

John M. Addington
1614 Rosewood Avenue
Louisville, Kentucky 40204

September 6, 2018

Mr. Jon Crumbie, Case Manager
Board of Zoning Adjustment
444 South 5th Street, Suite 300
Louisville, KY 40202

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PLANNING &
DESIGN SERVICES

**Subject: Letter in Opposition
18CUP1072 – Mini-Storage Warehouse Facility
1300 & 1306 Bardstown Road, Louisville, Kentucky**

Dear Jon,

Please include this letter of opposition in the case file for the above referenced case and forward to BOZA members, as I am not sure I can attend the September 17 public hearing.

I am a resident at 1614 Rosewood Avenue in the Tyler Park Neighborhood since 1987, and have rarely opposed a development proposal in my area, but am vehemently opposed to the granting of a Conditional Use Permit to allow a mini-storage warehouse facility at the Old Ballet Building. This site is a flagship location for my street and neighborhood that the City never intended to be used in this manner when they sold it to Louisville Sterling, LLC. While we all want to see these buildings be restored and adaptively reused, the proposed use would be a violation of our Comprehensive Plan, our Land Development Code, and would permanently squander the opportunity to revive an important community resource.

Our neighborhood and this section of Bardstown Road has a distinct character that deserves recognition and preservation (beyond simply a building restoration) within this Traditional Marketplace Corridor. This site has long served as a community asset at a prominent corner location within a vibrant commercial corridor. Transforming this site into a mini storage warehouse will eliminate any chance of reclamation as a destination for hospitality, tourism or community use.

To simply rely on a market study indicating a “great need for storage in the area” as adequate justification for granting this conditional use would be turning a blind eye to the Community Design and Land Use objectives set forth in our Comprehensive Plan to preserve and reinforce our quality of life. Alternative uses that better fit the area’s pattern of development may require more parking, but there could be community support for a reduction of required spaces for neighborhood-serving businesses, restaurants, apartments or a cultural center. The developer said he has pursued a shared parking agreement with Mid City Mall, but it is doubtful this a high priority when mini-storage can be requested with existing on-street parking. Agreements are more likely to be reached when there are appropriate incentives.

This CUP request is not justified and is a path of least resistance that buries any hope of preserving a distinctive, pedestrian-friendly marketplace and neighborhood asset. Please deny this request.

Sincerely,



John M. Addington

18 01071072

Crumbie, Jon

From: Emma Aprile <etaprile@gmail.com>
Sent: Tuesday, September 4, 2018 8:53 AM
To: Crumbie, Jon
Cc: Weatherby, Jasmine; Coan, Brandon
Subject: Case no. 18CUP1072, a Conditional Use Permit request for 1300 & 1306 Bardstown Road

Mr. Crumbie,

I'd like to ask the Board to reject Conditional Use Permit 18CUP1072, a Conditional Use Permit for a Mini-Warehouse and a short-term rental at 1300 and 1306 Bardstown Road, due to its incompatibility with our neighborhood's Traditional Marketplace Corridor and Traditional Neighborhood Form Districts, according to Louisville Metro's Land Development Code.

18CUP1072 does not meet the requirements for permission of conditional use as outlined in LDC 4.2.1—namely, this plan's CUP components will have an adverse effect on neighboring properties, are in conflict with the goals and plan elements of the Comprehensive Plan's Form District designations, and are not in compliance with the listed standards and requirements.

Our Form Districts prioritize walkability, alternative modes of travel including public transit amenities, appropriate and compatible integration of residential, civic, commercial and office uses that promote close-to-home shopping and service opportunities (LDC 5.2.2 & 5.2.3).

Mini-storage does not comply with TMC and TNFD priorities regarding transportation:

- Mini-storage depends on individual vehicle transportation for patrons to move items in & out of storage facility.
- Mini-storage use will increase car and truck traffic in the area without adding any pedestrian use.
- Mini-storage use is incompatible with alternative modes of transportation, including pedestrian walkways and public transit. 18CUP1072's design shows vehicular traffic to be the sole entry point for the storage facility.

Storage facilities do not comply with TMC and TNFD goals of compatibility between marketplace corridor and adjacent neighborhoods, and integration of uses that promote close-to-home shopping and service opportunities:

- While 18CUP1072's documentation asserts that market analysis implies that a storage business in our area may be financially viable, such a market analysis has no bearing on whether the CUP meets the requirements of the Traditional Market Corridor form district.
- Storage facilities' dependence on individual vehicular transportation for patrons isolates storage patrons from the neighboring businesses. In the proposed plan, there is no natural crossover of patrons with neighboring businesses.
- Storage use for immediate neighborhood is incompatible with goals of pedestrian commerce for residents, because transportation of stored goods relies exclusively on vehicles.

As a neighbor, I am also concerned about the ways that the proposed storage facility does not comply with the LDC guidelines for Mini-warehouses (LDC 4.2.35). Namely:

- LDC 4.2.35.E: There shall be no retail or wholesale sales or distributing on site.
 - The building that is otherwise dedicated to storage includes a 1000 sq. ft. retail space.
- LDC 4.2.35.G: No structure on the site shall be taller than one story and shall not exceed 15 feet in height.
 - The plan designates 4,290 sq. ft. for first-floor storage, and has a second-floor storage area of 5,070 sq. ft.
- LDC 4.2.35.B: No building, structure or pavement shall be located closer than 30 ft. to side property lines or property lines abutting residential areas.
 - If I read the plan correctly, the rear of 1300 Bardstown Road is just a few feet from the alley off Rosewood, and there is less than 30 feet between the rear of the building and the house across the alley (1810 Rosewood Ave.).

In addition to failing to meet the LDC requirements outlined above, this proposal fails to contribute to the daily residential and commercial activities characteristic of our neighborhood. 18CUP1072 is incompatible with our neighborhood character as described in LDC 5.2.2–3 (e.g., effective integration of businesses and residential uses that emphasize walkability and public transit). Please reject this proposal.

On a final note—many neighbors who have attended meetings about this permit request have expressed concern about the financial history of the buildings, especially the opaque nature of the city's original sale of the building to a business belonging to one of the partners making the current application, 18CUP1072, as well as the ambiguous cost of removing asbestos that, according to city oversight, wasn't there. I request all permitting be put on hold until after Metro Council has examined these transactions.

Thank you,
Emma Aprile

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Emma Aprile
c: 502-396-3600
1806 Rosewood Ave.
Louisville, KY 40204