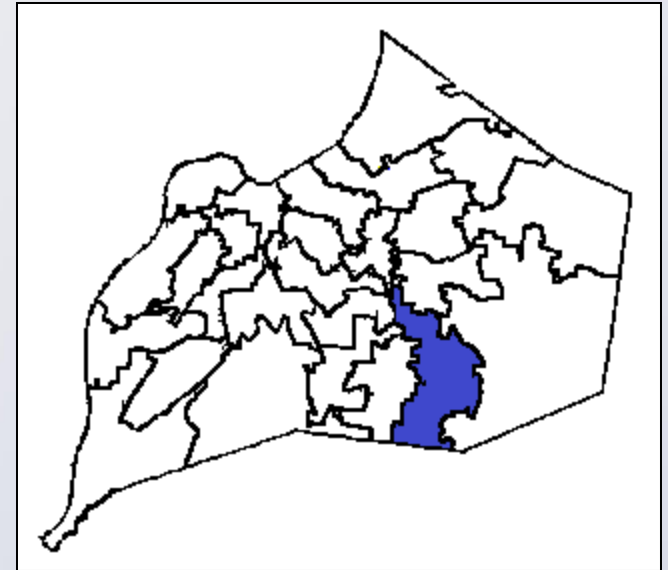
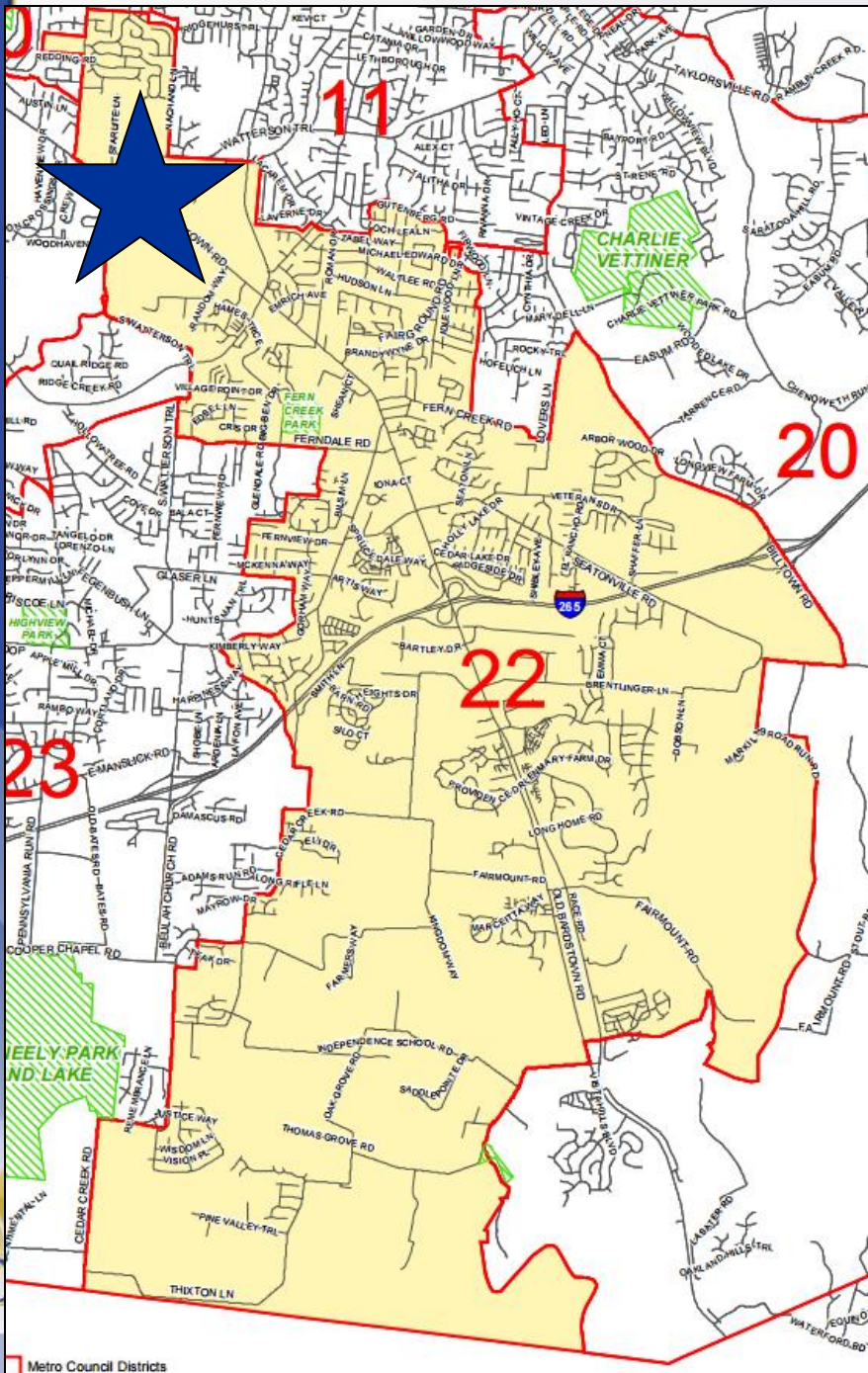


