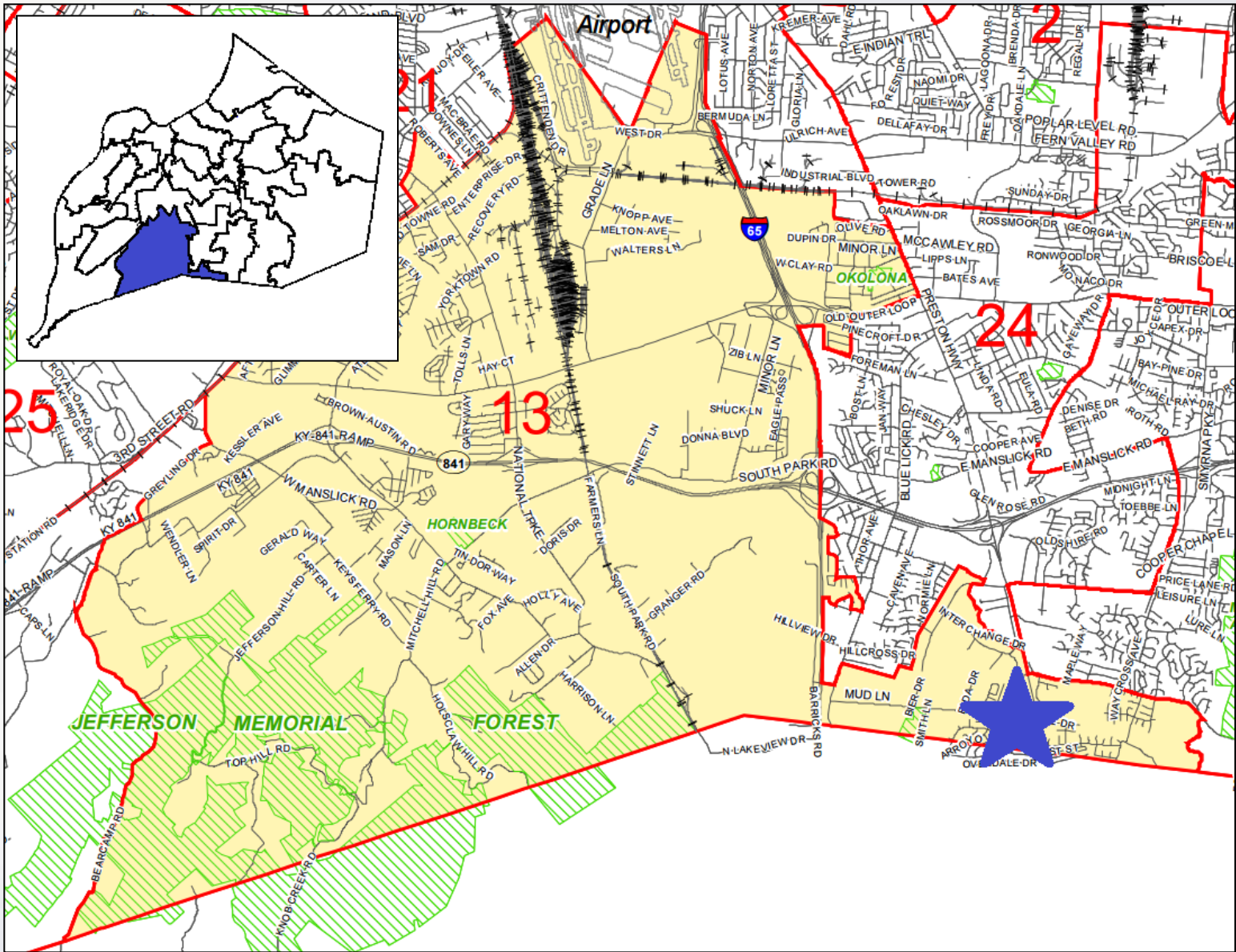


# 17ZONE1018

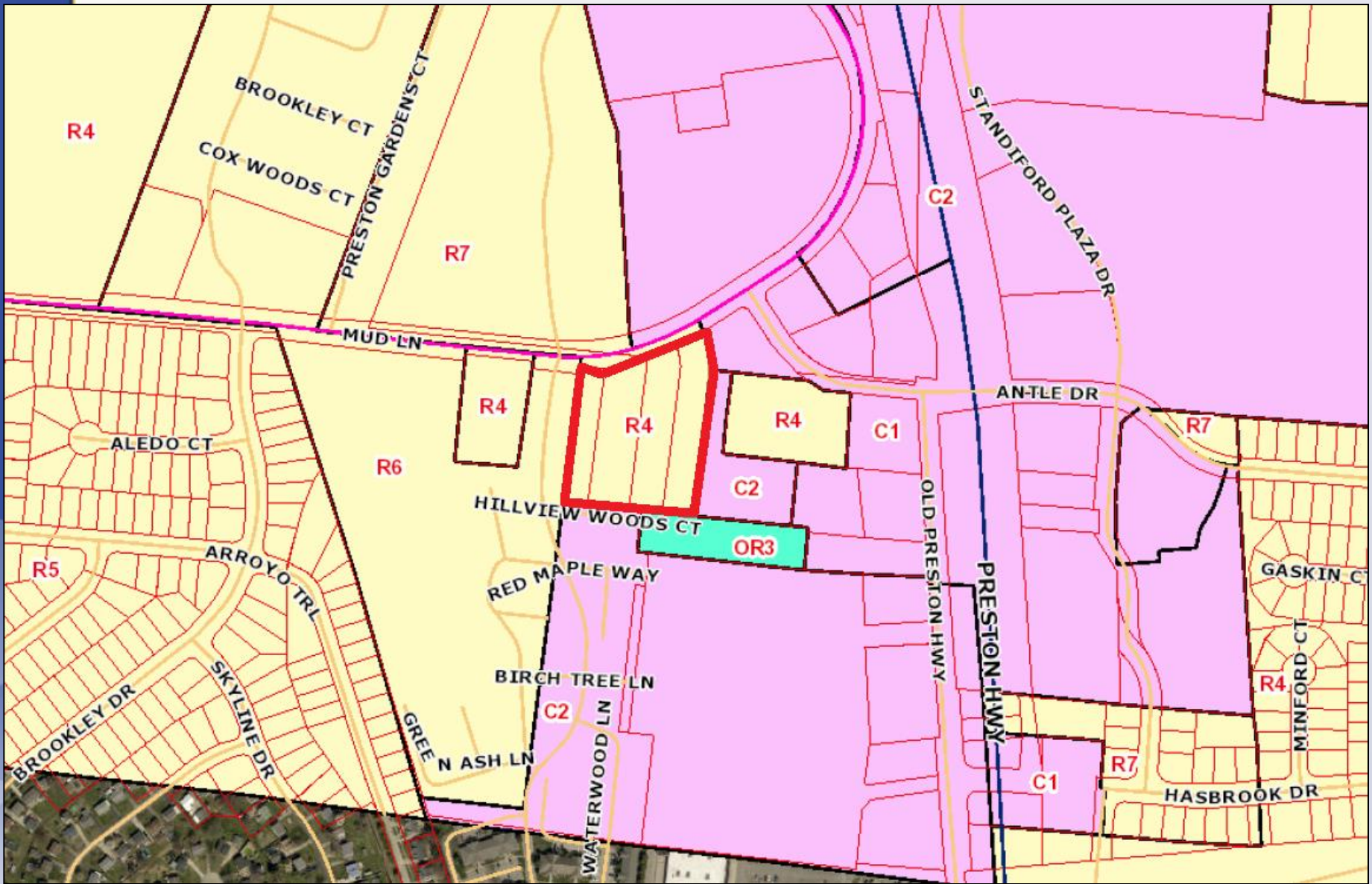
## Mud Lane Storage



Planning/Zoning, Land Design & Development  
September 19, 2017





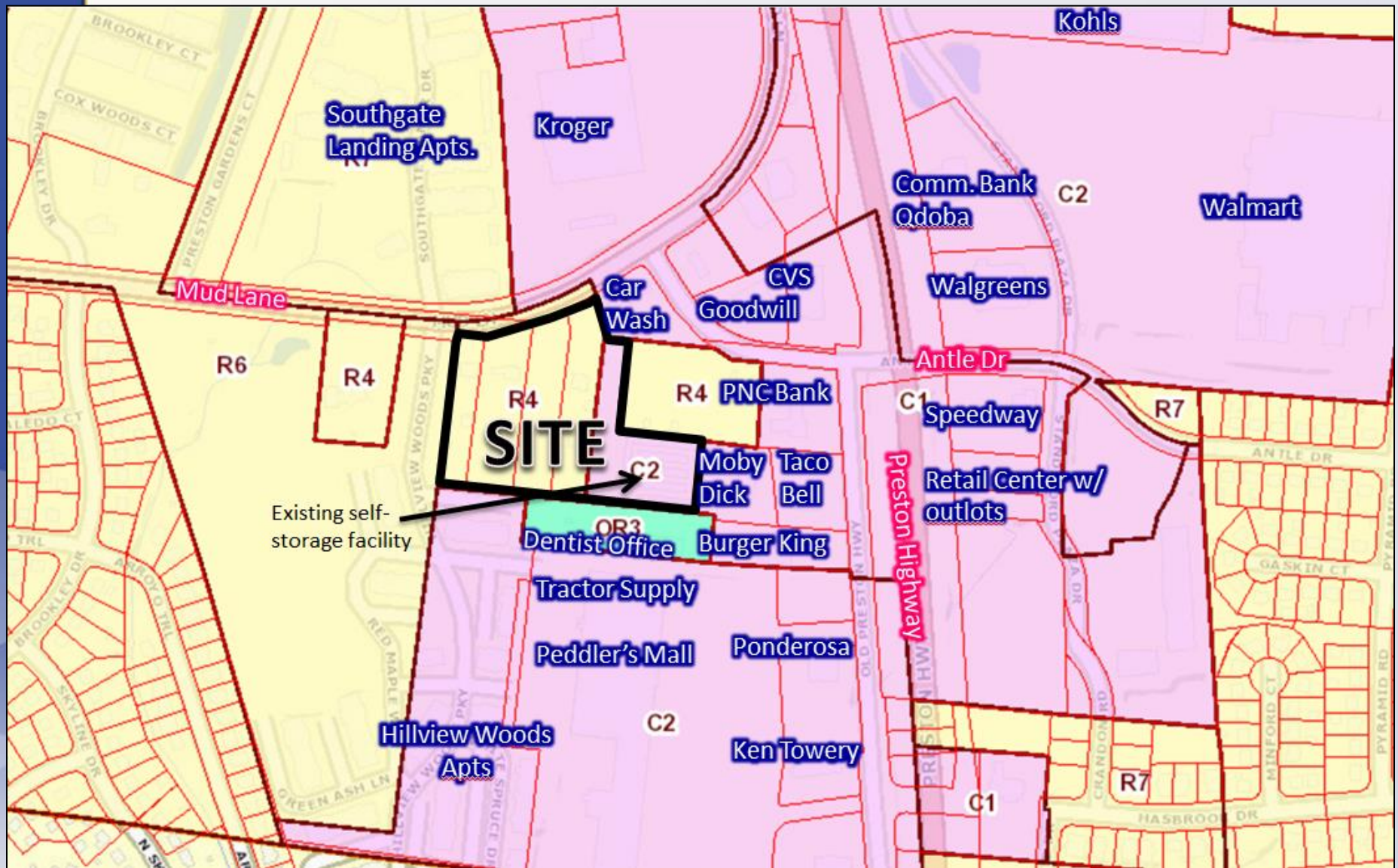


**Subject Property:**

Existing: R-4/SMC

Proposed: C-2/SMC









Subject Property:  
Existing: Single Family  
Proposed: Storage

# Requests

- Change in zoning from R-4 to C-2
- Conditional Use Permit with relief of 4.2.35.B (30' setbacks) for mini-warehouses
- Waiver of Section 10.2.4 to reduce the 25' LBA to 15' along the western property line
