

# 17CUP1024

## 4905 R Cooper Chapel Road



**Louisville Board of Zoning Adjustment Public Hearing**

Jon E. Crumbie, Planning & Design Coordinator

July 10, 2017

# Request

- Conditional Use Permit to allow mini-warehouses in a C-2 zoning district.

# Case Summary/Background

- The property is currently zoned C-1/C-2 and located in the Suburban Marketplace Form District. The proposed Storage Project will be located in the C-2 portion of the property. The proposal will include the following:
  - 1 Primary structure which will be a 3-story (700 units) and 35 feet in height and contain 77,640 square feet. The structure will be air conditioned.
  - 7 Secondary structures (419 units) which will be 1-story and 15 feet in height and contain 54,300 square feet.
    - Warehouse 1 - 5,400 square feet
    - Warehouse 2 - 9,450 square feet
    - Warehouse 3 - 9,450 square feet
    - Warehouse 4 - 8,100 square feet
    - Warehouse 5 - 12,150 square feet
    - Warehouse 6 - 3,900 square feet
    - Warehouse 7 - 5,850 square feet
  - 10 asphalt parking spaces including 2 ADA spaces.

# Zoning/Form Districts

Subject:

Existing: C-2/SMC

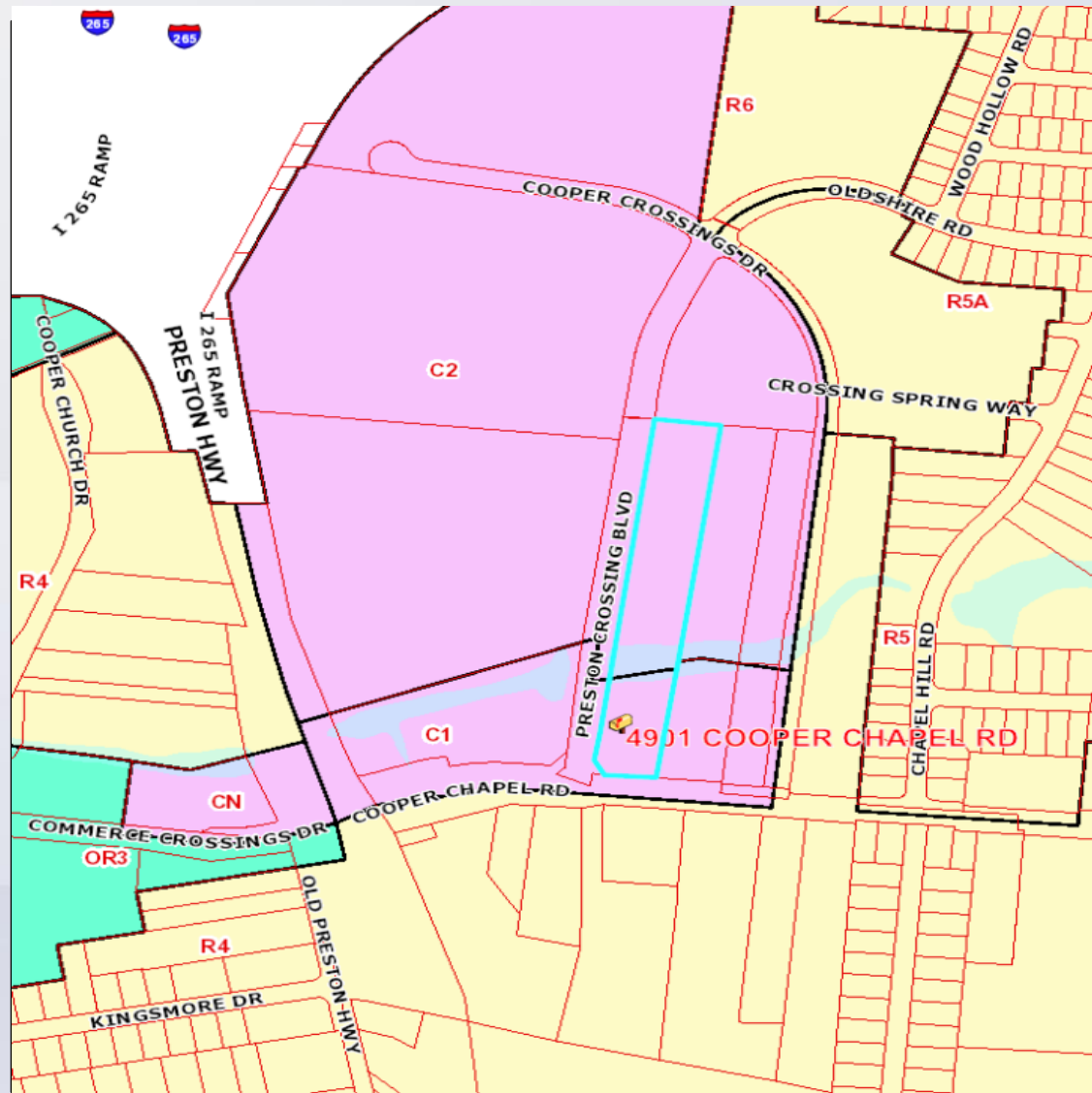
Proposed: C-2/SMC

North: C-2/SMC

South: C-1/SMC

East: C-2/SMC

West: C-2/SMC



# Aerial Photo/Land Use

Subject:

