

**LAND DEVELOPMENT AND TRANSPORTATION COMMITTEE MINUTES**  
**December 22, 2016**

**NEW BUSINESS**

**CASE NUMBER 16ZONE1057**

Project Name: Tri-Village Storage  
Location: 1170 E. Broadway  
Owner(s): Eagle Properties, Inc.  
Louisville Broadway Apartments LLC  
MRI Holdings LLC  
Applicant: Brexton LLC  
Representative: Bardenwerper Talbott & Roberts PLLC  
Project Area/Size: 0.213 acres  
Jurisdiction: Louisville Metro  
Council District: 4 – David Tandy  
Case Manager: Beth Jones, 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 Land Development and Transportation Committee meeting (The staff report is part of the case file maintained in Planning and Design Services offices, 444 S 5th Street).

**An audio/visual recording of the Land Development and 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.**

**Agency Testimony:**

**01:06:28** Beth Jones presented the case (see Staff Report and recording for detailed presentation).

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

Bill Bardenwerper, 1000 N Hurstbourne Pkwy., Louisville, KY 40223  
Jon Henney, 101 S 5<sup>th</sup> St., Suite 1400, Louisville, KY 40202

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

**01:19:20** Bill Bardenwerper spoke on behalf of the applicant and showed a presentation. He stated that the office building will be refaced and he showed a rendering of the approved Mercy apartments elevation to show that the self-storage building will have a similar look. He explained that the applicant is seeking C-M zoning as opposed to a Conditional Use Permit with C-2 zoning because it is more cost effective and to avoid certain CUP restrictions.

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**01:31:56** Jon Henney stated that the plan is fairly simple. The only exterior change to the building besides cleaning and painting will be an addition of an exterior stair tower. There will also be an addition of four parking spaces and landscaping.

**01:38:00** Commissioner Carlson is concerned with the lack of parking for large trucks that cannot fit into the garage. In response, Mr. Henney stated that the height clearance to get into the garage is just under nine feet, but he feels that the majority of customers using this facility will be storing smaller items in boxes, rather than large items like pieces of furniture. Commissioner Carlson would like to address this concern further if a public hearing date is scheduled.

**01:41:16** In response to Commissioner Brown, Mr. Henney stated that he is unaware of any records that have been collected to show the level of traffic along the private access easement. When the original plan was submitted, there was a conversation with the plan reviewer about the maneuvering of trucks and other large vehicles in the area along Broadway. They decided to move the parking spaces further back from Broadway in an attempt to accommodate this potential conflict. He described the ways the garage would be accessed and stated that the access easement between Broadway and Mercy Way is two-way.

**01:43:52** Commissioner Gazaway expressed concern over the applicant's choice to seek C-M zoning instead of C-2 in regards to the future vitality of the neighborhood. Mr. Bardenwerper does not believe this decision will have an adverse effect on the neighborhood, but he agreed to discuss the zoning options further with Planning Director Emily Liu prior to the public hearing.

**01:54:25** The Committee, by general consensus, scheduled this case to be heard the January 19, 2017 Planning Commission public hearing.