

20-ZONE-0042

E Chestnut Street Self Storage



Louisville Metro Planning Commission

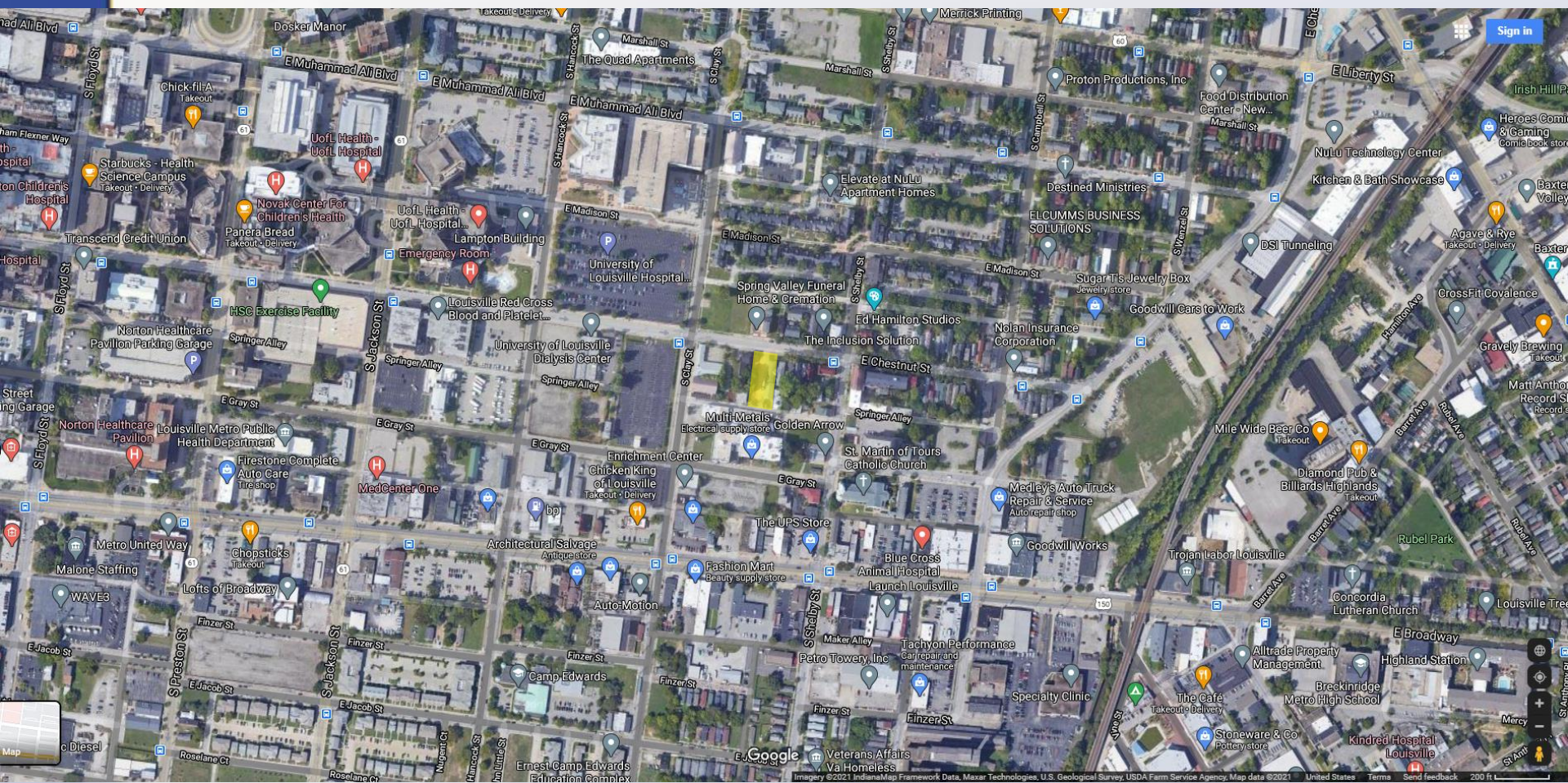
Dante St. Germain, AICP, Planner II

February 4, 2021

Requests

- **Change in Zoning** from OR-2 Office Residential to C-2 Commercial
- **Conditional Use Permit** for mini-warehouse (LDC 4.2.35) (20-CUP-0071)
- **Waiver** from 10.2.4.B.1 to allow encroachment into required property perimeter LBA (20-WAIVER-0038)
- **Variance** from 5.1.12.A.2.d to permit a building to exceed 125% of infill maximum (125% = 32.5', proposed height 45', variance of 12.5') (20-VARIANCE-0048)
- **Detailed District Development Plan** with Binding Elements

