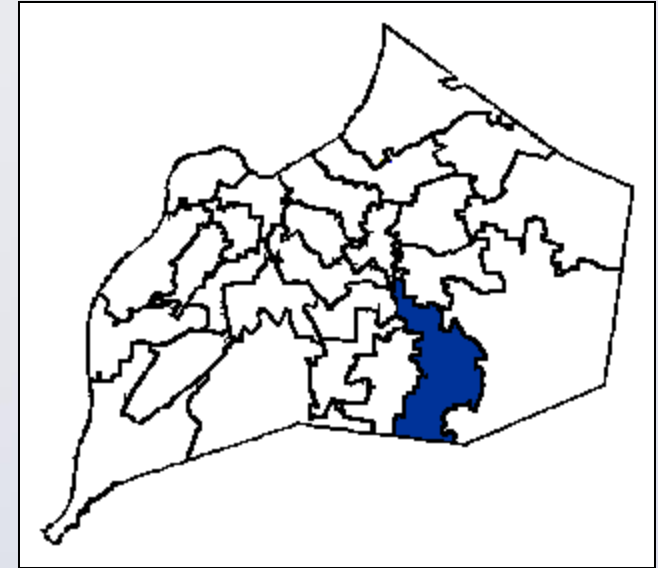
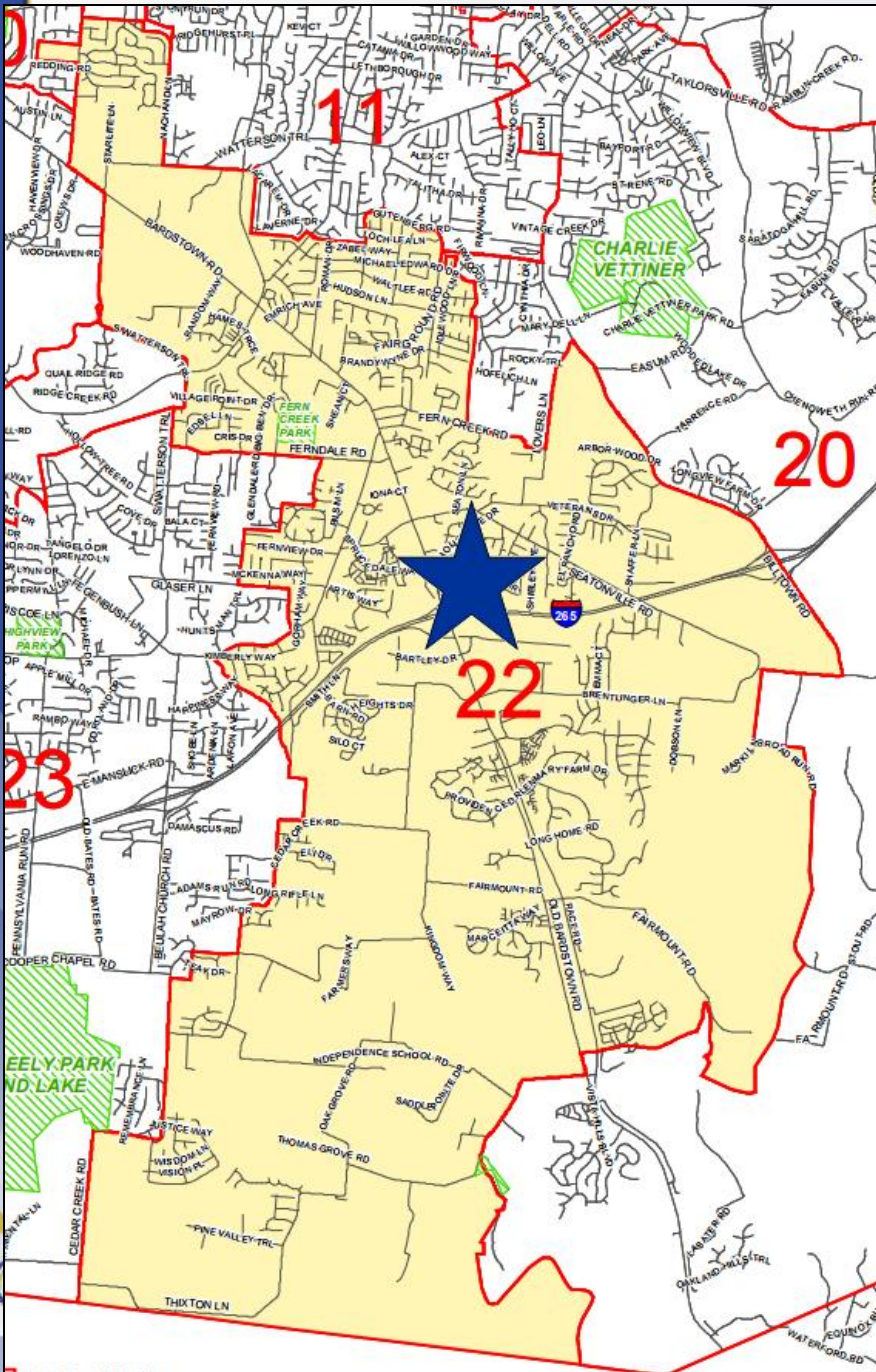


