

Development Review Committee

Staff Report

November 4, 2015



Case No:	15DEVPLAN1109
Project Name:	Ken's Self Storage
Location:	6501 Geil Lane
Owner(s):	Winebrenner Capital Management
Applicant:	Stephen B. Cherry, Murphy + Graves + Trimble
Representative:	Liz Piper, Element design
Project Area/Size:	10.73 acres
Jurisdiction:	Louisville Metro
Council District:	2 – Barbara Shanklin
Case Manager:	Sherie' Long, Landscape Architect

REQUEST

- **Category 3 Development Plan**

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The 10.71+/- acre site is located south of Fern valley Road, west of Jefferson Boulevard, and north of the Railroad. It is zoned EZ-1 in the Suburban Workplace (SW) Form District. It is surrounded by a mix of uses including vacant parcels; uses include industrial warehouse, manufacturing, commercial, office, and single family residential zoned EZ-1 and R-4 in the Suburban Workplace (SW) and Neighborhood (N) Form Districts.

This Category 3 Development proposes the construction of 116,650sf of mini-warehouses, a 15,500 sf two (2) story climate controlled storage facility, a 2,300sf one (1) story office, and outdoor boat and RV storage. The site is located within an existing floodplain area with identified wetlands and Indiana Bat habitat. The site is bisected east to west by an existing electric/gas transmission line easement along with an existing drainage channel which is being diverted into an underground pipe.

Main entrance into the development will be from Jefferson Boulevard with a secondary entrance from Geil Lane. Both entrances will be gated to limit access. A 27,000sf amenity area is being provided near the office containing 2 picnic tables and a bench. A large portion of the south portion of the site will be planted with trees to meet the tree canopy requirement. There will be no preservation of the existing trees located on the site.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Vacant	EZ-1	SW
Proposed	Mini-Storage Units	EZ-1	SW
<i>Surrounding Properties</i>			
North	Commercial Vacant/ Commercial Office	EZ-1	SW
East	Single family residential/Industrial Warehouse/Commercial & Industrial vacant	EZ-1/R-4	SW/N
South	Residential vacant/Manufacturing/ Single family residential	EZ-1/R-4	SW/N
West	Commercial warehouse/Commercial & Agriculture vacant	EZ-1	SW

PREVIOUS and CURRENT CASES ON SITE

No previous cases.

INTERESTED PARTY COMMENTS

No inquiries have been received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CATEGORY 3 DEVELOPMENT PLAN

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: The proposal does not conserve the natural resources of the site which include: floodplain, wetland, existing vegetation, and bat habitat. However, all the resources being impacted are being considered for remediation by the appropriate agencies.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation are provided within the development along with connections to the surrounding community; plus Transportation Planning has approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: The proposal provides a 27,000sf amenity area to be planted with the majority of the required trees to meet the 20% canopy square footage requirement while providing green space. The amenity area will also contain 2 picnic tables and a bench.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. The selected building materials and proposed plantings, including additional street trees along Jefferson Boulevard, will enhance and improve the overall site development.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

TECHNICAL REVIEW

There are no technical review issues.

STAFF CONCLUSIONS

The proposed site development meets the standards of review with the exception of the conservation of natural resources. However, all the resources being impacted by the development are being remediated with the governing agencies to allow the construction as proposed.

Therefore, the Development Review Comment must determine, based on the testimony and evidence provided at the public hearing, if the proposal meets the standards of the comprehensive plan to approve the Category 3 Development Plan.

