



The Storage Project

4901 & 4905 R Cooper Chapel Road
Louisville, Kentucky
Tax Block 85, Lot 66 & 389

Board of Zoning Adjustments
Case # 17CUP1024
June 27, 2017

Board of Zoning Adjustments Presentation

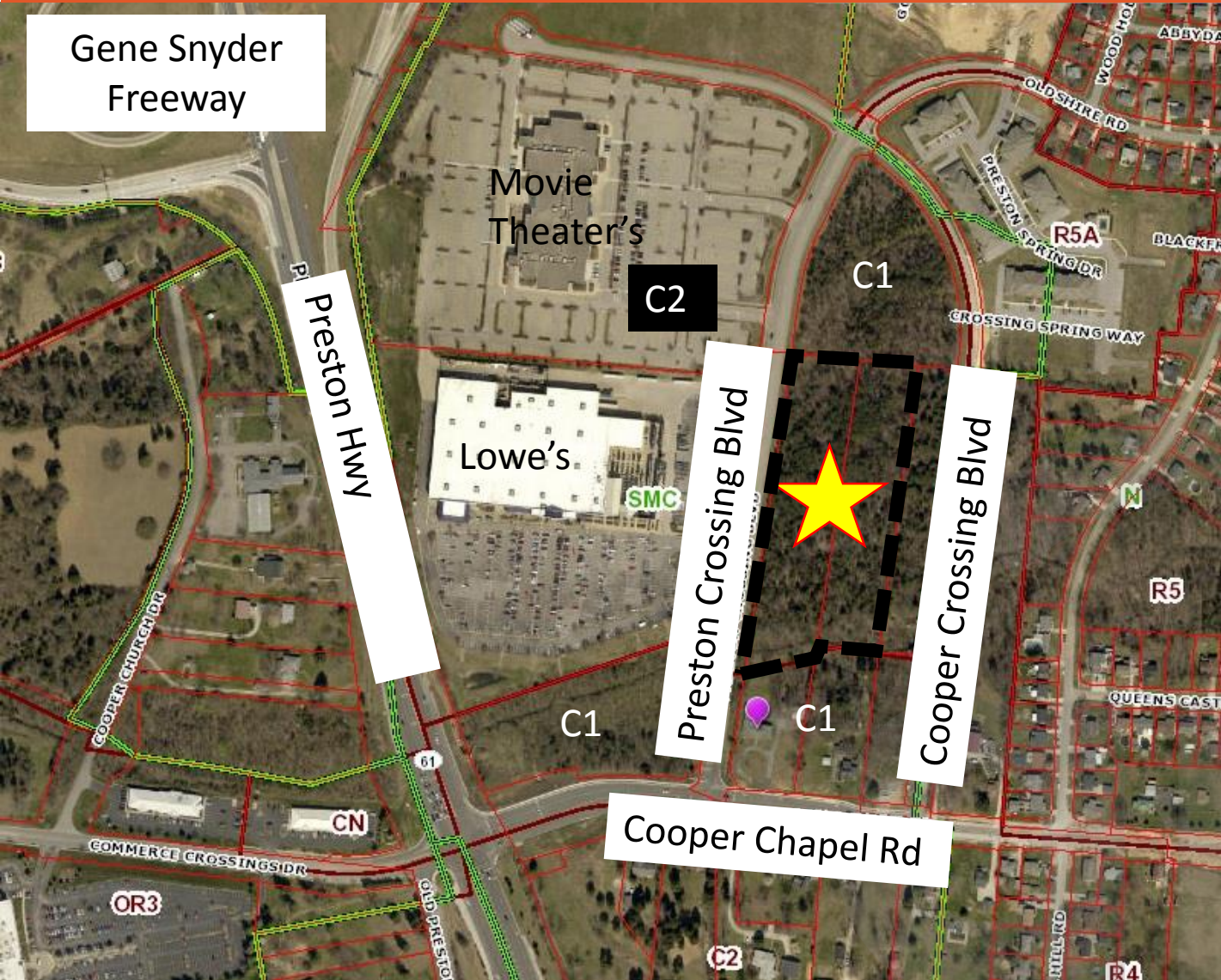
Why are we here?