15ZONE1055

Mini-Storage Facility



Planning/Zoning, Land Design & Development
July 19, 2016



**10200 Brookridge Village
Boulevard
District 22 -
Robin Engel**

Request(s)

- Change in zoning from R-5A to C-1 and from C-1 to C-M
- Waivers:
 - Waiver from 10.3.7 to reduce the Gene Snyder buffer from 50' to 30' and to provide an 8' screen
 - Waiver from 10.2.4 to eliminate the required 25' buffer and plantings between R-5A and C-1.
- Detailed District Development Plan

Case Summary / Background

- Vacant
- C-M for 1.62 acres of the 2.43 acres
- Frontage on Brookridge Village Boulevard
- 60' private roadway and access easement
- Lot 3 of the Brookridge subdivision originally rezoned under Docket #9-26-98
- Access is being rezoned from R-5A to C-1 on approximately 0.83 acres.

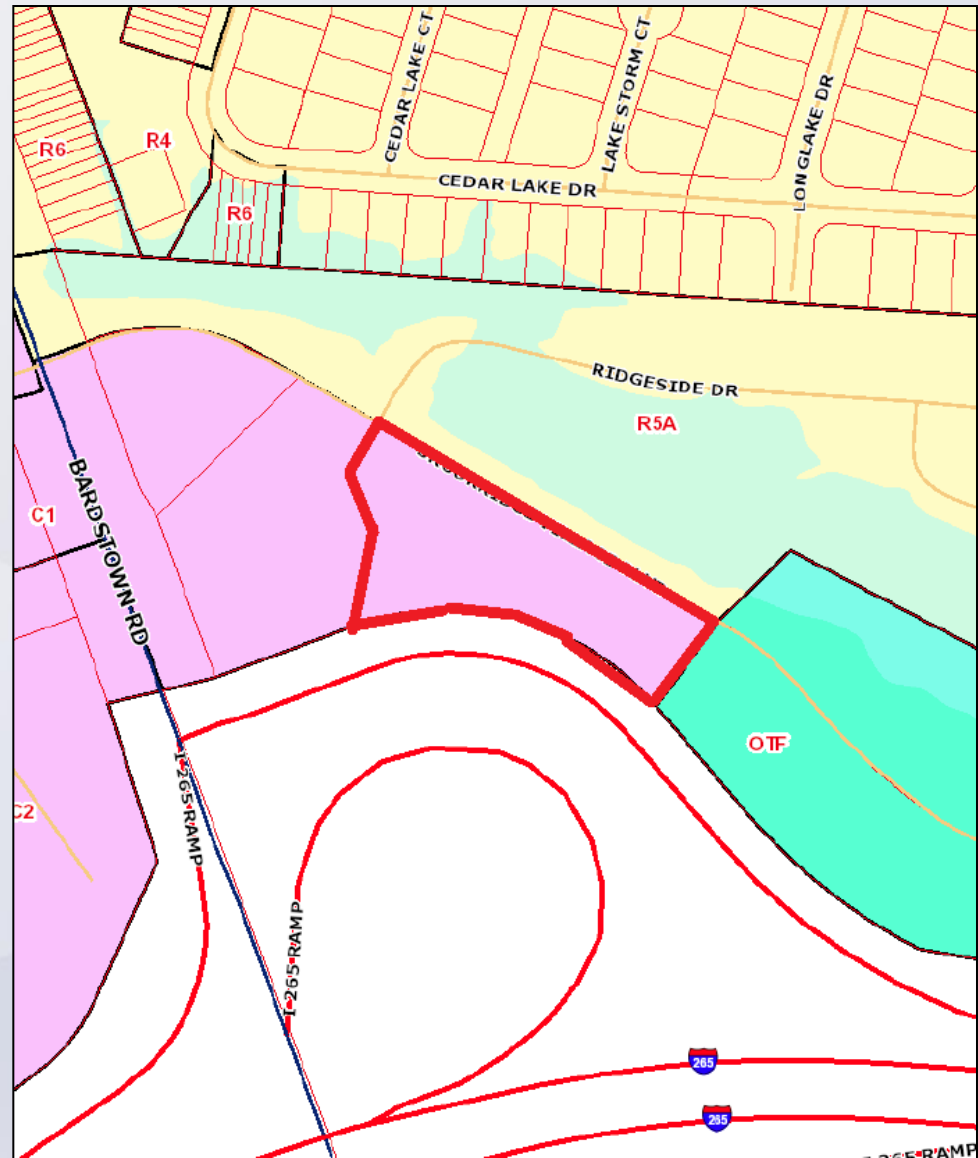
Zoning/Form Districts

Subject Property:

- Existing: C-1, R-5A/TC
- Proposed: CM, C-1/TC

Adjacent Properties:

- North: R-5A/TC
- South: I-265/ROW
- East: OTF/TC
- West: C-1/TC



Aerial Photo/Land Use

Subject Property:

