

RICH DESIGN STUDIOS

June 29, 2015

Louisville Metro Planning and Design Services
Attn: David Wagner
444 South 5th Street
Louisville, KY 40202

RE: Letter of Explanation – Kyanna Self Storage

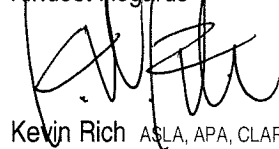
David

On behalf of our clients, Pinnacle Properties of Louisville and Kentuckiana Self Storage llc, we are submitting a Revised Detailed District Development Plan (RDDDP) for Kyanna Self Storage, a proposed mini-storage facility located at 3818 Bardstown Road, Louisville, KY 40218 (previously known as Buechel Mini Storage). Due to adjustments made during the construction plan process and since receiving planning and zoning approvals, the applicant submits this RDDDP for your review and approval. Adjustments include a consolidated detention area, shifted entrance to align with an existing entrance on Bardstown Rd and adjustments a greater variety of storage unit sizes/types based on a recent market study for the development. The developments appearance from Bardstown Road will effectively remain unchanged. Concept Elevations for the office and storage units, as well as the block wall & fencing shall remain as presented in the original submittals.

The existing site, consisting of 5.38 acres, has been consolidated via deed and is dated March 27, 2015. Per the previously approved Detailed District Development Plan and zoning change submittal (case no. 14ZONE1051), the property is zoned Commercial Manufacturing (CM) and is located within the Town Center Form District. .

Please do not hesitate to contact me should you have any questions regarding this submittal. If you do not feel that these adjustments are staff reviewable, please let me know at your earliest convenience so I may inform my client.

Kindest Regards



Kevin Rich ASLA, APA, CLARB

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enclosures: (4)
cc: John Miranda

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District Development Plan Justification:

In order to justify approval of any district development plan, the Planning Commission 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. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

There are no natural resources or natural constraints/restrictions affecting the project site. A potential sinkhole was identified near the southern boundary and indicated on the approved DDDP & this RDDDP. Further review by the project geotechnical engineer has identified it as a likely natural depression typical of this area and shall be further evaluated during construction.

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

A safe and efficient vehicular circulation pattern has been provided. Expansion of sidewalk along Bardstown Rd and connection to project has been provided. In addition, the Buechel Fire District has reviewed and approved our site plan for circulation and fire hydrant locations.

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

There are no open space requirements for this project site.

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- 4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

A storm drainage system is proposed for the development that will collect and convey storm water to a proposed detention basin at the northwest corner of the property. The RDDDP has consolidated the previously proposed detention basins into a single detention basin with the same/similary storage requirements as the approved DDDP.

- 5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

The project site is adjacent to and compatible with adjacent properties to the north, west and east via current zoning C1, C2 and CM. Residential property exists to the south of the project site and the proposed development shall implement a 25-ft landscape buffer area with screening along these properties.

- 6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

The proposed RDDDP is based upon the approved DDDP, which was found to conform with the intent of the Comprehensive Plan and LDC when approved on February 5, 2015

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