- 1. To request approval of a conditional use permit for a mini-storage warehouse facility within a C-2 / Suburban Marketplace Form District zoned property.**



LOJIC / Zoning Map

Gene Snyder Freeway

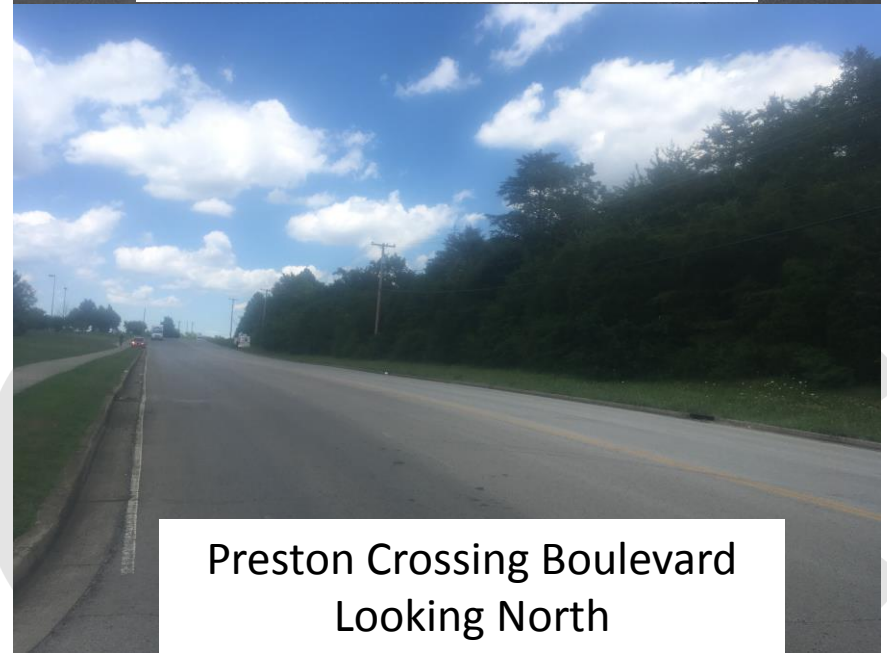
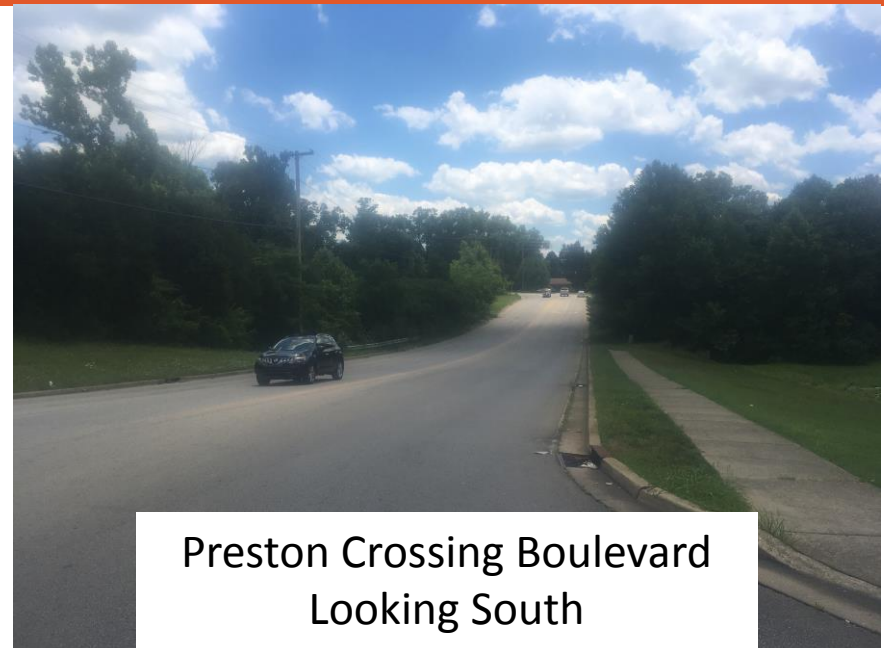