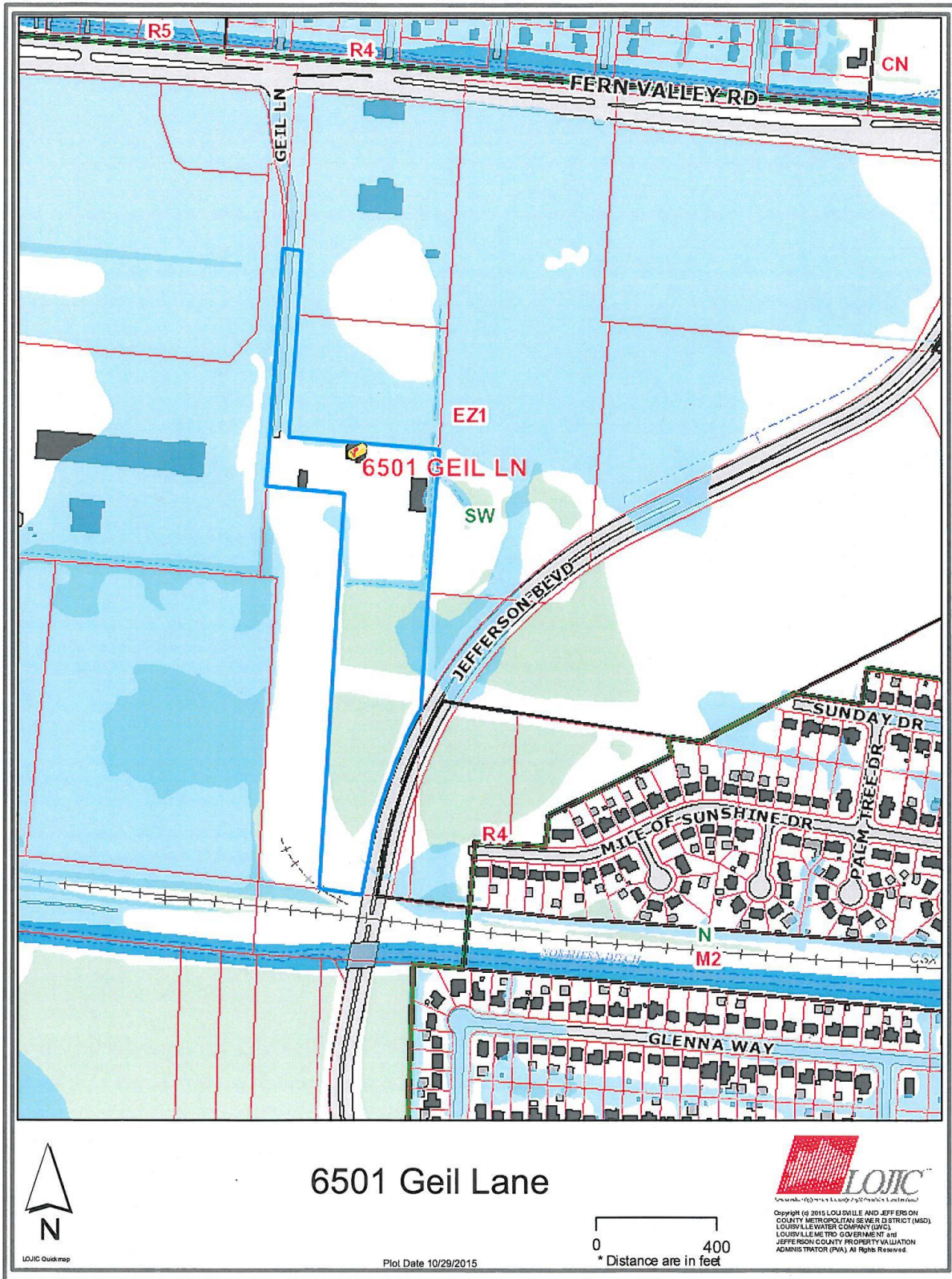
NOTIFICATION

Date	Purpose of Notice	Recipients
10/16/2015	BOZA Hearing	Neighborhood notification recipients
10/19/2015	BOZA Hearing	1 st tier adjoining property owners

