

# Board of Zoning Adjustment Staff Report

July 10, 2017



<b>Case No:</b>	17CUP1024
<b>Project Name:</b>	The Storage Project
<b>Location:</b>	4905 Rear Cooper Chapel Road
<b>Owners:</b>	Charles Davis, Jr. and Renay Davis
<b>Applicant:</b>	Jason Sams
<b>Representative(s):</b>	Jason Sams
<b>Project Area/Size:</b>	6.7 acres
<b>Existing Zoning District:</b>	C-2, Commercial
<b>Existing Form District:</b>	SMC, Suburban Marketplace
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	24 – Madonna Flood
<b>Case Manager:</b>	Jon E. Crumby, Planning & Design Coordinator

## REQUEST

- Conditional Use Permit to allow mini-warehouses in a C-2 zoning district.

## CASE SUMMARY/BACKGROUND

The property is currently zoned C-1/C-2 and located in the Suburban Marketplace Form District. The proposed Storage Project will be located in the C-2 portion of the property. The proposal will include the following:

- 1 Primary structure which will be a 3-story (700 units) and 35 feet in height and contain 77,640 square feet. The structure will be air conditioned.
- 7 Secondary structures (419 units) which will be 1-story and 15 feet in height and contain 54,300 square feet.
  - Warehouse 1 – 5,400 square feet
  - Warehouse 2 – 9,450 square feet
  - Warehouse 3 – 9,450 square feet
  - Warehouse 4 – 8,100 square feet
  - Warehouse 5 – 12,150 square feet
  - Warehouse 6 – 3,900 square feet
  - Warehouse 7 – 5,850 square feet
- 10 asphalt parking spaces including 2 ADA spaces.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

	<b>Land Use</b>	<b>Zoning</b>	<b>Form District</b>
<b>Subject Property</b>			
<b>Existing</b>	Vacant	C-2	SMC
<b>Proposed</b>	Mini-Warehouses	C-2	SMC
<b>Surrounding Properties</b>			
<b>North</b>	Vacant	C-2	SMC
<b>South</b>	Commercial	C-1	SMC
<b>East</b>	Vacant	C-2	SMC
<b>West</b>	Commercial	C-2	SMC

**SITE CONTEXT**

The property is adjacent to commercial development in Preston Crossings and office and business development in the Commerce Crossing across Preston Highway. The Commerce Crossing development is located within a Suburban Marketplace Form District. Commercial development serving the region is located in the northwest quadrant of the interchange of Preston Highway and the Gene Snyder Freeway (I-265). This interchange is immediately north of the Preston Crossing development.

**PREVIOUS AND ASSOCIATED CASES ON SITE**

**9-44-03** Change in zoning from R-4 Single Family Residential, R-5 Single Family Residential and R-7 Multi-Family Residential to C-1 Commercial and C-2 Commercial and a change in form district from Neighborhood Form district to Suburban marketplace form district on property located at 4901, 4903, 4905 and 4907 Cooper Chapel Road, containing 22.32 acres and being in Metro Louisville. This proposal was approved by the Planning Commission on March 4, 2004.

**INTERESTED PARTY COMMENTS**

A neighborhood meeting was held on May 22, 2017 and five people attended.

**APPLICABLE PLANS AND POLICIES**

Cornerstone 2020  
Land Development Code

**STANDARD OF REVIEW AND STAFF ANALYSIS  
FOR CONDITIONAL USE PERMITS**

Mini-warehouses may be allowed in the C-2 District where the premises abut on a roadway classified as a collector or major or minor arterial as designated in the Comprehensive Plan for all of Jefferson County, Kentucky, upon the granting of a Conditional Use Permit and compliance with the listed requirements. There are seven requirements and six will be met. The applicant is asking for relief of item F.

- A. The property shall be landscaped so as to blend in with the surrounding area and shall be screened and buffered from adjacent uses of a non-industrial nature.
- B. No building, structure or pavement shall be located closer than 30 feet to side property lines or property lines abutting residential areas. This area is reserved as a landscape buffer area.
- C. No outside storage shall be allowed on the property.
- D. No storage of toxic or hazardous materials shall be allowed on the property.
- E. There shall be no retail or wholesale sales or distributing activities on site.
- F. No structure on the site shall be taller than one story and shall not exceed 15 feet in height (except for one freestanding sign as allowed in H below). **The 3-story structure will be 35 feet in height.**
- G. Signs - Only one freestanding sign shall be allowed and shall conform to limits established for the form district in which the sign is located.