# 17ZONE1049 WILLIAMS SELF STORAGE

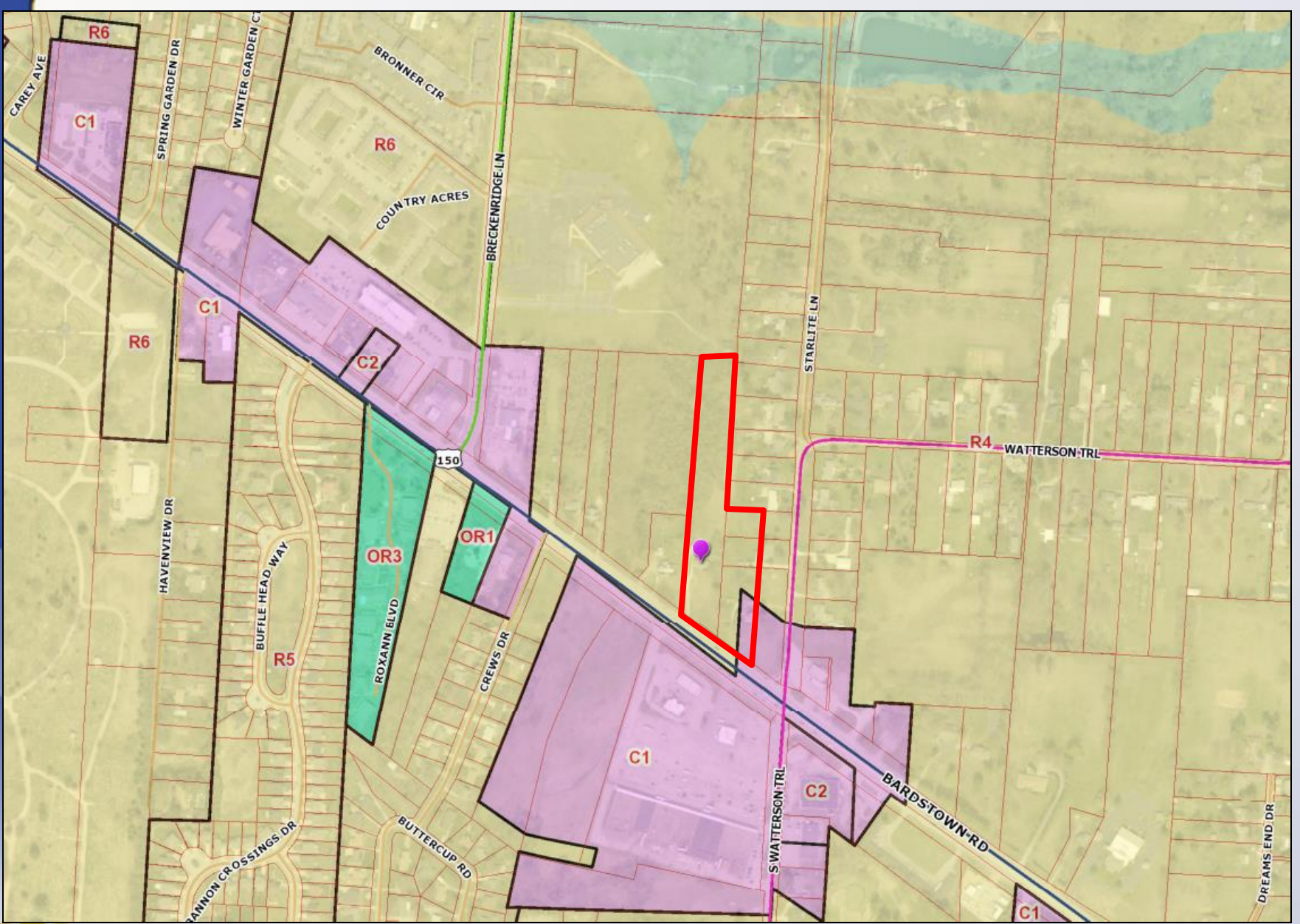


Planning, Zoning & Annexation Committee  