★ = SITE

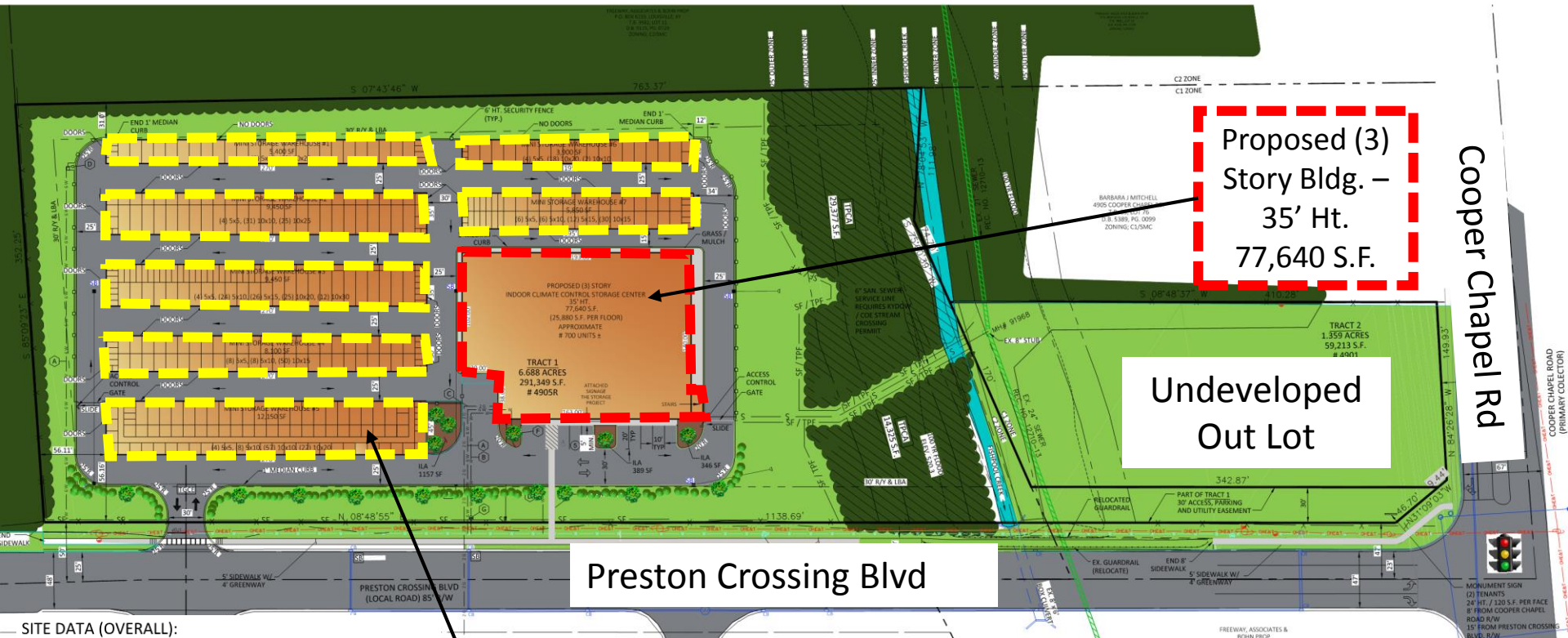


Not to Scale

Site Photos



Conceptual Site Plan Rendering



Cooper Chapel Rd

Proposed (3) Story Bldg. - 35' Ht. 77,640 S.F.

Undeveloped Out Lot

Preston Crossing Blvd

Single Story (15' ht.) Mini-warehouses 54,300 S.F.

Site Plan Not to Scale



SITE DATA (OVERALL):

EXISTING ZONING DISTRICT:
EXISTING FORM DISTRICT:
LAND AREA:
EXISTING USE:

C-1 / C-2
SUBURBAN MARKETPLACE CORRIDOR FORM DIST
8.047 ACRES (350,562 S.F.)
VACANT / SINGLE FAMILY HOME

SITE DATA (TRACT 1):

EXISTING ZONING:
EXISTING FORM DISTRICT:
LAND AREA:
PROPOSED USE:

C-2
SUBURBAN MARKETPLACE CORRIDOR FORM DIST
6.688 ACRES (291,349 S.F.)
INDOOR CONDITION WAREHOUSE AND MINI-STORAGE WAREHOUSE

INDOOR COND. WAREHOUSE BUILDING AREA:
MINI-STORAGE WAREHOUSE 1 BUILDING AREA:
MINI-STORAGE WAREHOUSE 2 BUILDING AREA:
MINI-STORAGE WAREHOUSE 3 BUILDING AREA:
MINI-STORAGE WAREHOUSE 4 BUILDING AREA:
MINI-STORAGE WAREHOUSE 5 BUILDING AREA:
MINI-STORAGE WAREHOUSE 6 BUILDING AREA:
MINI-STORAGE WAREHOUSE 7 BUILDING AREA:
TOTAL BUILDING AREA:

77,640 S.F.± (700 UNITS ±)
5,400 S.F.±
9,450 S.F.±
9,450 S.F.±
8,100 S.F.± (419 UNITS ±)
12,150 S.F.±
3,900 S.F.±
5,850 S.F.±
131,940 S.F.±