- Existing: Vacant
- Proposed: Mini-Storage

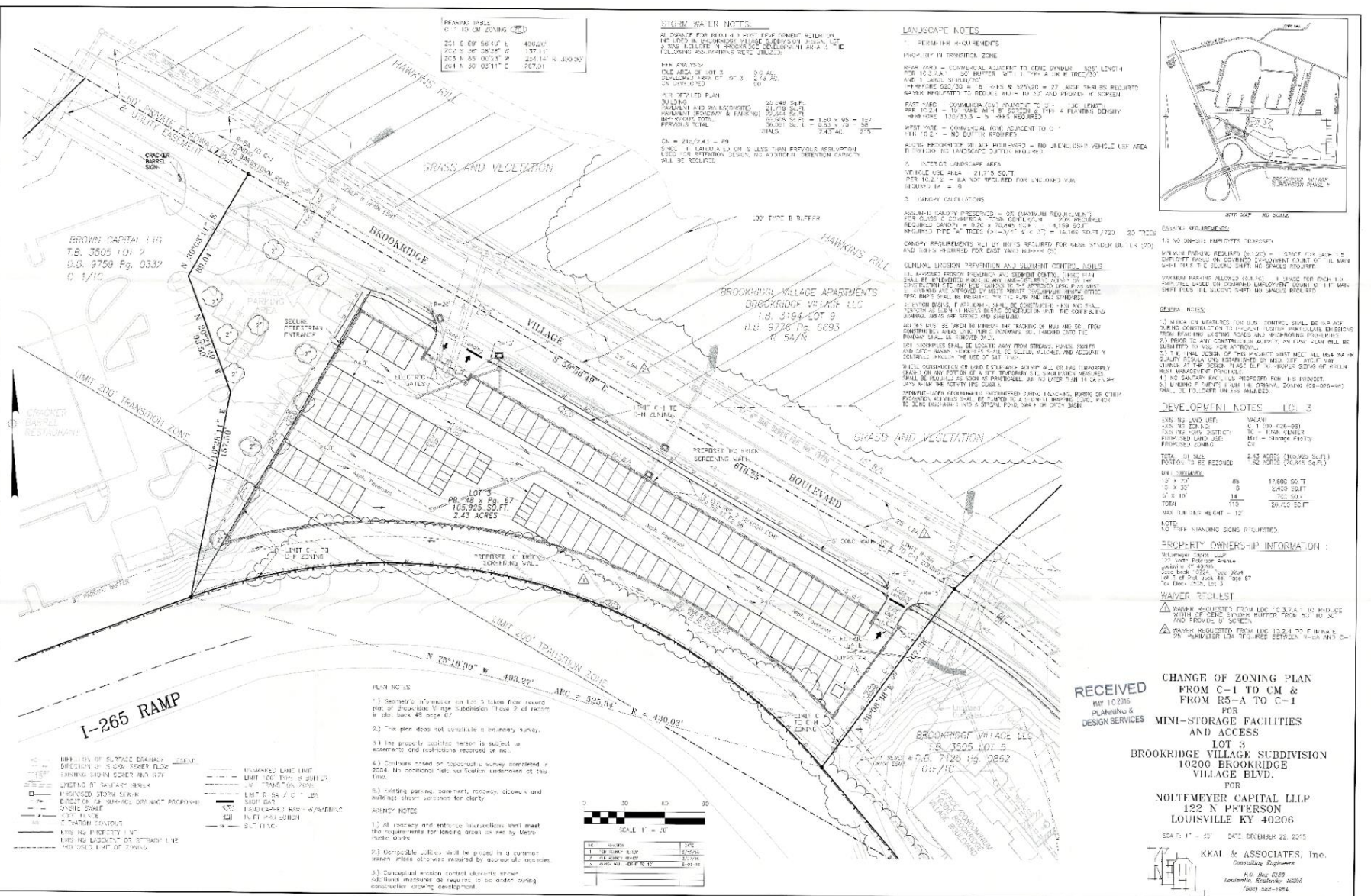
Adjacent Properties:

- North: Apartments
- South: Gene Snyder Expressway
- East: Office
- West: Commercial



Site Photos-Subject Property





PRELIMINARY TABLE
 0" = 1" TO CM 20/000

201 S 0° 56' 00" E	480.00'
202 S 36° 00' 00" W	137.11'
203 N 85° 00' 00" W	234.14 N 300.00'
204 N 50° 05' 11" E	787.01'

STORM WATER NOTES:
 ALL DRAINAGE FOR THIS PROJECT SHALL BE COLLECTED BY THE PROJECT'S OWNERS AND DISPOSED OF BY THE PROJECT'S OWNERS IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS (SEE TABLE 1.1):

FRF ANALYSIS:
 DRAINAGE AREA OF LOT 3: 0.45 AC.
