

**CORNERSTONE 2020**  
**JUSTIFICATION STATEMENT**  
**DIXIE MINI-WAREHOUSE**  
**11712 & 11720 DIXIE HIGHWAY**  
**LOUISVILLE, KENTUCKY**

**A. PROJECT OVERVIEW**

The applicant is requesting a zone change for a portion of property located at 11712 Dixie Highway south of the gene Snyder expressway. The property is currently zoned C-2 with a small portion being zoned C-1. The applicant is requesting to change the C-1 portion, 0.81 acres, to C-2. The property is located in the Suburban Marketplace Form District. This is a redevelopment project on a site which is currently vacant and consists of a former go-cart track (Family Fun Center) that has been unused and vacant for years. The proposed development is for mini-warehouse/ self storage units.

**Description of Facility**

The self storage buildings will total approximately 130,000 sq.ft. and be a combination of “conditioned” and “non-conditioned” (i.e. heated and/or cooled) spaces.

**Location**

The site is at 11712 and 11720 Dixie highway. As can be readily seen from the LOJIC map, this site is located on property that formerly was part of a manufacturing area on the boundary of a former traditional manufacturing area and an older traditional residential neighborhood. The site is currently bordered on all sides by C-2 zoned properties.

**B. COMPLIANCE WITH APPLICABLE PLAN ELEMENTS.**

**GUIDELINE 1 - COMMUNITY FORM/LAND USE**

**B.8 Suburban Marketplace Corridor**

The development is located along a major roadway, Dixie Highway with well-defined beginning and ending points and established depths along the length of the corridor. Connectivity to adjacent properties is provided by access easements.

**GUIDELINE 2 - CENTERS**

**A.1/7 Location**

The proposal will be part of an existing commercial corridor that has been established along Dixie Highway.

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**A.3 Location if Retail Commercial**

The mix of zoning in this area suggests that there is sufficient population in the area to support the zoning and CUP.

**A.5 Mixture of Compatible Uses**

The proposal is not for a mix of uses but the zoning supports a mix of uses.

**A.13/15 Shared Access**

The proposal does share entrance with the adjacent property to the north.

**A.14 Utilities**

All necessary utility hookups are existing and in place. Multiple utilities cross the subject property within existing easements.

**A.16 Encourage Alternative Transportation Modes**

Facilities exist for all types of transportation.

**GUIDELINE 3 - COMPATIBILITY**

**A.2. Building Materials**

The building materials will be metal roof. The buildings will be metal, some with masonry walls.

**A.4. Non-residential Expansion**

The subject project is not a non-residential expansion into an existing residential area.

**A.5. Odor and Air Quality**

The subject site is for warehouse / storage purposes. It will not generate odor or air quality impacts.

**A.6. Traffic**

Due to its size and scale and intended use, the proposed land use will generate miniscule traffic.

**A.7. Noise**

The proposed use as primarily warehouse / storage will not generate significant noise.

**A.8. Lighting**

The project does not include a significant amount of lighting. Lighting will meet LDC requirements.

**A.11. Density**

The proposed use is located along a transit corridor and within an activity center.

**A.21. Transitions**

LBAs are provided as required by LDC.

**A.22. Buffers**

LBAs are provided as required by LDC..

**A.23. Setbacks, lot dimensions, building heights**

The proposed building size, location and setbacks are consistent with adjacent development.

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**A.24. Screening/Buffering**

A 15' LBA is provided to screen parking from adjacent ROW.

**A.24. Parking**

There are no parking areas located adjacent to residential.

**A.25 Parking Garages**

A parking garage is not proposed.

**A.28 Signs**

An existing free standing sign will remain, is compatible to surrounding signage and is in compliance with the sign ordinance.

**GUIDELINE 4 – OPEN SPACE**

**A.2. Conservation of Natural Resources**

A large tree preservation area and open space is being provided at the rear of the property where it is closest to residential.

**GUIDELINE 5 – NATURAL AREAS, SCENIC AND HISTORIC RESOURCES**

**A.1 Natural Features**

A large tree preservation area and open space is being provided at the rear of the property where it is closest to residential.

**A.2 Historic Resources**

The site itself contains no historic resources. The proposal will facilitate greater utilization of a renovated 5 story building, the Breckinridge Tech Center.