FLOOR AREA RATION (F.A.R.):
BUILDING HT. (INDOOR COND. STORAGE WAREHOUSE):
BUILDING HT. (MINI-STORAGE WAREHOUSE):

0.45 (5.0 MAXIMUM)
36' HT. / 3 STORY (15' MAXIMUM, SEE MODIFICATION REQUEST)
15' HT. / 1 STORY (15' MAXIMUM)

IN PROGRESS CONDITIONAL USE PERMIT MODIFICATION CASE # 17CUP1024:

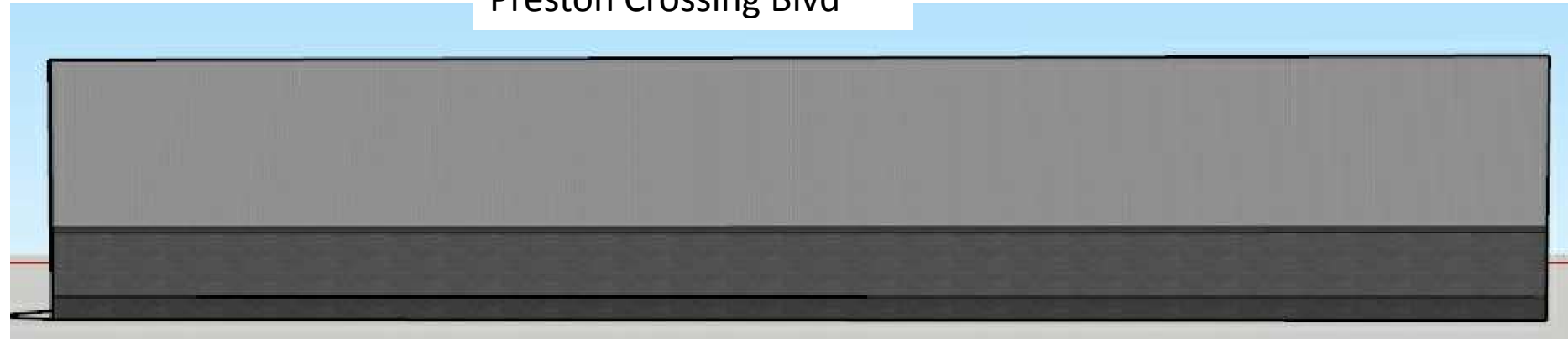
LAND DEVELOPMENT CODE, CHAPTER 4, PART 2.35 - MINI-STORAGE WAREHOUSE ITEM (G) TO ALLOW FOR THE INDOOR CONDITIONED STORAGE FACILITY EXCEED 15' HEIGHT / 1 STORY TO BE 35' HEIGHT / 3 STORIES.

Conceptual Building Façade (3-Story)



Preston Crossing Blvd

WEST SIDE OF PROPOSED CONDITIONED STORAGE BUILDING

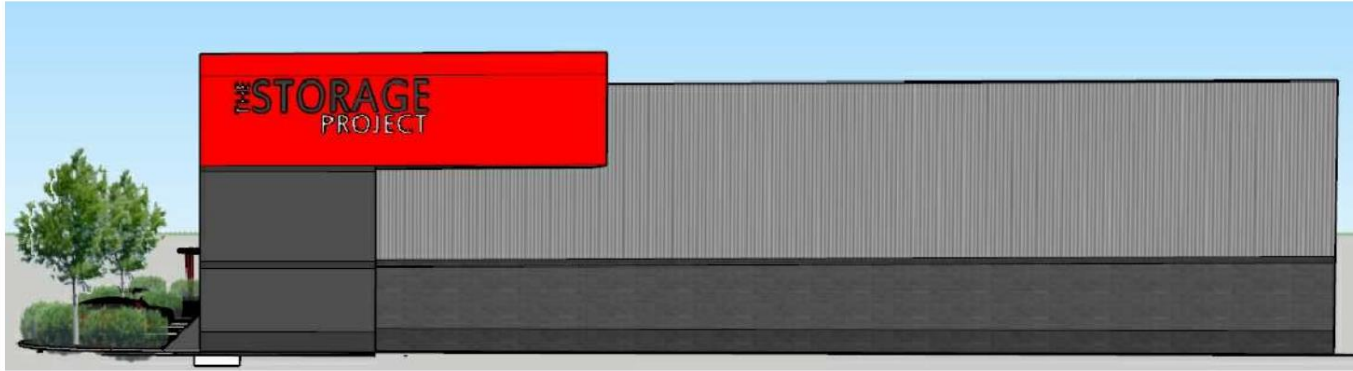


EAST SIDE OF PROPOSED CONDITIONED STORAGE BUILDING

Conceptual Building Materials

- Brick Veneer
- Stone Veneer
- Aluminum Storefront Windows / Doors
- Metal Awnings
- Metal Accent Panels
- EFIS