 10-MINUTE INTENSITY: 3.24 IN/HR.
 REQUIRED CAPACITY: 1.88 CFS.

4.0' SLOPED PLAN:
 1.0' MIN. SLOPE: 0.45 AC.
 2.0' MIN. SLOPE: 0.45 AC.
 3.0' MIN. SLOPE: 0.45 AC.
 4.0' MIN. SLOPE: 0.45 AC.

5.0' SLOPED PLAN:
 1.0' MIN. SLOPE: 0.45 AC.
 2.0' MIN. SLOPE: 0.45 AC.
 3.0' MIN. SLOPE: 0.45 AC.
 4.0' MIN. SLOPE: 0.45 AC.

ON = 216,544' - 89'
 SLOPE = 10.0% (CALCULATED ON 0.45 AC. WITH PROPOSED ASSUMPTIONS FOR THE PROPOSED DESIGN. NO ADDITIONAL STORMWATER CAPACITY WILL BE REQUIRED)

LANDSCAPE NOTES:

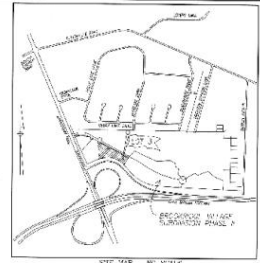
1. PERFORM THE FOLLOWING:

PRELIMINARY SITE PLAN:
 PRELIMINARY SITE PLAN TO BE SUBMITTED WITH THE DEVELOPMENT PLAN.