**TECHNICAL REVIEW**

Revised Detailed District Development Plan will be heard by DRC on July 19, 2017.

**STAFF CONCLUSIONS**

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the CUP as established in the LDC.

**REQUIRED ACTIONS**

- **APPROVE** or **DENY** the Conditional Use Permit

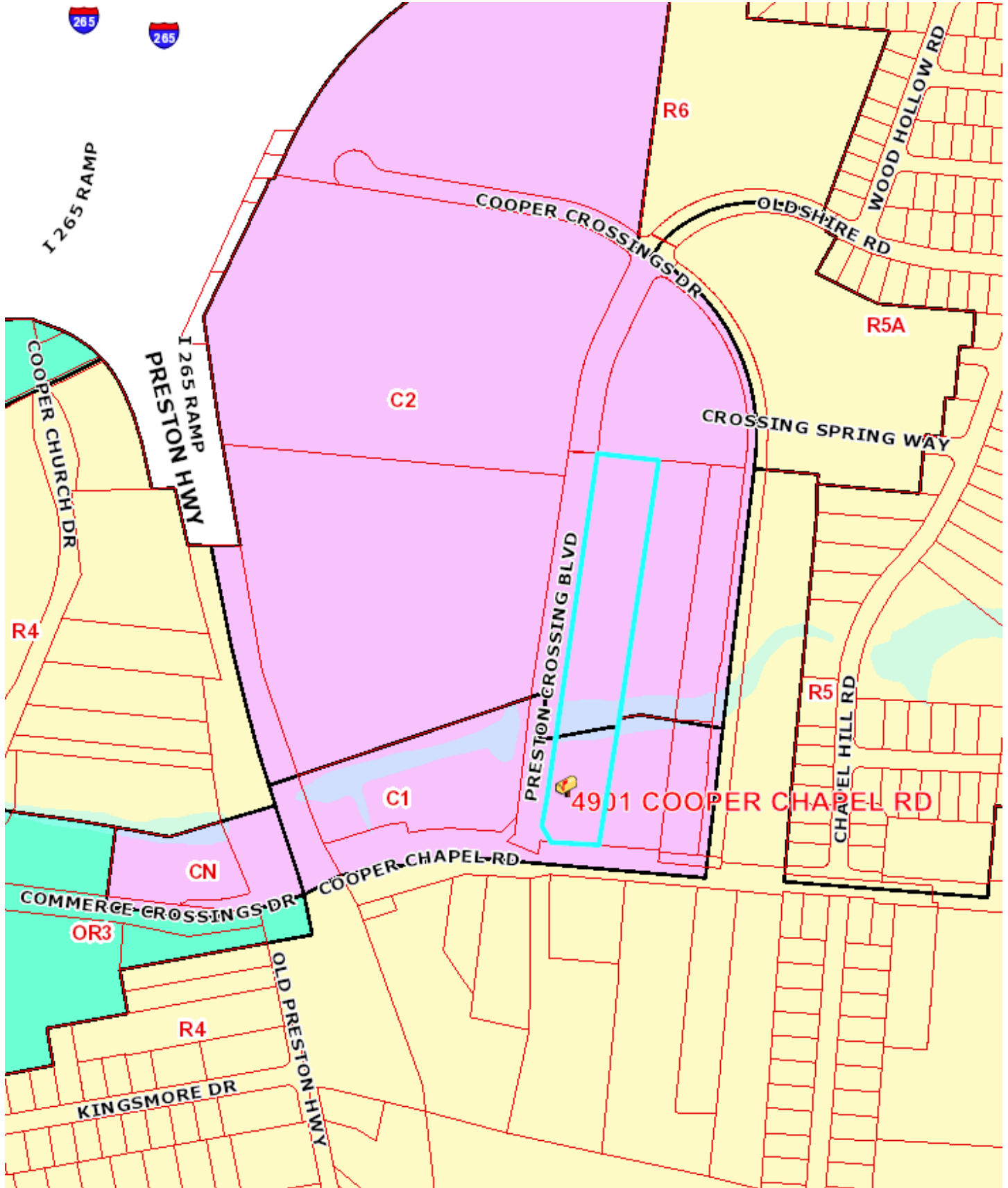
**NOTIFICATION**

Date	Purpose of Notice	Recipients
6/22/1017	APO Notice	First tier adjoining property owners Neighborhood notification recipients
6/23/2017	Sign Posting	Subject Property