Conceptual Building Façade (3-Story)



SOUTH SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



NORTH SIDE OF PROPOSED CONDITIONED STORAGE BUILDING

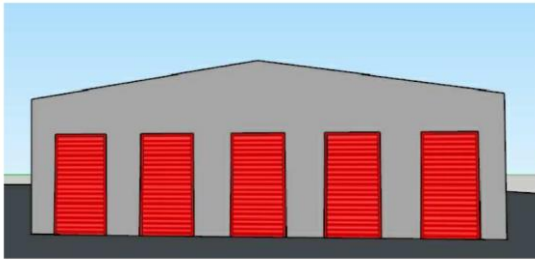
Conceptual Building Materials

- Brick Veneer
- Stone Veneer
- Aluminum Storefront Windows / Doors
- Metal Awnings
- Metal Accent Panels
- EFIS

Conceptual Building Façade (Mini Storage Warahouses)



EAST & WEST SIDE OF PROPOSED CONDITIONED STORAGE BUILDING



NORTH & SOUTH SIDE OF PROPOSED CONDITIONED STORAGE BUILDING

Conceptual Building Materials

- Metal Walls / Doors
- Corrugated Standing Seam Metal Roof



Conceptual Building Façade (Site Perspective from Preston Crossing Blvd.)



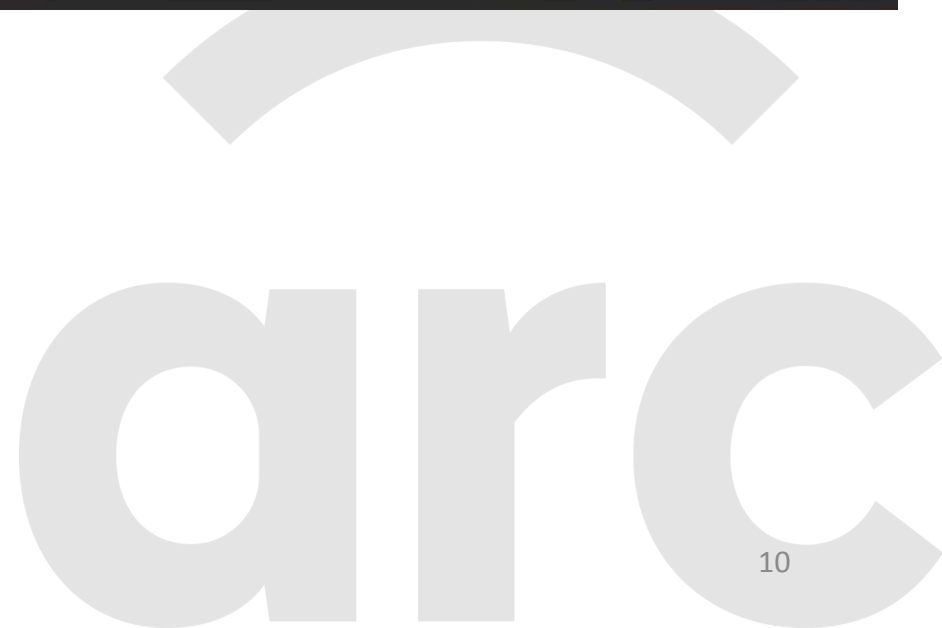
Match Line



Match Line

arc

Conceptual Building Façade (Site Birdeye Perspective Preston Crossing Blvd.)



Overall Site Plan Showing Adjacent Developments



Menard's
Development
203,000 S.F.
34' Ht.



Adjacent Property Photos

Similar Building Materials,
Height, Size & Scale



Lowe's Westside of
Preston Crossing Blvd

Similar Building Materials,
Height, Size & Scale



Movie Theaters Westside of
Preston Crossing Blvd



Lowe's Outdoor
Storage/Sales and Display

Our Proposal is for Indoor
/ Self-Contained Storage

arc

End of Presentation



1517 Fabricon Blvd
Jeffersonville, IN 47130
812.285.1940