May 1, 2018



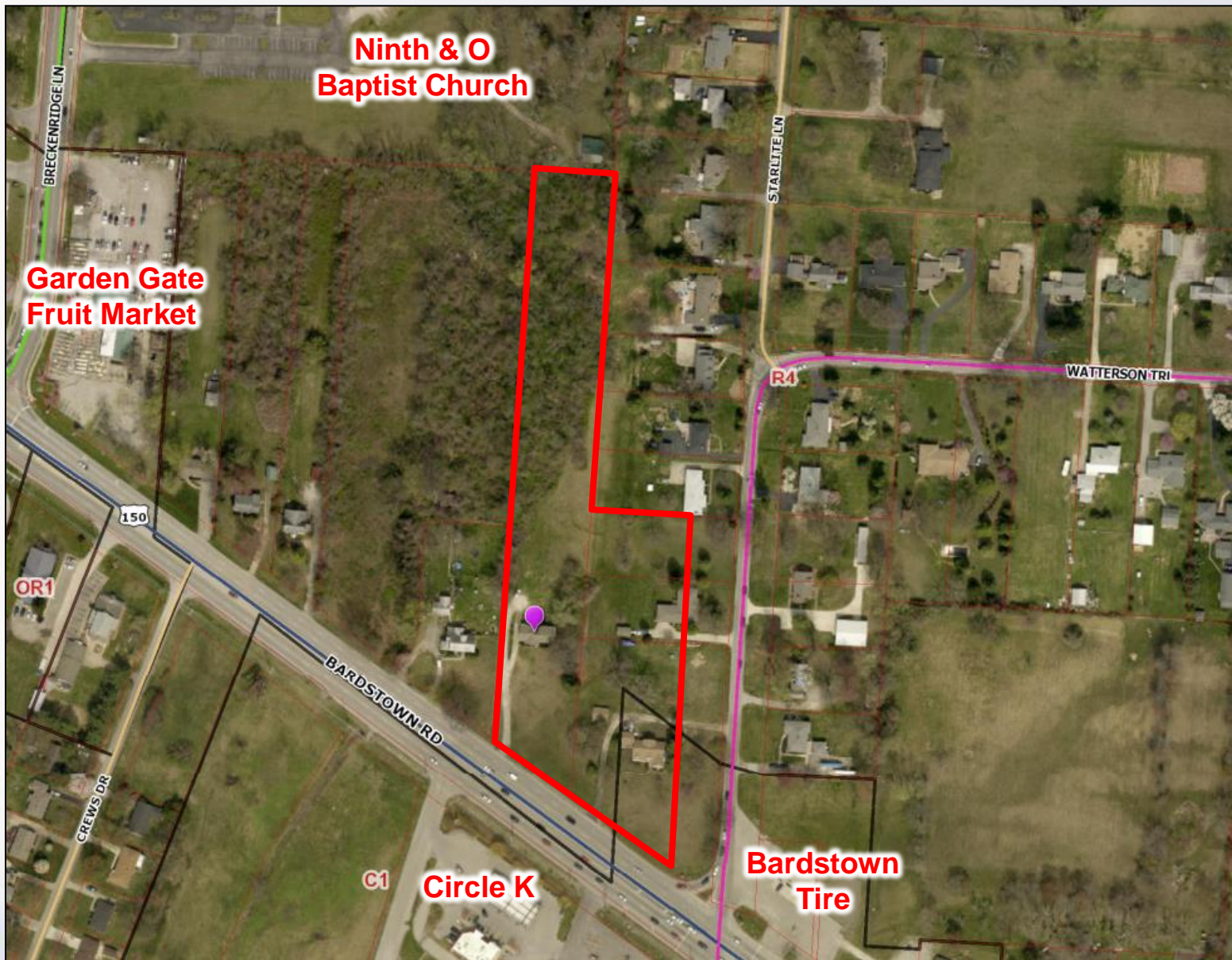
4627 Bardstown Road  
 District 22 -  
 Robin Engel