**A.6 Soils and Slopes**

The site has been previously developed and soil graded to create landscape berms. There are no steep slopes on the property. While existing mapping indicates possible hydric soils, none have been identified during previous construction.

**GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY**

**A.3 Investment in Downtown and Older Neighborhoods**

The proposed commercial zoning is located in an existing activity center.

**A.4 Location of Industries**

The proposal is not for industrial use.

**A.6 Activity Centers**

The proposed commercial zoning is located in an existing activity center.

**A.8 Location of Industries near Transportation Facilities**

The development will have a small number of employees and it is located on an arterial.

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**GUIDELINE 7 - CIRCULATION**

**A.1 Impact of Developments**

The site is located on a fully developed section of Dixie Highway and no improvements are necessary or proposed. The vehicular traffic generated by this use is minimal and no impact on the roadway system.

**A.3 Transit Supportive Development**

The development will connect to existing sidewalks to the north and sidewalks are proposed to extend along the frontage. Sidewalks are provided to the primary building.

**A.6 Access to Surrounding Land Uses**

The development access is via a shared entrance off Dixie Highway. No new roadways or entrances are necessary.

**A.9 Dedication of Right-of-Way**

The site is in an established roadway network.

**A.10 Adequate Parking**

Adequate parking is provided for the contemplated use.

**A.13 Joint and Cross Access**

The development access is via a shared entrance off Dixie Highway. No new roadways or entrances are necessary.

**GUIDELINE 8 – TRANSPORTATION FACILITY DESIGN**

**A.8 Stub Streets**

A stub street is not provided as the site is not creating a roadway.

**A.9 Access**

The development access is via a shared entrance off Dixie Highway. No new roadways or entrances are necessary.

**A.11 Internal Circulation**

No new roads are being proposed.

**GUIDELINE 9 – BICYCLE, PEDESTRIAN AND TRANSIT**

**A.1 Bicycle and Pedestrian Circulation**

The development will connect to existing sidewalks to the north and sidewalks are proposed to extend along the frontage. Sidewalks are provided to the primary building.

**GUIDELINE 10 – FLOODING AND STORMWATER**

The proposal will be reviewed and approved by MSD to ensure that stormwater drainage is handled appropriately.

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**GUIDELINE 12 – AIR QUALITY**

**A.4 Floodplain Management Standards**

The development does not lie within a flood hazard area

**A.10 Through Drainage**

The development currently provides through drainage by open ditch and is within an existing MSD drainage easement.

**GUIDELINE 13 – LANDSCAPE CHARACTER**

**A.3 Corridors**

The rear of the site is preserved in a TCPA.

**GUIDELINE 14 - INFRASTRUCTURE**

**A.2 Adequate Utility Service**

Existing utilities are available.

**A.3 Water Supply**

The site is in an established center with adequate utility, water and sewage disposal facilities.

**A.4 Sewage Treatment and Disposal**

The site is served by MSD public sewer facilities.

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**Variance Justification:**

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

**1. Explain how the variance will not adversely affect the public health, safety or welfare.**

Granting of the requested variance will not adversely impact the public because the primary building facing Dixie Highway is within the building setback limits. The width of the building is what prevents compliance with LDC Section 5.1.8.B.

**2. Explain how the variance will not alter the essential character of the general vicinity.**

Granting of the requested variance will not alter the character because the primary building location is similar to the adjacent building locations from Dixie Highway.

**3. Explain how the variance will not cause a hazard or a nuisance to the public.**

Granting the variance does not cause a hazard because it is simply a dimensional variance. The width of the building is what prevents compliance with LDC Section 5.1.8.B.

**4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.**

Granting of the requested variance is not an unreasonable circumvention of the requirements because the primary building facing Dixie Highway is within the building setback limits and the intent of the requirement is being met.

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*Additional consideration:*

**1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

Due to existing conditions of the site, a larger building will not fit on the site. Existing conditions are existing drainage, existing sewer lines, easements and access drives.

**2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.**

Existing conditions such as existing drainage, existing sewer lines, easements and access drives prevent the building from being any larger.

**3. Are the circumstances are the result of actions of the applicant taken subsequent to the adoption of the regulation which relief is sought?**

The location of the existing easements and the LDC dictate the maximum building size that can be placed on the lot.

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