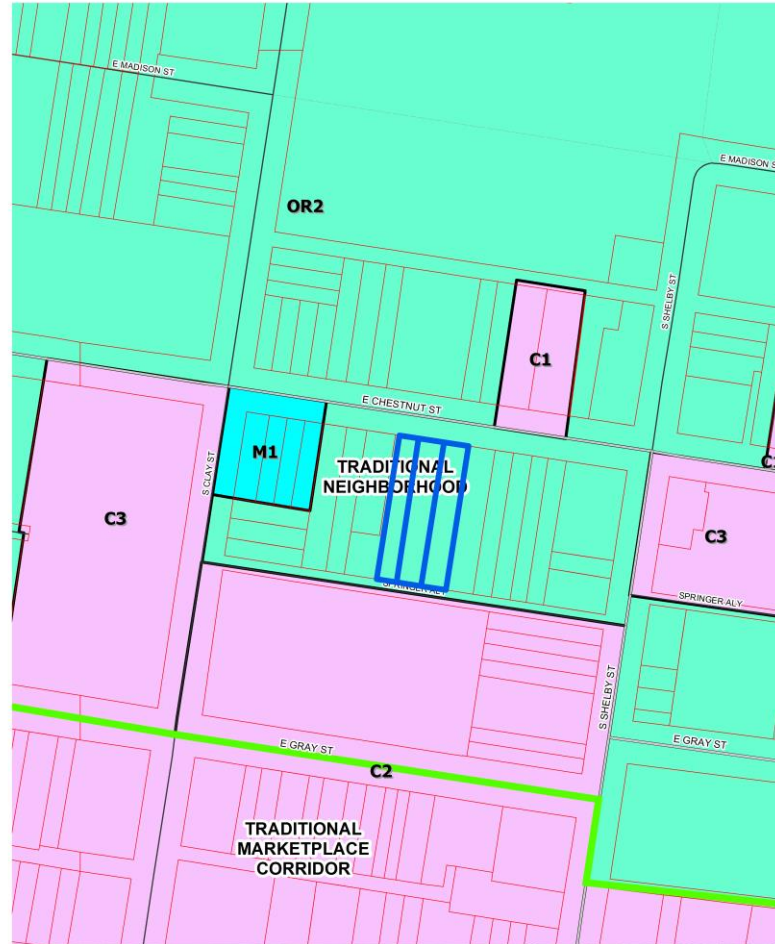
Site Context



Case Summary

- Three contiguous lots
- Currently developed with a single family residence currently used as an office
- Residence not proposed to be preserved
- New 33,825 sf, three-story mini-warehouse

