



Change in Zoning / Form District Application

Louisville Metro Planning & Design Services

Case No.: 1620 NE 1017 Intake Staff: 3B

Date: 4/4/16 Fee: 3025.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Change in Zoning / Form District from R-7 to C-M

Project Description (e.g., retail center and office development, etc.): Construction of a three story enclosed self-storage facility and associated parking

Project Name: 1403 Browns Lane

Primary Project Address: 1403 Browns Lane

Additional Address(es): _____

Primary Parcel ID: 002900920000

Additional Parcel ID(s): 002900910000

of Residential Units: _____ Commercial Square Footage: _____

Proposed Use: Storage Units Existing Use: School

Existing Zoning District: R-7 Existing Form District: RC

Deed Book(s) / Page Numbers²: DB 6009, Pg 565

The subject property contains 2.5 acres. The area to be rezoned contains 2.5 acres.

Number of Adjoining Property Owners (APOs): 28 (refer to tax map from PDS)

To the best of your knowledge and belief, does the applicant or any of its related interests have a personal or financial relationship with any Louisville Metro Officer, Metro Council Member, Planning Commission Member or any of their related interests? If yes, please explain the nature of the relationship (including name of official)

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹
 Yes No

If yes, please list the docket/case numbers:

Docket/Case #: _____ Docket/Case #: _____

Docket/Case #: _____ Docket/Case #: _____

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Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Fruitful Ministries Global, Inc.

Name: Dan Kunau

Company: _____

Company: Citadel Storage Partners

Address: 1403 Browns Lane

Address: 333 East Main Street, Suite 400

City: Louisville State: KY Zip: 40207

City: Louisville State: KY Zip: 40202

Primary Phone: 502-445-8468

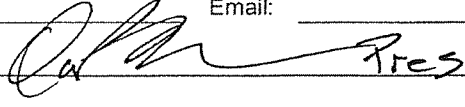
Primary Phone: _____

Alternate Phone: _____

Alternate Phone: _____

Email: deblevins@gmail.com

Email: _____

Owner Signature (required): * 

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: Clifford H. Ashburner

Name: Kevin M. Young ASLA

Company: Dinsmore & Shohl, LLP

Company: Land Design and Development, Inc.

Address: 101 S. Fifth Street, Suite 2500

Address: 503 Washburn Ave

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40222

Primary Phone: 502-540-2300

Primary Phone: 502-426-9374

Alternate Phone: _____

Alternate Phone: _____

Email: Clifford.Ashburner@Dinsmore.com

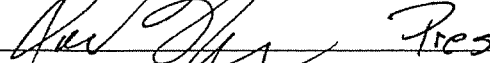
Email: young@ldd-inc.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Don Blevins, in my capacity as President, hereby

certify that Fruitful Ministries, Inc. representative/authorized agent/other is (are) the owner(s) of the property which

name of LLC / corporation / partnership / association / e is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature:  Date: 3-31-16

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Citadel



Land Development Report

March 4, 2016 3:53 PM

About LDC

Location

Parcel ID: 002900920000
Parcel LRSN: 88315
 Address: 1403 BROWNS LN

Zoning

Zoning: R7
Form District: REGIONAL CENTER
Plan Certain #: NONE
Proposed Subdivision Name: NONE
 Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
 Plat Book - Page: NONE
Related Cases: NONE

Special Review Districts

Overlay District: NO
Historic Preservation District: NONE
 National Register District: NONE
Urban Renewal: NO
Enterprise Zone: NO
 System Development District: NO
 Historic Site: NO

Environmental Constraints

Flood Prone Area

FEMA Floodplain Review Zone: NO
FEMA Floodway Review Zone: NO
Floodplain Ordinance Review Zone: NO
Conveyance Zone Review Zone: NO
FEMA FIRM Panel: 21111C0045E

Protected Waterways

Potential Wetland (Hydric Soil): NO
 Streams (Approximate): NO
 Surface Water (Approximate): NO

Slopes & Soils

Potential Steep Slope: NO
 Unstable Soil: NO

Geology

Karst Terrain: YES

Sewer & Drainage

MSD Property Service Connection: YES
 Sewer Recapture Fee Area: NO
 Drainage Credit Program: MS4 (outside of incentive area)

