

Case No. 14ZONE1051

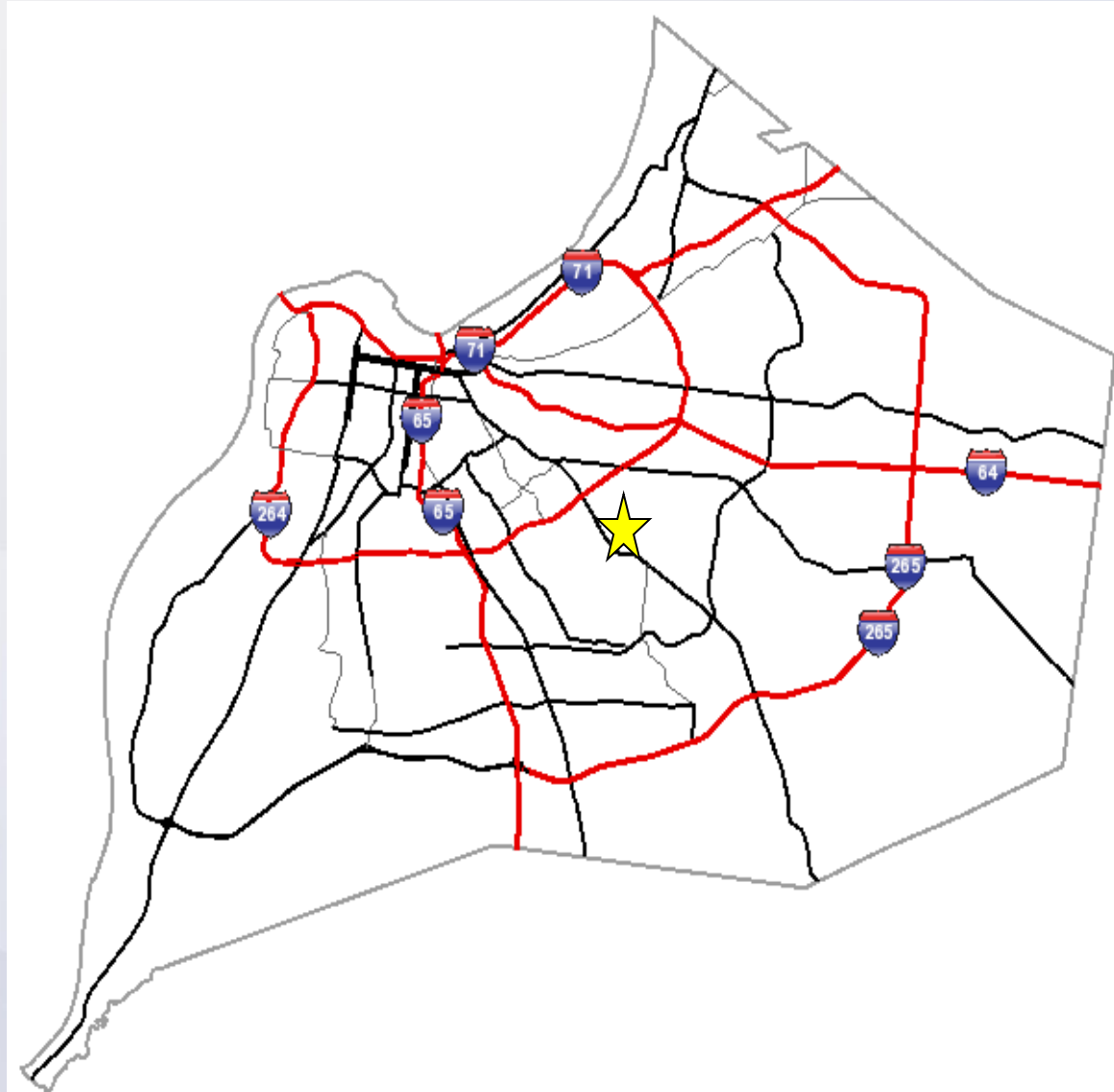
Buechel Mini Storage



Planning/Zoning, Land Design & Development
March 3, 2015

Location

- 3818-3824
Bardstown Road
- Council District
10 – Steve Magre



Requests

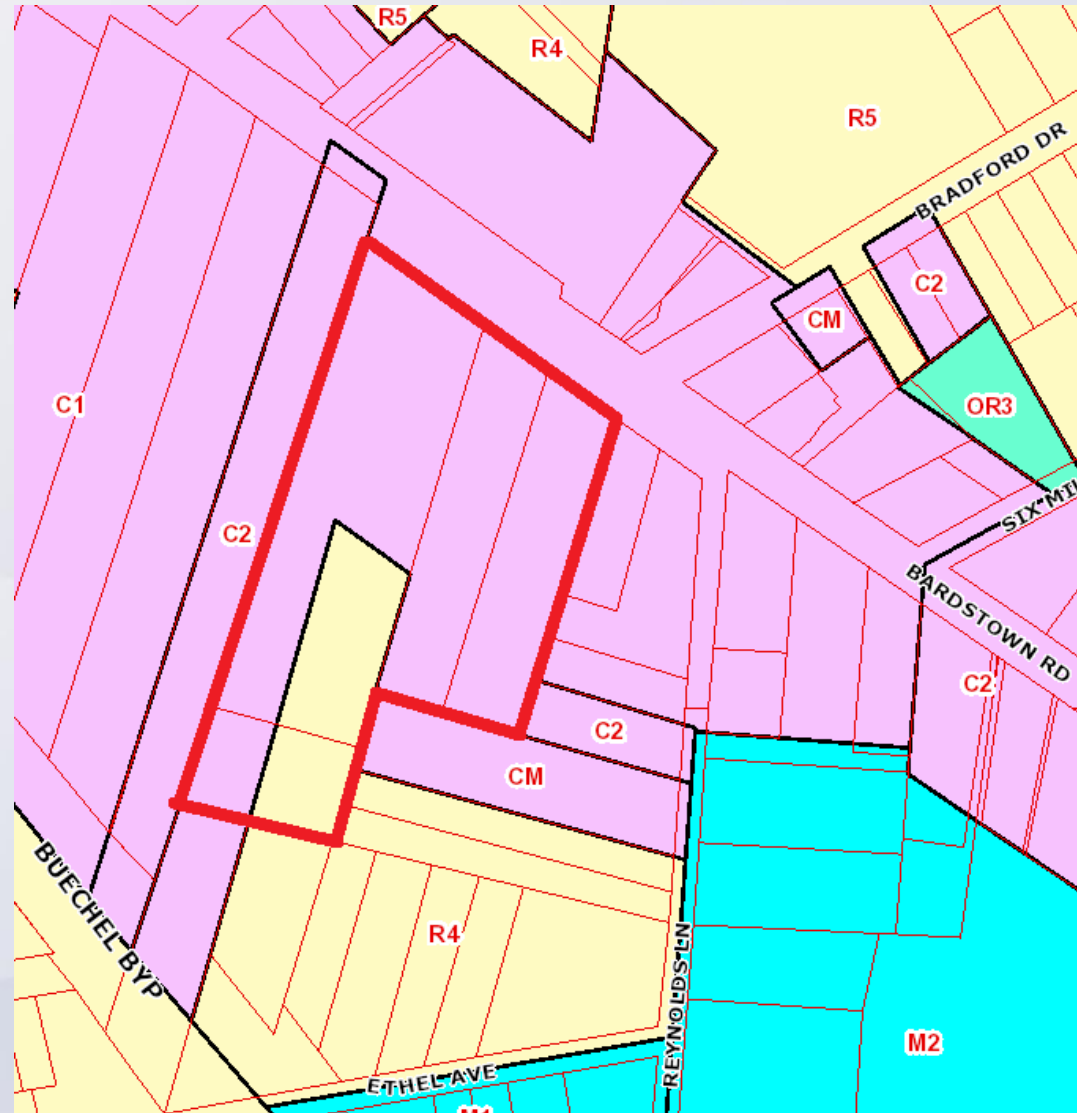
- Change in zoning from R-4 and C-1 to CM
- Waiver #1 to not provide animating features along no less than 75% of the building façade along public streets (LDC 5.6.1.A.1)
- Waiver #2 to not provide cross connectivity to abutting developments (LDC 5.5.1.A.3.d)
- Detailed District Development Plan
- Binding Elements

Case Summary / Background

- Existing structures on site to be removed for mini storage
- Frontage on Bardstown Rd. across from Bradford Dr. intersection w/ Buechel Bypass along rear
- Site to be screened from APO by fences and the rear of buildings to provide security for storage units
- Gated access for facility and the 600 SF office
- 2 detention basins at northwest corner
- Required 25' LBA provided along SE corner where residential APO abut the site

Zoning/Form Districts

- Subject Property:
 - Existing: R-4/C-1, TC
 - Proposed: CM, TC
- Adjacent Properties:
 - North: C-1, TC
 - South: R-4/C-1/CM, TC/SW
 - East: R-4/C-1/C-2/CM, TC/SW
 - West: C-2, TC



Aerial Photo/Land Use

- Subject Property:
 - Existing: Residential, Retail
 - Proposed: Residential, Retail
- Adjacent Properties:
 - North: Retail, Entertainment
 - South: Vacant, Residential, Warehouse
 - East: Vacant, Residential, Office, Warehouse
 - West: Office



North across Bardstown Rd.