ATTACHMENTS

1. Zoning Map
2. Aerial Photographs
3. Site Plan
4. Site Renderings
5. Letter of Explanation

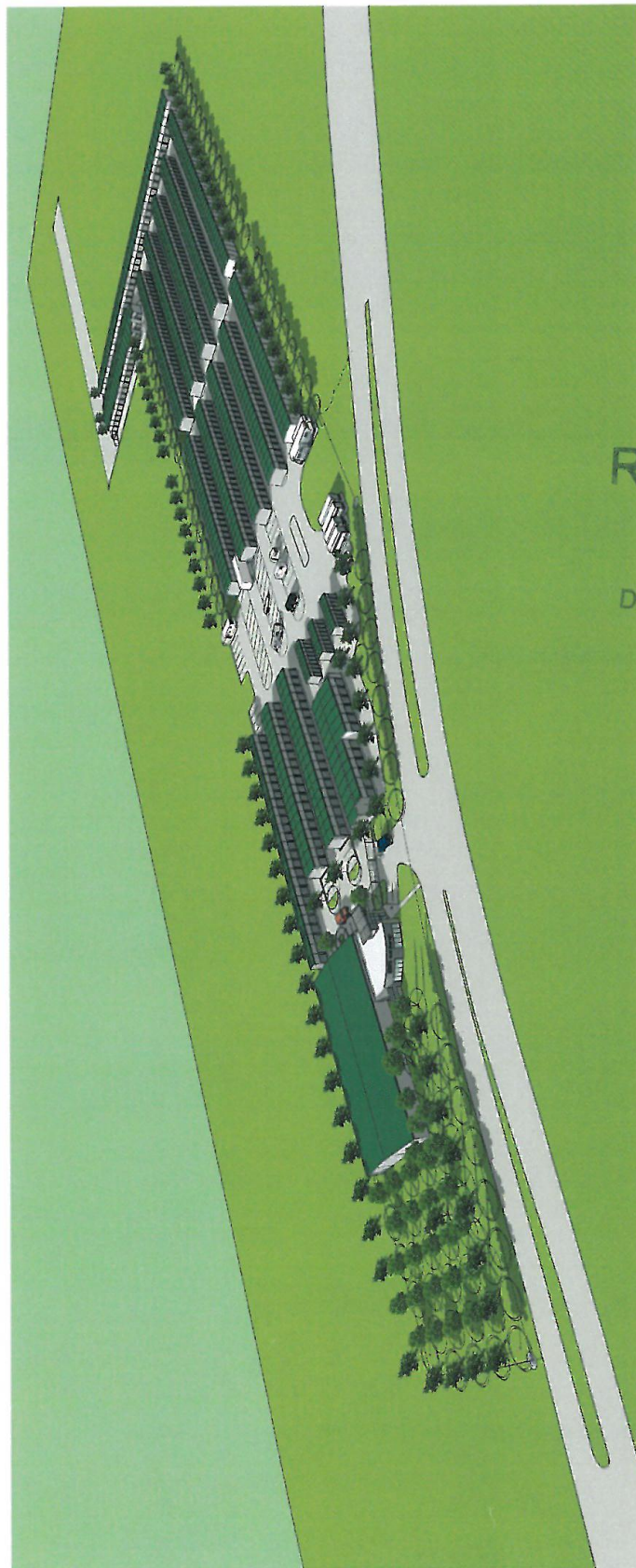
Attachment 1 - Zoning Map



Attachment 2 - Aerial Photographs



Attachment 4 – Site Renderings

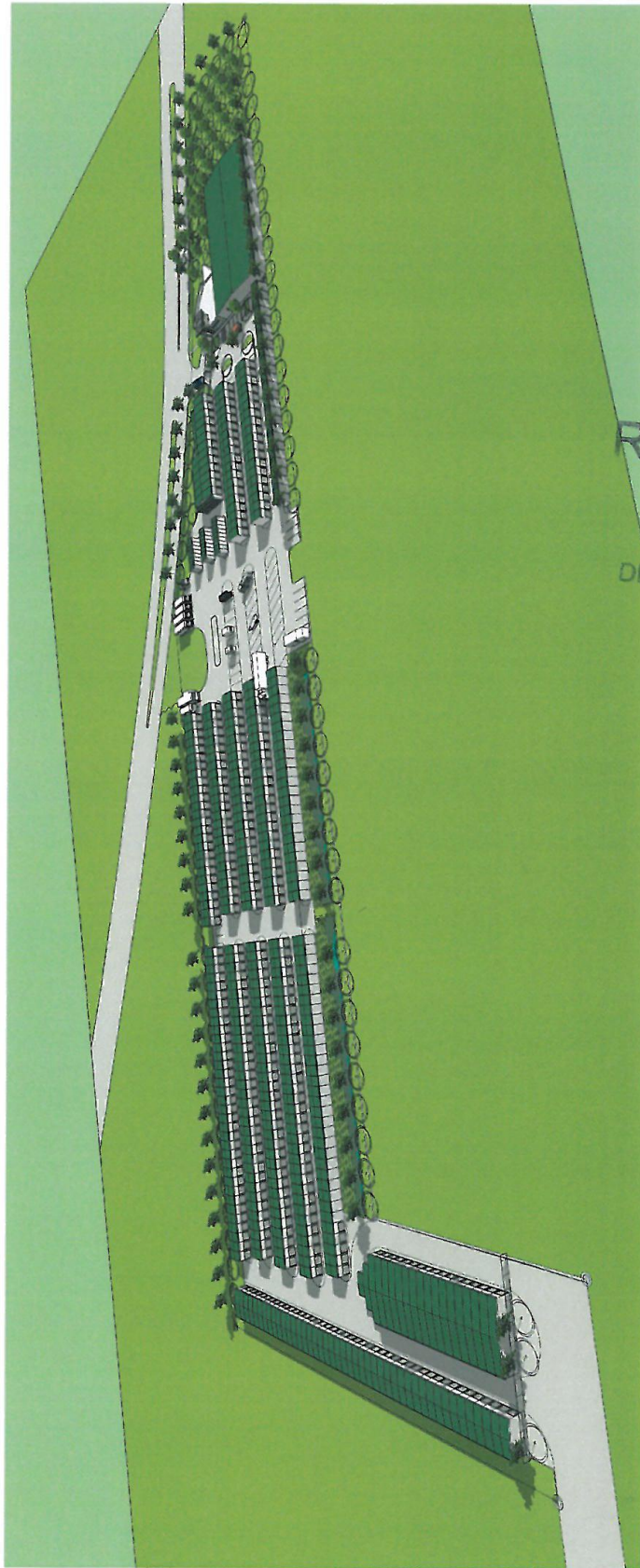