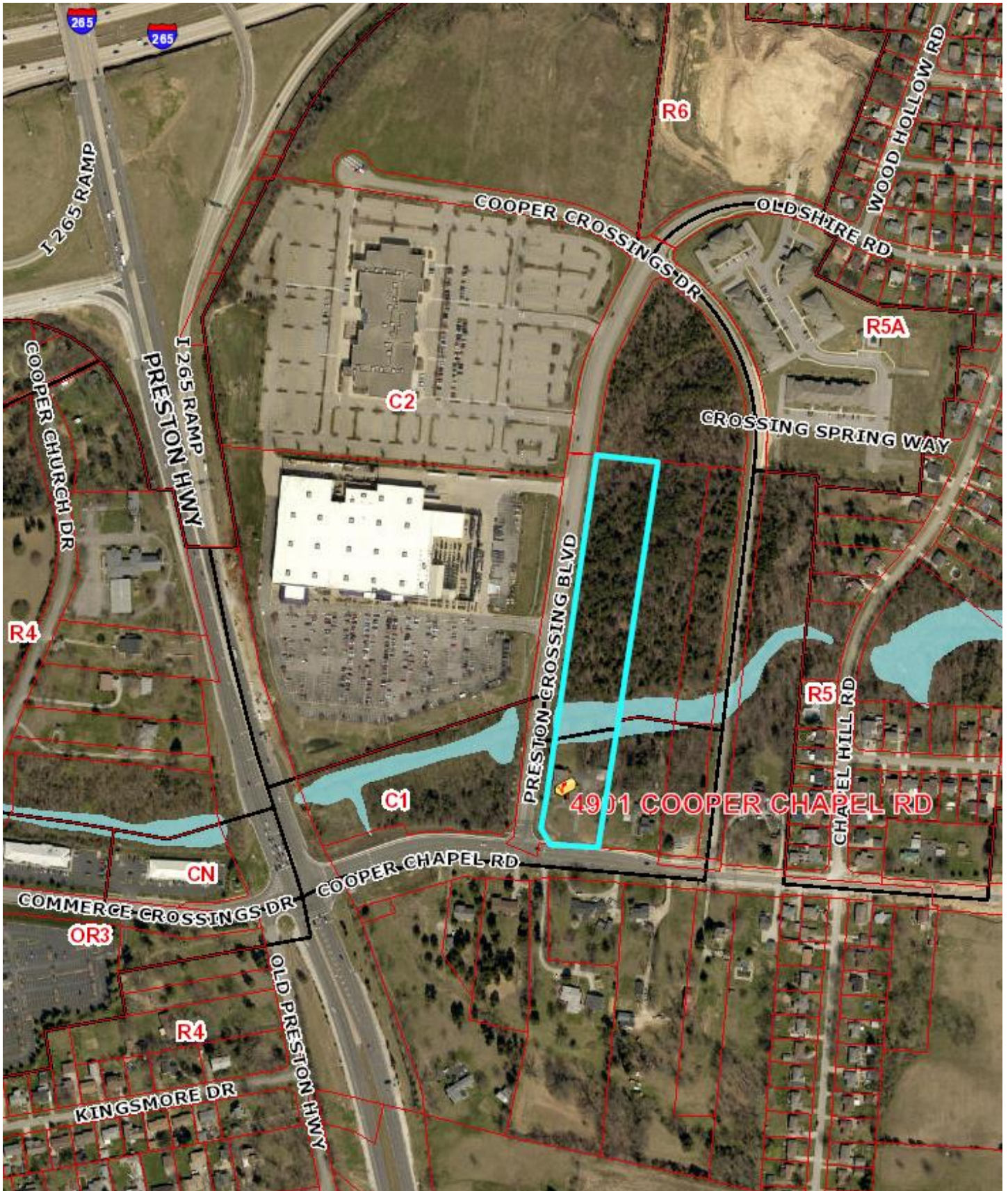
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Conditions of Approval

1. Zoning Map



2. Aerial Photograph



**3. Conditions of Approval**

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used as a mini-warehouse facility without further review and approval by the Board.