Existing: R-4 & C-1/N  
Proposed: C-2/N





Existing: Single Family  
Proposed: Mini Storage

# Requests

- Change in zoning from R-4, Single Family Residential and C-1, Commercial to C-2, Commercial on 4.89 acres
- Conditional Use Permit for mini-warehouse with relief for the 30' setback along the eastern and western property lines
- Variance from Section 5.3.1.C.5 to allow proposed structure to encroach into the 50' non-residential to residential setback along the eastern and western property lines
- Waiver of Section 10.2.4 to allow structures to encroach into the 35' property perimeter buffer areas along the eastern and western property lines
- Detailed District Development Plan with Binding Elements

# Case Summary

- Site consists of 4 parcels with three homes (TBR) and lot lines adjusted
- Located northwest of the intersection of Bardstown Road and Watterson Trail
- 63,750 square foot mini-warehouse (10 buildings)
- Access from Bardstown Road



# Subject Site



# Subject Site





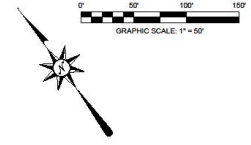
# Surrounding Area Photos



# Surrounding Area Photos





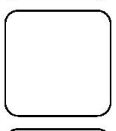


REVISIONS

**WILLIAMS PROPERTIES**  
 4627 BARDSTOWN ROAD  
 LOUISVILLE, KY 40218



JOB NUMBER:  
 DATE: 02/02/2017  
 SCALE: 1" = 50'  
 DRAWN: K. CARDWELL  
 CHECKED: B. SHIRLEY  
 FILE PATH:



**E0**  
 SITE RENDERING

- LEGEND**
- SELF STORAGE BUILDING
  - OFFICE
  - PICNIC TABLE
  - GREEN SPACE
  - EXISTING TREE CANOPY TO BE PRESERVED
  - ASPHALT / PAVEMENT
  - SIDEWALK
  - DECIDUOUS SHADE TREE
  - EVERGREEN TREE
  - ORNAMENTAL TREE
  - DECIDUOUS SHRUB
  - EVERGREEN SHRUB



WM#11697 17ZONE1049





# Public Meetings

- Neighborhood Meeting on 10/17/2017
  - Conducted by the applicant, 14 people attended the meeting
- LD&T meeting on 2/22/2018
- Planning Commission public hearing on 3/15/2018
  - One person spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 and C-1 to C-2 with a vote of 8-0 (two members were not present).