

18CUP1113
4401 Bardstown Road
SECOND HEARING



Louisville Board of Zoning Adjustment Public Hearing

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Requests

- **Conditional Use Permit (CUP) for mini-warehouses (LDC 4.2.35)**
 - **Relief 1:** from CUP standard that no building, structure or pavement shall be located closer than 30 feet to side property lines; this area is reserved as a landscape buffer area (LDC 4.2.35.B.)
 - **Relief 2:** from CUP standard that loading doors and vehicle maneuvering areas shall be located away from the exterior of the property. (LDC 4.2.35.F.)
 - **Relief 3:** from CUP standard that no structure on the site shall be taller than one story and shall not exceed 15 feet in height (LDC 4.2.35.G.)

Case Summary/Background

- Proposal for mini-warehouses on 3.19 acre site
 - Five structures containing 170 single-story storage units
 - One three-story structure containing additional storage and business office
- Adjoined by commercial uses/zones with single-family residential uses on north side
- At the center of a strip of six commercial properties, three of which are developed
- Developed sites have stub connections to a frontage street intended to serve all six, with two points of access to Bardstown Road, a Major Arterial with a median

Case Summary/Background

- **Relief 1 (Condition B)** will permit development nearer than 30 ft to side property lines and permit required plantings to be placed at rear of site
- **Relief 2 (Condition F)** will permit development nearer than 30 ft to side property lines
- **Relief 3 (Condition G)** will permit construction of the three-story structure at the front of the site