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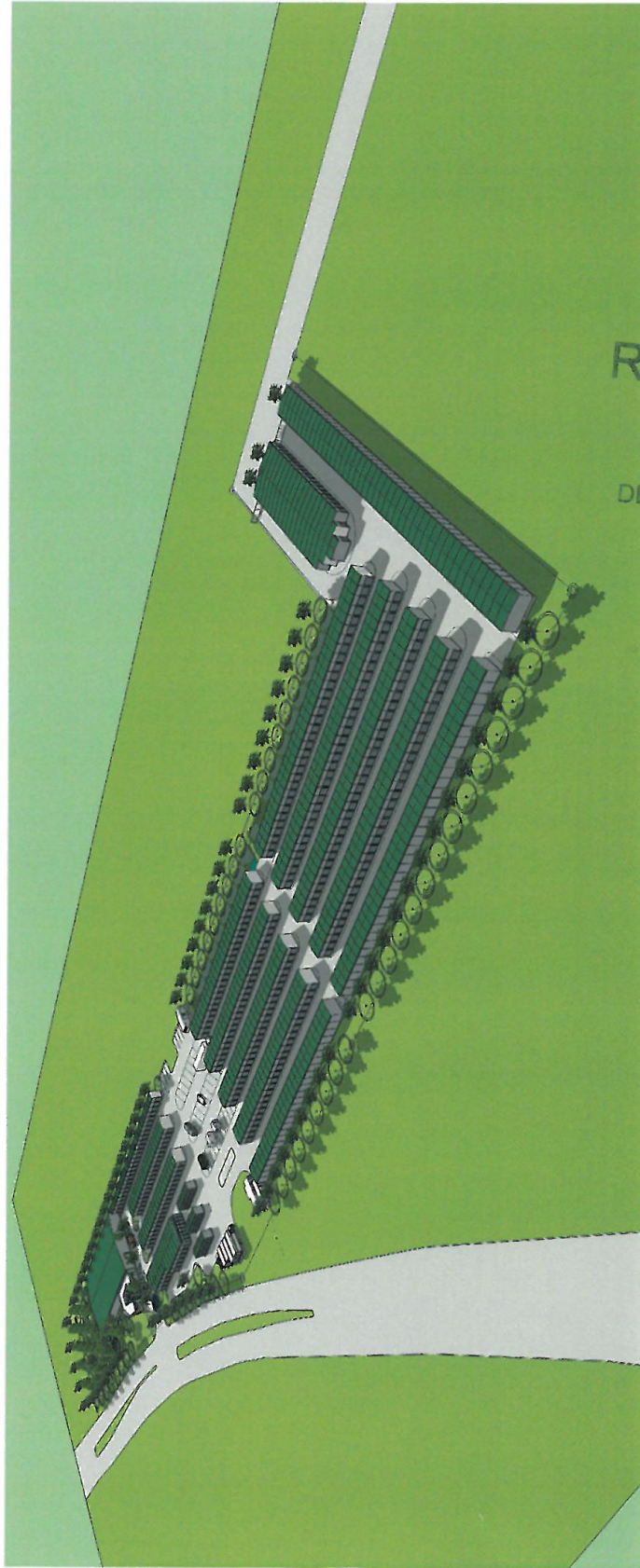
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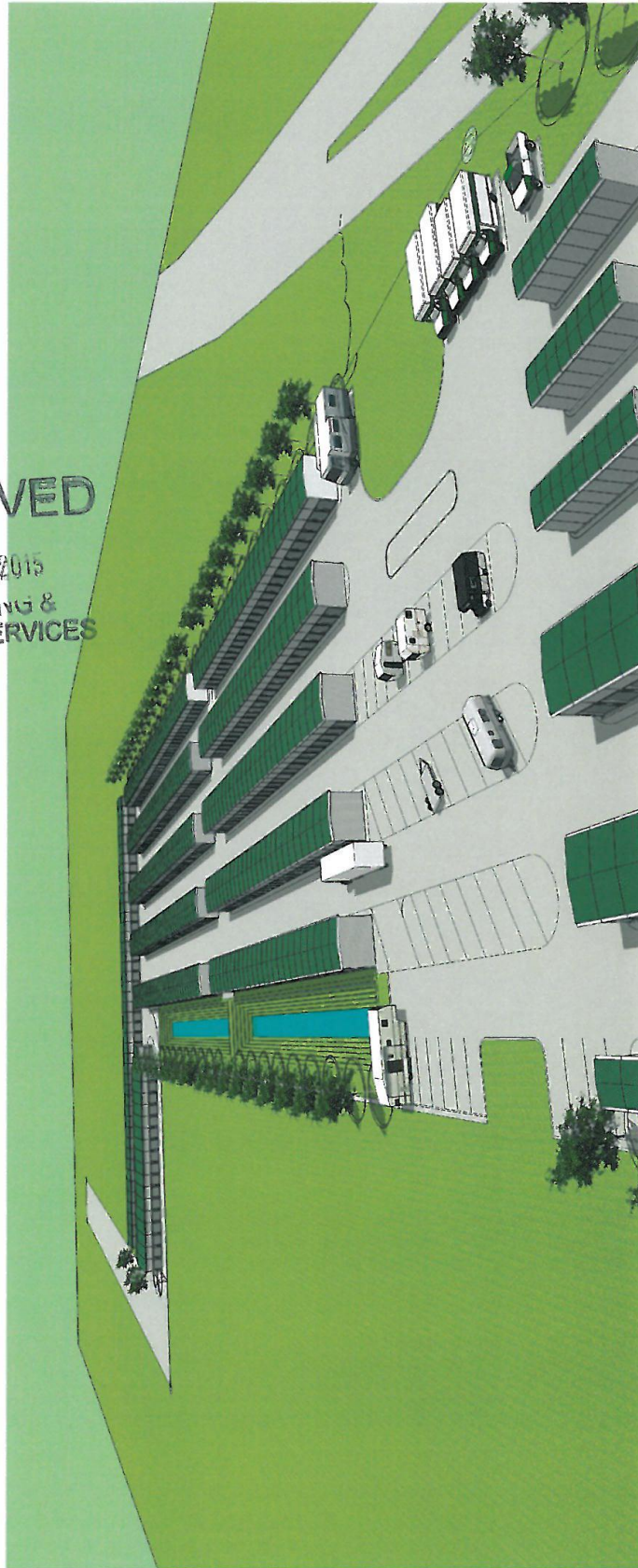
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Attachment 5: Letter of Explanation

