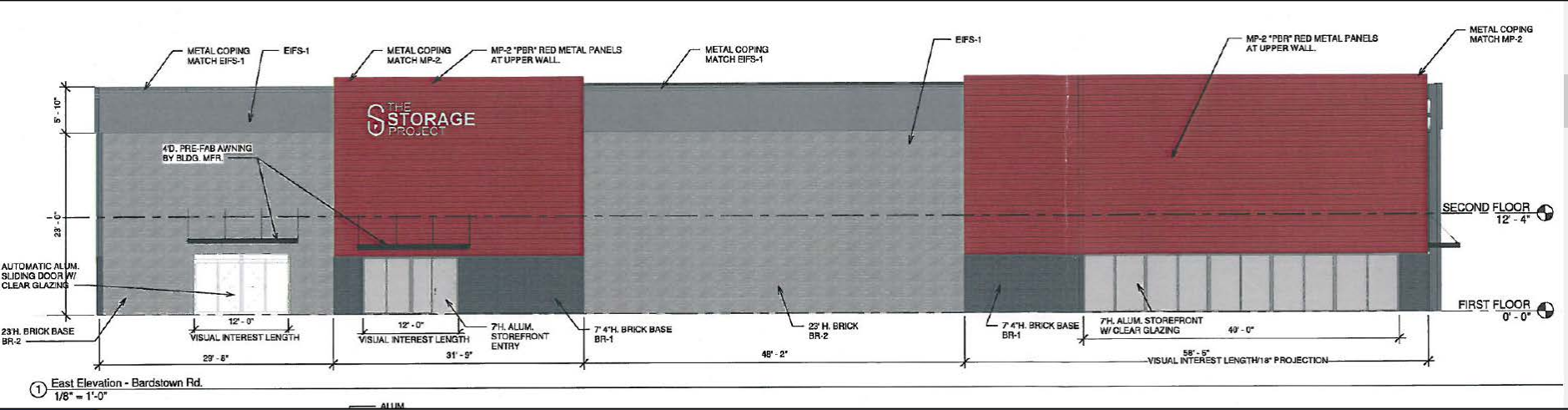
Subject Site: Bartley and Bardstown



Subject Site: Bartley Drive

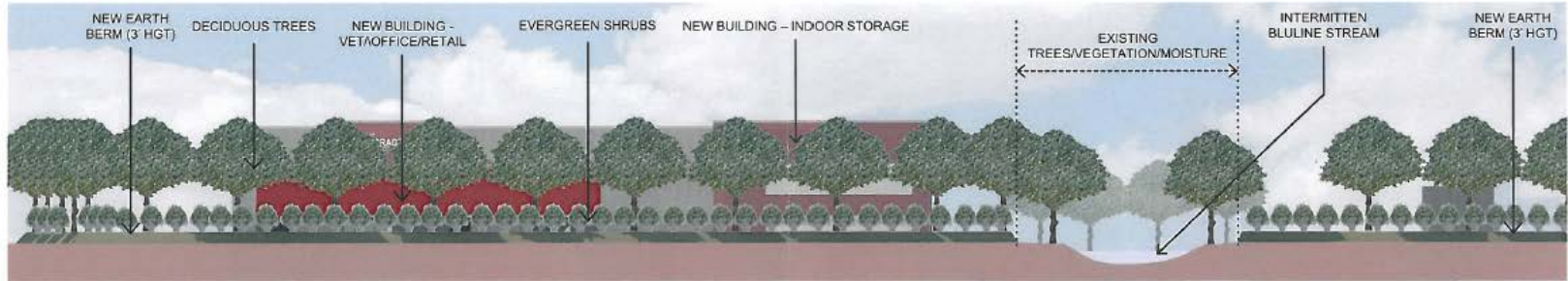


Bardstown Road Elevation



Landscape Rendering

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SECTION 01 - NORTH/SOUTH



SECTION 02 - EAST/EAST

Public Meetings

- Neighborhood Meeting on 2/6/2018
 - Conducted by the applicant, 15 people attended the meeting
- LD&T meeting on 4/26/2018
- Planning Commission public hearing on 6/7/2018
 - One person spoke in opposition.
 - Staff concluded the proposal did not conform to the Comprehensive Plan, Retail Market Study or Southeast Regional Center Plan.
 - Motions to approve and deny the request resulted in 3-3-1 votes (two members were not present). No formal recommendation on the proposed rezoning from R-4 to C-1 and C-2 was made.