Zoning/Form Districts



718-722 E Chestnut Street
feet



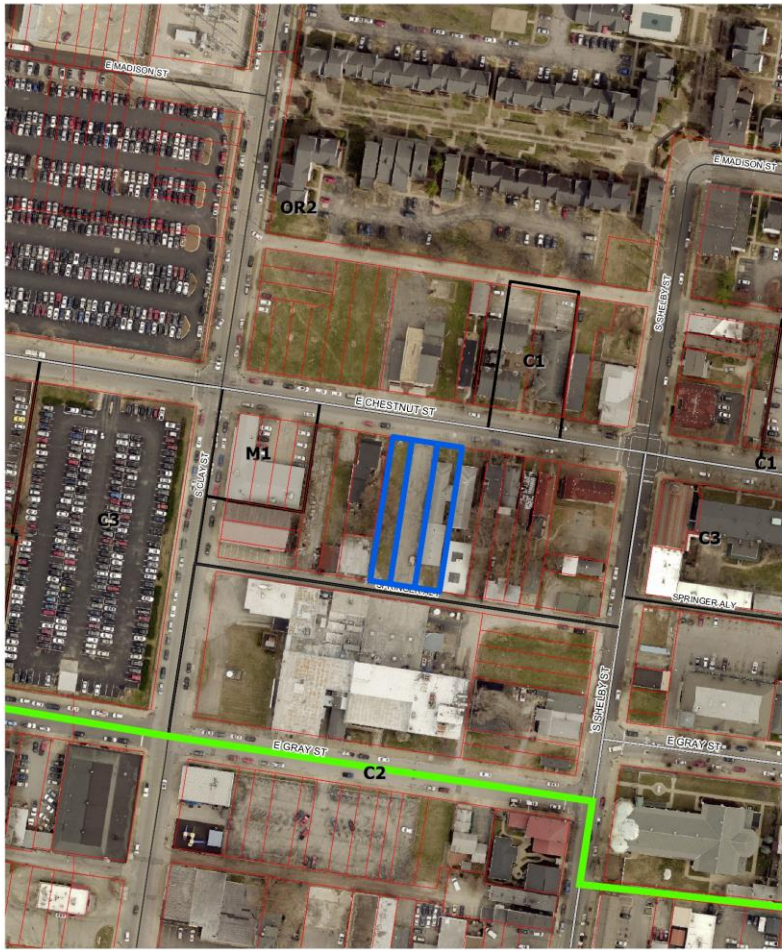
140

Map Created: 2/12/2020

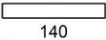


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Aerial Photo



718-722 E Chestnut Street
feet



140

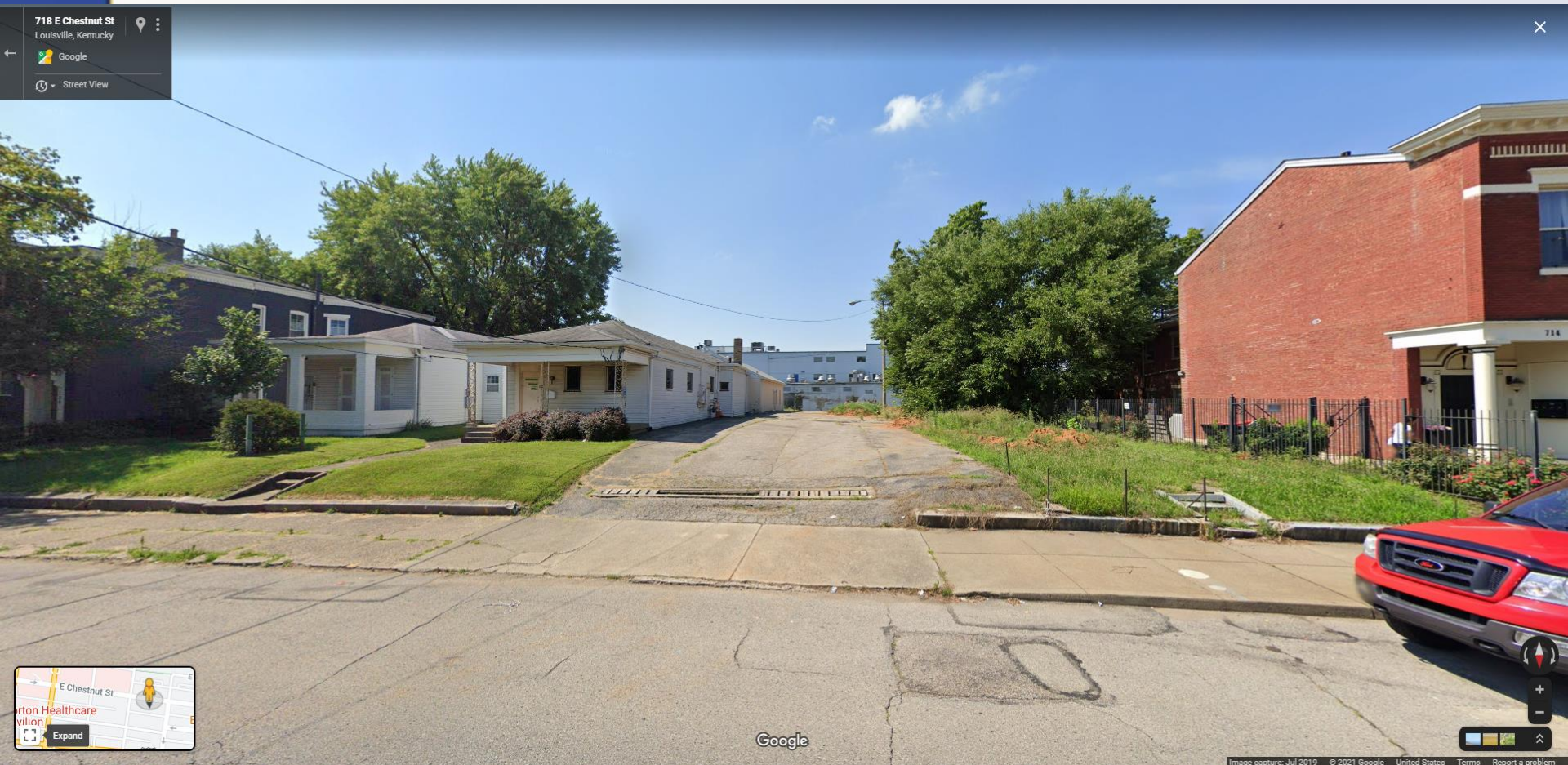
Map Created: 2/12/2020



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Site Photos-Site Context



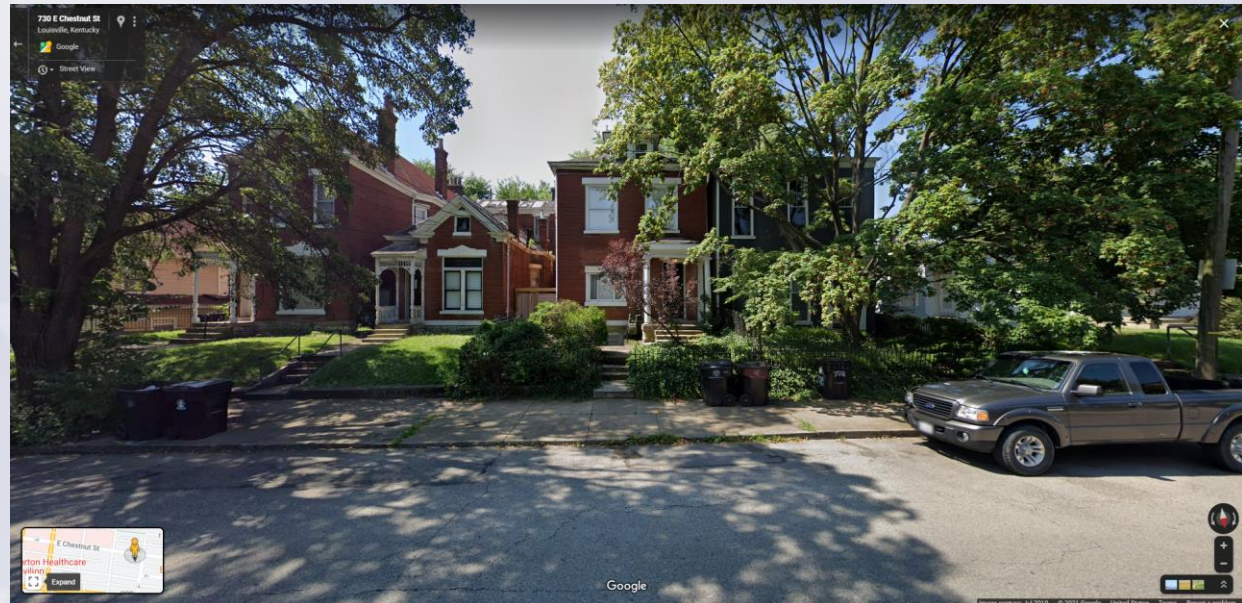
View of site from E Chestnut Street

Site Photos-Surrounding Areas

Adjacent property to the west