- Waiver of Section 5.5.2.B.1.a and 5.9.2.A.1.b.ii to not provide vehicular and pedestrian connections to adjacent developments
- Waiver of Section 5.6.1.B.1 to not provide animating features along 60% of the building façade facing a public street
- Detailed District Development Plan

# Case Summary

- 1.78 acres of the 5.89 acre site is already zoned C-2
- Expansion of existing mini-warehouse facility
- Located in South Louisville, 2 miles south of Gene Snyder
- Mini-warehouse with “fortress style” design
- Removing current access and improving access on Mud Lane
- Three single family homes on 4 lots will be demolished



# Site Photos





# MUD LANE MINI-STORAGE DEVELOPMENT PLAN



PREPARED BY:

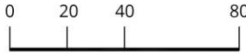


PREPARED FOR:

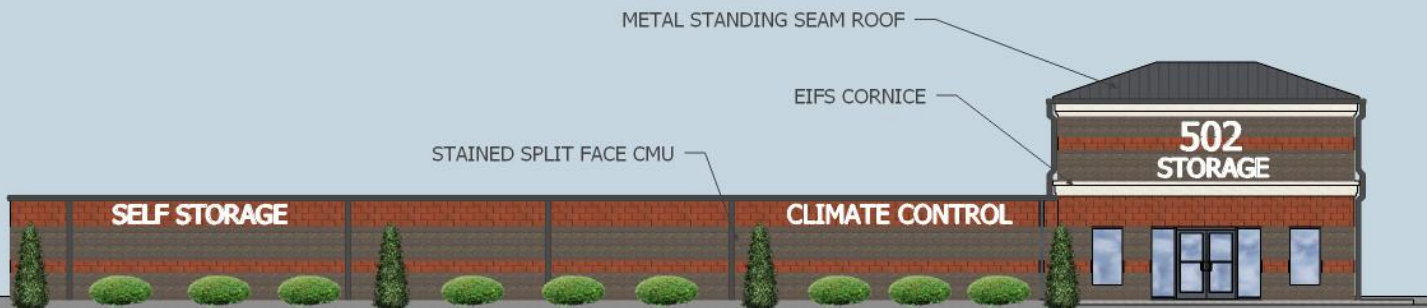
PREPARED ON: APRIL 24, 2017



NORTH



SCALE : 1"=40'



NORTH ELEVATION



# PC Recommendation

- The Planning Commission conducted a public hearing on 8/17/2017
- No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-4 to C-2 by a vote of 8-0 (8 members voted)