NW along Bardstown Rd.



SE along Bardstown Rd.



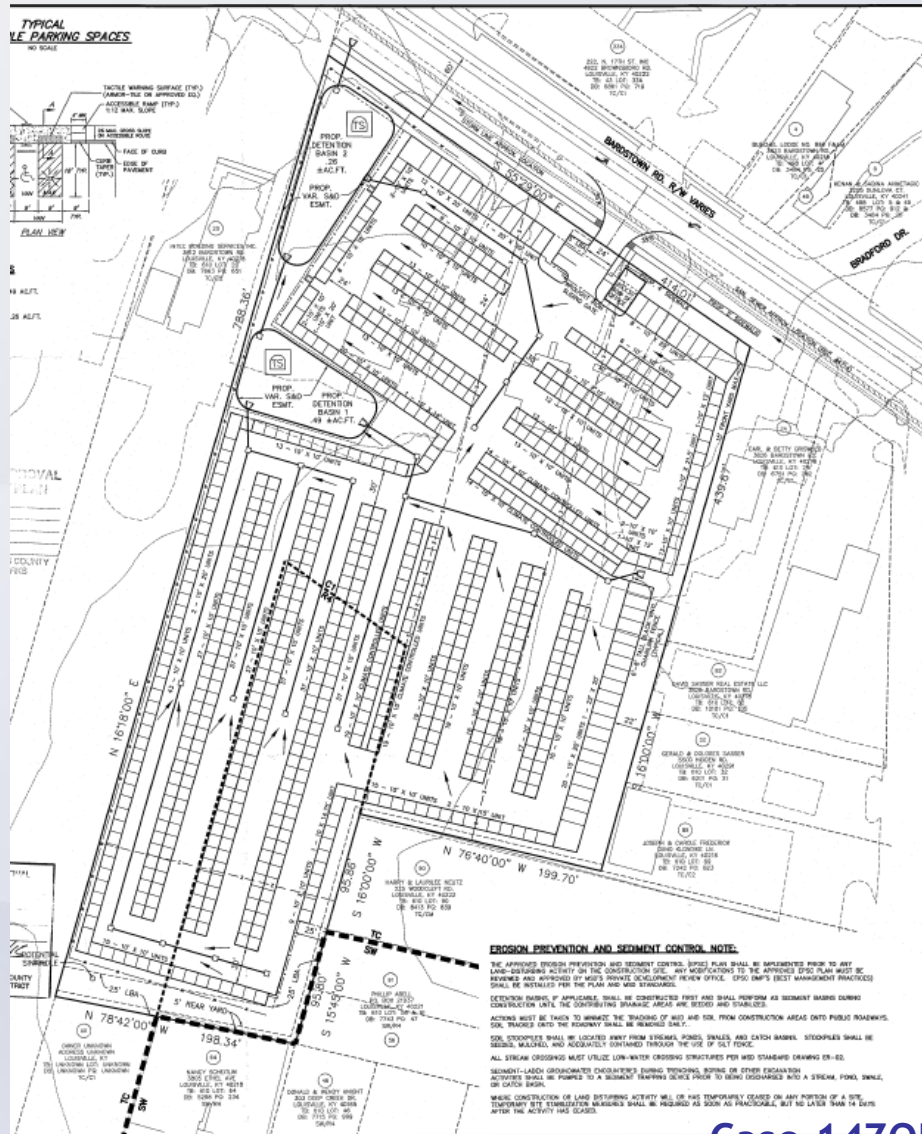
Site from across Bardstown Rd.



Applicant's Development Plan

Highlights:

- Lot Size: 5.54 Acres
- Floor Area: 79,950 SF
- FAR: 0.74 (A) & 0.87 (B)
- Parking Required: 2 to 3 Spaces
- Parking Provided: 3
- Waiver #1 of 75% of animating features
- Waiver #2 to not provide cross-connectivity



Concept Elevations

STAINED SPLIT FACE BLOCK

STAINED SMOOTH FACE BLOCK

COLORLED STANDING SEAM ROOF

STAINED SMOOTH
FACE BLOCK

STAINED SMOOTH
FACE BLOCK

GRAY TINT WINDOWS

PROPOSED NORTHEAST ELEVATION (OFFICE SIDE)

STAINED SPLIT FACE BLOCK

PROPOSED NORTHEAST ELEVATION

PC Recommendation

- Public Hearing was held on 2/5/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the change in zoning from C-1 and R-4 to CM to Louisville Metro Council (8 members voted)