Existing: Vacant

Proposed: Mini-Warehouses

North: Vacant

South: Vacant

East: Vacant

West: Commercial



# Cooper Chapel Road



# Looking East/Preston Crossing Blvd.



# Looking South/Preston Crossing Blvd.





# Looking North/Preston Crossing Blvd.



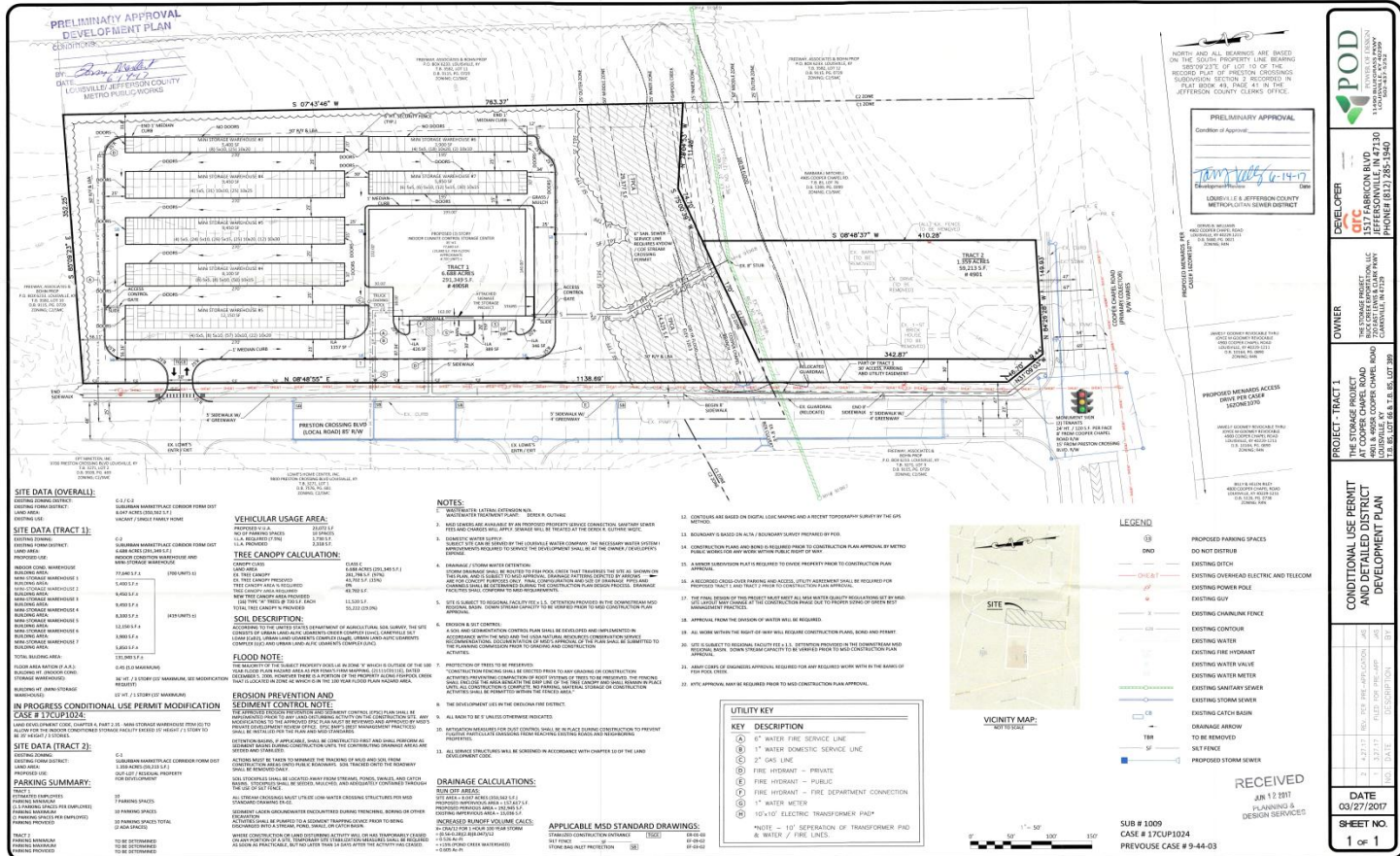
# Looking North/Preston Crossing Blvd.



# Looking North/Preston Crossing Blvd.



# Applicant's Development Plan



# Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit and variance.

# Required Actions

- Approve or Deny
- Conditional Use Permit to allow mini-warehouses in a C-2 zoning district.