

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

Attorneys at law

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## STATEMENT OF COMPLIANCE WITH APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Owner: Billie Susan Mueller, Timothy Mueller  
Cathy Snodgrass Horton

Applicant Stor-All

Location: 12113, 12115 & 12117R Shelbyville Rd.

Proposed Use: self-storage

Engineering Firm: Land Design & Development

Request: Zone Change from R-4 to C-2 with a  
Conditional Use Permit (CUP)

### INTRODUCTORY STATEMENT

This proposal is for a change in zoning of a 8.36 acre tract located along the north side of Shelbyville Road, just west of the Snyder Freeway to convert a long mostly vacant site and old office/retail building, with retail to the east and west of it to self-storage. The close proximity to Shelbyville Road and the Snyder Freeway of the subject property, plus all the businesses, apartments and neighborhoods that have access off this highly developed area of Shelbyville Road, ensures that the proposed self-storage facility will be highly convenient for storage users. Access agreements, as exists and if obtainable with other adjoining land uses will ensure safe, and more efficient traffic flow to this small proposed self-storage facility.

Land uses already existing in this area, such as the assorted retail across Shelbyville Road and adjoining this site, and a mix of adjoining and other nearby apartments, offices and retail uses, will be complemented and supported by the addition of this new self-storage facility.

### GUIDELINE 1 – COMMUNITY FORM

The application complies with both the Suburban Neighborhood and Marketplace form districts in which this property and proposed self-storage facility are located and because the proposed self-storage facility rounds out this existing activity center with a use that both fits and improves what currently is an old, past its prime office/retail building and mostly long vacant site.

### GUIDELINE 2 - CENTERS

The application complies with the applicable Intents and Policies 1, 2, 3, 4, 5, 7, 10, 11, 13, 14, 15 and 16 of this Guideline as follows.

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As an adoptive reuse of an old office/retail building and mostly vacant lot, the application promotes an efficient use of land and investment in existing infrastructure, lowers utility costs by reducing the need for extensions, reduces commuting time and transportation-related air pollution, provides an opportunity for neighborhood centers and marketplaces that include a diversity of goods and services and that are designed to be assets to the community, and encourages vitality and a sense of place in the larger neighborhood and community. Most of all it does this by virtue of the proposed investment to put to better use a presently under-utilized/vacant lot and old building. The PowerPoint shown at the neighborhood meetings that accompanies this application illustrates this.

The proposed self-storage facility also improves the mix of land uses, and diversity of services available at this desirable and highly accessible Suburban Marketplace location by helping to promote shorter commute times for local businesses and residents with storage needs, thereby reducing transportation-related air pollution that might be generated if required to travel a farther distance. Utilities are available along Shelbyville Road.

Part of a compact development pattern with a mixture of land uses the application ensures efficient traffic flow, fewer trips, and supports alternative modes of travel and multiple services which meet the day-to-day needs of nearby residents. It accomplishes this as a compact re-use that will also serve as a transition between more intense land uses along this stretch of Shelbyville Road. The central location and improved variety of services that the proposed self-storage facility will offer at this location will serve local business and residents' day-to-day needs, ensures fewer trips, as customers may stop here rather than traveling farther distances for their storage needs. The applicant will provide sidewalk connections for better connectivity and to accommodate alternative modes of transportation.

### GUIDELINE 3 - COMPATIBILITY

The application complies with the applicable Intents and Policies 1, 2, 3, 5, 6, 7, 8, 23, 24, 28 and 29 of this Guideline as follows.

This application promotes a mixture of land uses and densities near each other which are designed to be compatible with each other and sensitive to adjoining residential properties by assuring that aesthetic and nuisance problems are eliminated or at least significantly diminished, thus preserving the character of existing neighborhoods.

Compatibility is assured by virtue of this facility's scale, design and pattern of existing development as well as use of attractive building materials. Traffic and parking problems and appropriate transitions between uses and neighborhoods are also addressed on the DDDP accompanying this application. Building access and office will be oriented toward Shelbyville Road. The use provides a nice quiet transition between the more active commercial land uses next door and across Shelbyville Road and the residential neighborhoods to the rear of this site.