POST CONSTRUCTION:
 POST CONSTRUCTION MAINTENANCE PLAN TO BE SUBMITTED WITH THE DEVELOPMENT PLAN.

VEGETATION:
 VEGETATION SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ANY REMOVED VEGETATION SHALL BE REPLACED WITH EQUIVALENT SPECIES.

GRASS AND VEGETATION:
 GRASS AND VEGETATION SHALL BE MAINTAINED TO THE EXTENT POSSIBLE. ANY REMOVED GRASS AND VEGETATION SHALL BE REPLACED WITH EQUIVALENT SPECIES.



BROWN CAPITAL LTD
 T.S. 3505 LOT 2
 D.B. 9758 Pg. 0339
 C 1/10

CRACKER BARREL RESTAURANT

BROOKRIDGE VILLAGE APARTMENTS
 BROOKRIDGE VILLAGE LLC
 I.S. 3194 LOT 9
 D.B. 9778 Pg. 0893
 C 5A/1

PLAN NOTES:

1. Survey information on lot 3 taken from record plat of subdivision of the subdivision. Please refer to plan book 48 page 67.
2. This plan does not constitute a boundary survey.
3. The property located herein is subject to easements and restrictions recorded or not.
4. Contours shown on topographic survey completed in 2004. No contour shall exist within boundaries of this plan.
5. Existing parking, lawns, roadway, sidewalks and building shall remain for clarity.

AGENCY NOTES:

1. All utility and entrance requirements shall meet the requirements for zoning uses set by Metro Public Works.
2. Compatible utilities shall be provided in a manner which shall be required by applicable agencies.
3. Conceptual section control shall be provided to limit maximum depth required to be entered during construction or during development.



---	PROPERTY LINE	---	REMARKS LIMIT LINE
---	REMARKS LIMIT LINE	---	REMARKS LIMIT LINE
---	REMARKS LIMIT LINE	---	REMARKS LIMIT LINE

DEVELOPMENT NOTES:

1. DEVELOPMENT SHALL BE COMPLETED WITHIN THE SPECIFIED PERIOD OF TIME.

2. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

3. THE DEVELOPER SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.

DEVELOPMENT NOTES

REMARKS	10.00' X 30.00'
REMARKS	10.00' X 30.00'
REMARKS	10.00' X 30.00'
REMARKS	10.00' X 30.00'

PROPERTY OWNERSHIP INFORMATION:

BROOKRIDGE VILLAGE LLC
 I.S. 3194 LOT 9
 D.B. 9778 Pg. 0893
 C 5A/1

WAIVER TITLES:

WAIVER REQUESTED FROM LOC 1.03.2.1.0 IN PROPOSED AND PROVIDED AS NOTED.

WAIVER REQUESTED FROM LOC 1.03.2.1.0 IN PROPOSED AND PROVIDED AS NOTED.

RECEIVED
 MAY 10 2015
 PLANNING & DESIGN SERVICES

CHANGE OF ZONING PLAN
 FROM C-1 TO CM &
 FROM RS-A TO C-1 FOR

MINI-STORAGE FACILITIES AND ACCESS

LOT 3
 BROOKRIDGE VILLAGE SUBDIVISION
 10200 BROOKRIDGE VILLAGE BLVD.

NOLTFMEYER CAPITAL LLP
 122 N. PETERSON LOUISVILLE KY 40206

DATE: 11-17-17 DATE DECEMBER 22, 2015



K&M & ASSOCIATES, Inc.
 Consulting Engineers
 P.O. Box 2229
 Louisville, Kentucky 40205
 (502) 582-1894

WMJ 7854 15Z0N1055

PC Recommendation

- Public Hearing was held on 5/19/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment from R-5A to C-1 and C-1 to C-M by a vote of 8-0 (8 members voted)