Zoning / Form District

Subject Site

Existing: C-2/SMC

Proposed: No change

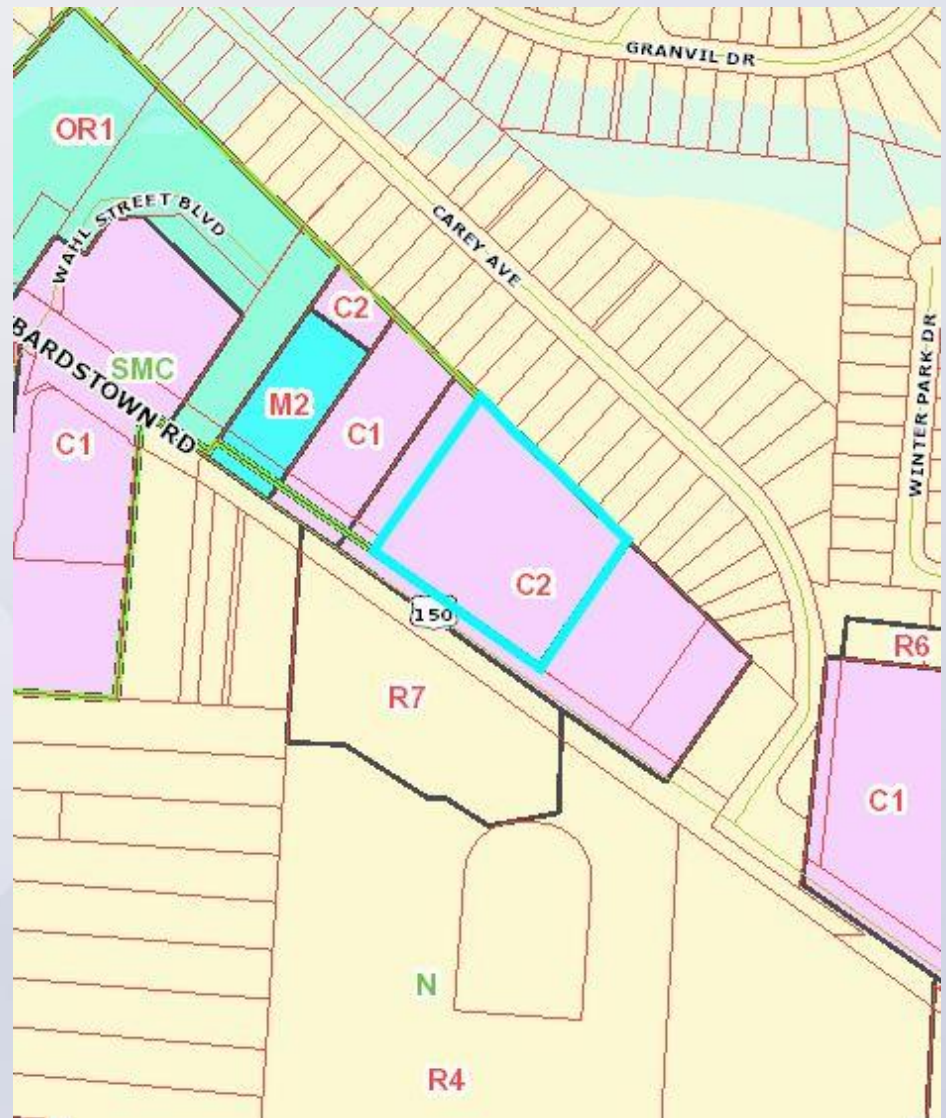
Adjoining Sites

North: R-4/Neighborhood

South: R-7/Neighborhood

East: C-2/SMC

West: C-2/SMC



Land Use

Subject Site

Existing: Vacant

Proposed: Mini-Warehouses

Adjoining Sites

North: Single-Family Residential

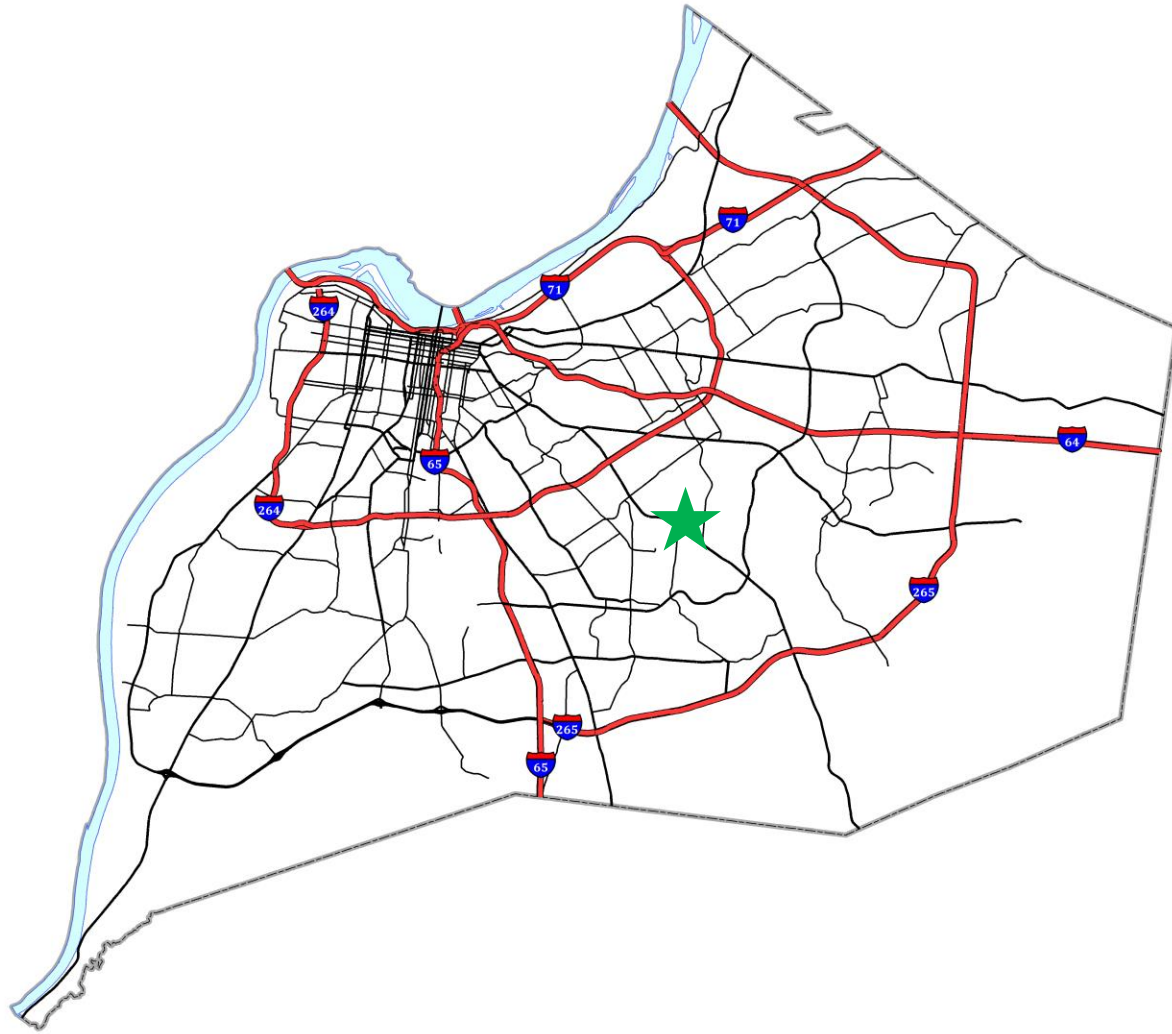
South: Funeral Home

East: Commercial

West: Vacant



Site Location



Aerial View



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Conclusions

- The proposed use, with the requested reliefs, meets the requirements of the requested CUP

Conclusions

- **Relief 1 (Condition B):** the east and west property lines adjoin commercial uses/zones; site will be screened by fencing on east and buildings on west; required landscaping will instead be placed at rear property line to buffer existing residences
- **Relief 2 (Condition F):** the vehicle maneuvering area will be buffered from adjoining commercial use by a screening fence
- **Relief 3 (Condition G):** the only multi-story structure proposed is located on the property frontage at the furthest possible point from the existing residential uses and in a commercial corridor

Required Actions

Approve/Deny

- Conditional Use Permit (CUP) for mini-warehouses with associated reliefs (LDC 4.2.35)