This proposed self-storage facility does not produce noise, lighting or odors, diminish air quality or adversely affect traffic or aesthetics. The proposed self-storage facility, as described above, is oriented towards Shelbyville Road and away from adjoining properties. Lighting will be directed down and away from adjoining properties and will meet Land Development Code requirements. The location of the proposed self-storage facility along Shelbyville Road near the Snyder

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Freeway reduces commuting time for those accessing the self-storage facility, thereby minimizing air quality issues related to longer vehicle trips or traffic delays that might be incurred if the center were located at a less convenient location. The impact of noise from self-storage facility activities is addressed by virtue of the fact that storage activities are by nature quiet and in this case oriented toward the activity center. Also parking and entrance/exit activities will be from Shelbyville Road, thus reducing noise and activity impact on adjoining residential properties.

#### **GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY**

The application complies with the applicable Intents and Policies 1, 2, 3, 5, 6 and 11 of this Guideline as follows.

This adaptive re-use of an old office/retail building and vacant lot helps ensure the availability of necessary usable land to facilitate commercial, industrial and residential development, and to reduce public and private costs for land development.

Re-utilizing available, highly accessible and convenient land that is in an in-fill location along Shelbyville Road near the Snyder Freeway assures convenient services to nearby neighborhoods and businesses and reduces commuting time to services located farther away.

#### **GUIDELINES 7, 8, 9 AND 12 – CIRCULATION, TRANSPORTATION FACILITY DESIGN, ALTERNATIVE MODES OF TRANSPORTATION AND AIR QUALITY**

The application complies with the applicable Intents and Policies 1, 2, 6, 10, 11, 13, 14, 15 and 18 of Guideline 7, Policies 8, 9, 10 and 11 of Guideline 8, and Policies 1, 2, 3 and 4 of Guideline 9 as follows.

The low traffic impacts of a self-storage facility, such as this one, assure the safe and proper functioning of the Shelbyville Road street network whose existing, adequate traffic-carrying capacity is not exceeded. Efficient internal and external circulation through this new development and the assurance of transportation facilities that are safe and efficient are demonstrated on the DDDP accompanying this application. Air quality impacts are further minimized because of the alternative modes of transportation that TARC service and sidewalks along Shelbyville Road help provide.

The proximity of the subject property to area businesses and neighborhoods ensures that travel time will be minimal, further reducing traffic related air quality impacts. Handicap parking spaces and safety crosswalks have been provided in accordance with the requirements of the Land Development Code. Moreover, the DDDP accompanying this application must receive the preliminary stamp of approval from Metro Transportation Planning, thus demonstrating conformance with all standards governing access, site distances, internal circulation, parking and so on.

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**GUIDELINES 10 AND 11 – STORMWATER AND WATER QUALITY**

The application complies with the applicable Intents and Policies 1, 6, 7, 10 and 11 of this Guideline as follows.

The DDDP accompanying this application must assure that there shall be no increase in drainage runoff to Shelbyville Road and that all drainage facilities shall conform to MSD requirements, for example that post development peak rates of run-off to not exceed predevelopment conditions. The overall plan will receive MSD’s preliminary stamp of approval prior to docketing, thus evidencing this fact. Sanitary sewer service will be provided by connection.

**GUIDELINE 13 – LANDSCAPE CHARACTER**

The application complies with the applicable Intents and Policies 1, 2, 4, 5 and 6 of this Guideline as follows.

The Land Development Code includes minimum interior, perimeter and tree canopy requirements that will be met. The landscape plan for the self-storage facility is being designed to include interior parking lot landscaping where required and also along Shelbyville Road and particularly between the proposed facility and adjoining residential neighborhoods. The overall appearance of the self-storage facility will improve the landscape and aesthetic character of the site and area.

\* \* \* \* \*

For all the reasons set forth hereinabove, on the detailed district development plan accompanying this application and in testimony and other evidence to be presented at LD&T and at the full public hearing, this application complies with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

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