elementdesign

document

Ken's Self Storage
6501 Geil Lane
Louisville KY 40219

The proposed development at 6501 Geil Lane will consist of a 2-story office, a 2-story climate control storage facility and additional storage units to occupy the 10.7+/- AC site. The existing site is located within the floodplain and has an elevation designated by the FIRM Map2111C0094E as 466. However, the local regulatory flood elevation by MSD is still being determined. The site has been roughly graded to accommodate a floodplain elevation of 467.8 as currently provided by MSD until the official elevation has been provided. In addition to the floodplain, there are areas of wetlands that have been designated by Redwing on the site plan. The final determination on the wetland locations are in the process of being permitted by the USACE. The Indiana bat habitat has also been indicated as a possibility on the site. All of these items are being considered for remediation by the appropriate agencies.

The site is bisected east to west by an electric/gas transmission line easement. Coordination has begun with the appropriate agencies to ensure that we respect the requirements that each entity desires. In addition, the site is also bisected by a drainage ditch. The intent is to pipe the ditch and provide a through drainage easement for MSD as they have requested. The detention for the site will be managed with two detention basins and two water quality units that will outlet to the proposed through drainage pipe.

The main access to the site will be located off of Jefferson Blvd. at a previously developed entrance location when Jefferson Blvd. was constructed. The access to the site shall be gated and the 2-story office will be located inside the gate to provide a secure entry point to the site and keep out unsolicited visitors. A secondary gated access point will be located off of Geil Lane. This entry point will allow for through access for larger delivery/storage vehicles with simple maneuvering through the site.

A variety of sizes of units will be installed to accommodate the various needs of clientele and will be managed by one person per shift. Landscaping will be provided per chapter 10 of the LDC. An area to the south of the site will contain the vast majority of the trees and can be seen in the provided renderings.

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landscape architecture + civil engineering + planning

400 Old Vine Street, Suite 206
Lexington, Kentucky 40507

P: 859.389.6533
www.element-site.com

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