Services

Municipality: ST MATTHEWS
 Council District: 26
 Fire Protection District: ST MATTHEWS
 Urban Service District: NO

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**CITADEL STORAGE PARTNERS, LLC
PROPOSED ZONE CHANGE R-6 TO C-M
STATEMENT OF COMPLIANCE**

The applicant, Citadel Storage Partners, LLC (“Citadel”) proposes to rezone the property at 1403 Browns Lane to allow for the construction of a 174,997 square foot three story self storage facility. The subject property contains 2.5 acres and improvements currently housing the Fruitful Ministries Church and day care facility. The proposal includes the removal of the existing buildings and the construction of the proposed new building, parking and detention/water quality features. The subject property is surrounded by the Browns Lane Right of Way (a limited access road in this section), The Brook treatment facility and an extended stay hotel called Crossland Economy Studios. The subject property is located in the Regional Center Form District.

Guideline 1-Community Form

The subject property is located in the Regional Form, a form district that contains a mixture of high intensity uses, where redevelopment is encouraged. Although the subject property is in the Regional Center Form District, it is isolated from the medical/retail uses in the Dupont Circle area. The proposed development includes covered parking/loading areas, as encouraged by this Guideline.

Guideline 2-Centers

The proposed redevelopment complies with the intent and applicable Policies of Guideline 2. The subject property is located in an existing Regional Center with shared access to Browns Lane. The proposed redevelopment will allow for a compact storage solution for many of the residents and businesses in the vicinity of the subject property.

Guideline 3-Compatibility

The proposed redevelopment complies with the intent and applicable Policies of Guideline 3. The proposed building will be three stories in height and will be constructed of masonry materials and glass, with a facade that appears more office than storage building. The loading area will be contained in a covered area, mitigating noise issues and potential lighting issues. The subject property is located in an intensely developed area of St. Matthews, near several hospital buildings/offices, retail outlets and apartments, meaning that it will have little impact on the traffic situation in this area of the community. The proposed sign on the proposed building is similar to other attached signage in the area.

Guideline 4-Open Space

The proposed redevelopment complies with the intent and applicable Policies of Guideline 4. The proposal is to redevelop a site that is already largely paved and does not contain any significant natural features. The proposed redevelopment will improve drainage on the subject property, where it appears water stands in the existing parking area. The proposed

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redevelopment will, through its compact design, provide more storage on less land than a traditional self-storage facility.

Guideline 5-Natural Areas and Scenic and Historic Resources

The proposed redevelopment is of a site that has no known historic or natural resources.

Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian and Transit

The proposed redevelopment complies with the intent and applicable Policies of Guidelines 7 and 9. The proposal is to redevelop the subject property, which contains a school that generates some peak hour traffic and uses an existing shared access drive. The nearest TARC stop to the subject property is 1,000 feet away as the crow flies, according to TARC. It is highly unlikely that customers will deposit or retrieve stored goods on foot, by bicycle or on a bus. The proposed redevelopment is providing adequate parking for employees and customers.

Guideline 10-Flooding and Stormwater and Guideline 11-Water Quality

The proposed redevelopment complies with the intent and applicable Policies of Guidelines 10 and 11. The subject property is not located in a floodplain but is located in a flat area that will need to be slightly engineered to make sure that surface water leaves the property and makes it into the nearby drainage system. There are no streams on or near the subject property. The applicant will provide water quality and erosion control measures to comply with the most up to date MSD requirements applicable to the subject property.

Guideline 12-Air Quality

The proposed redevelopment complies with the intent and applicable Policies of Guideline 12. The proposed use is compact and will provide more useable square feet of storage on this previously developed site than a similar single-story self storage facility. The compact nature of the development will result in less tree canopy being disturbed than another style of storage facility. The location of the proposed use so close to its potential business and individual customers should also work to reduce the proposal's impact on air quality.

Guideline 13-Landscape Character

The proposed redevelopment complies with the intent and applicable Policies of Guideline 13. While the proposed redevelopment will add to the amount of impervious area on the subject property and will remove some low brush and a few trees, the applicant will provide landscape buffering sufficient to comply with the Development Code.

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