Properties to the east



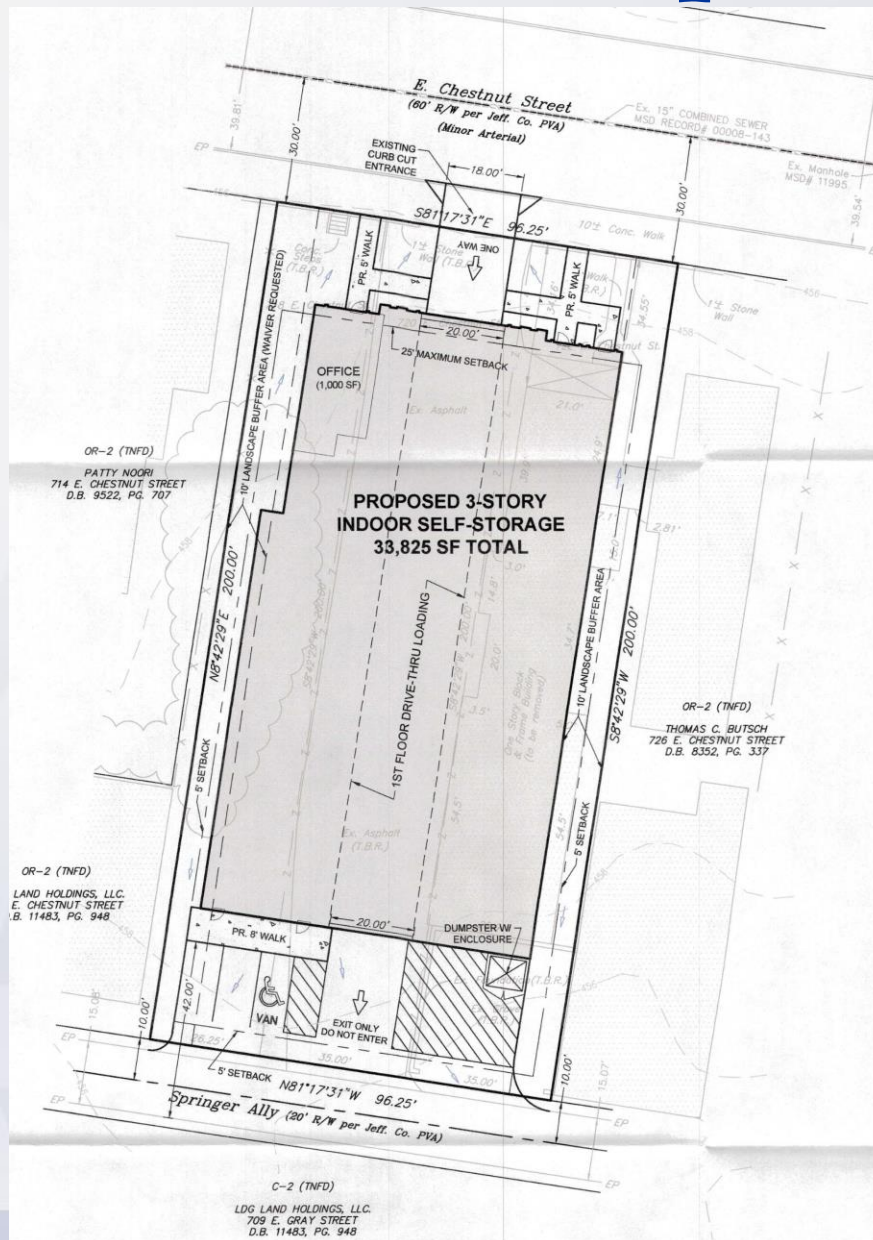
Site Photos-Surrounding Areas



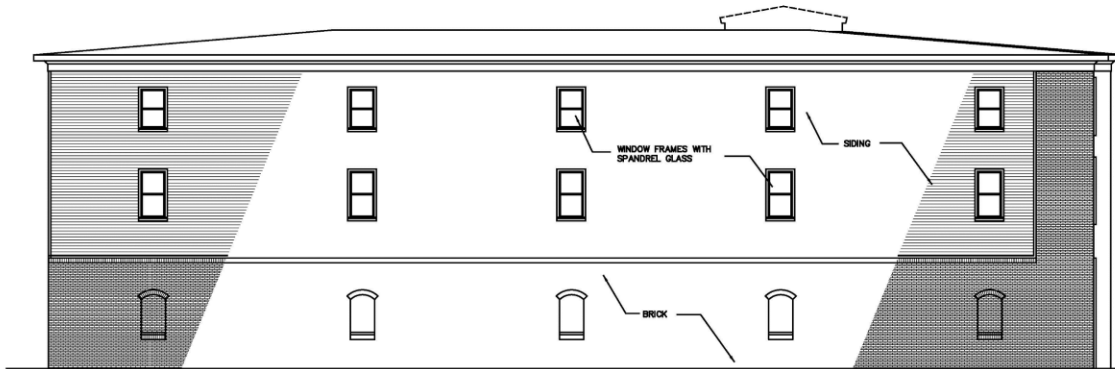
Property to the north
across E Chestnut



Applicant's Development Plan



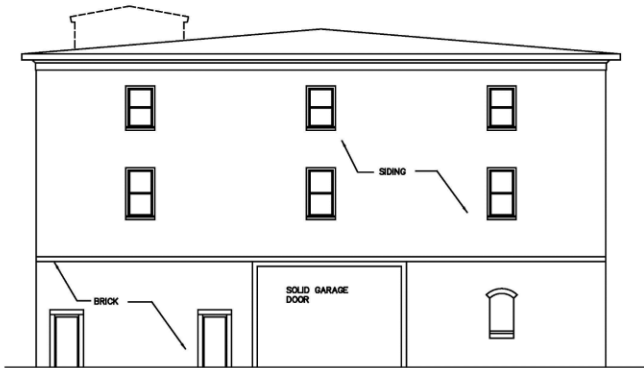
Elevations



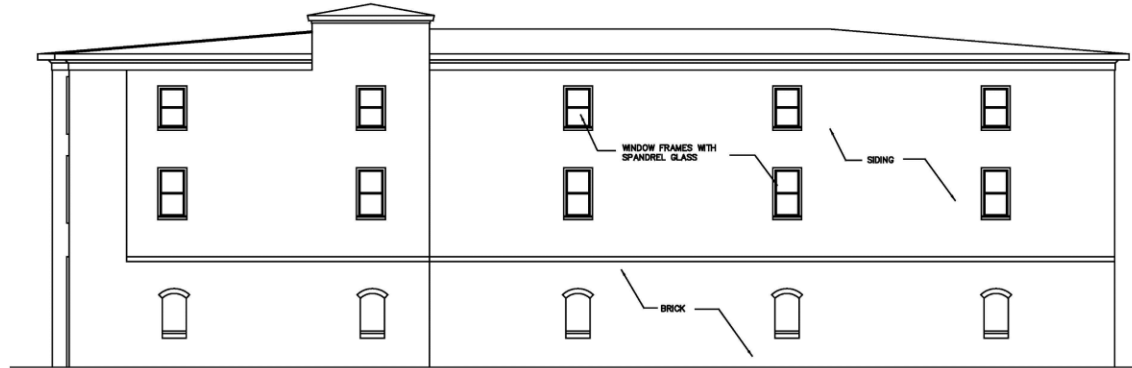
PROPOSED LEFT - EAST - ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED FRONT - NORTH - ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED REAR - SOUTH - ELEVATION
SCALE: 1/8" = 1'-0"



PROPOSED RIGHT - WEST - ELEVATION
SCALE: 1/8" = 1'-0"

Staff Finding

- Rezoning is generally compliant with Plan 2040
- E Chestnut - minor arterial at this location
- Adjacent to existing commercial zoning in mixed-zone, mixed-use neighborhood
- Plan does not preserve existing structure - Phoenix Hill Neighborhood Plan LU12 and LU13
- Waiver meets standard of review
- Variance requires adequate architecture to mitigate - not yet provided

Staff Finding

- CUP - relief requested from 4.2.35.B, F & G
 - Closer than 30 ft to property lines
 - Loading doors and vehicle maneuvering areas are located at the exterior of the property
 - Structure is taller than 1 story and 15 ft
- Issues raised at LD&T = mitigation of height variance; maneuvering room in the rear; fire code issue with dumpster next to building; encroachment waiver close to neighboring property

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from OR-2 to C-2
- **APPROVE** or **DENY** the **Conditional Use Permit with Relief from B, F and G**
- **APPROVE** or **DENY** the **Waiver**
- **APPROVE** or **DENY** the **Variance**
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**