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The Storage Project Bardstown Road

7500 Bardstown Road
Louisville, KY 40291

Planning Commission Public Hearing
CASE# 17ZONE1060

June 7, 2018

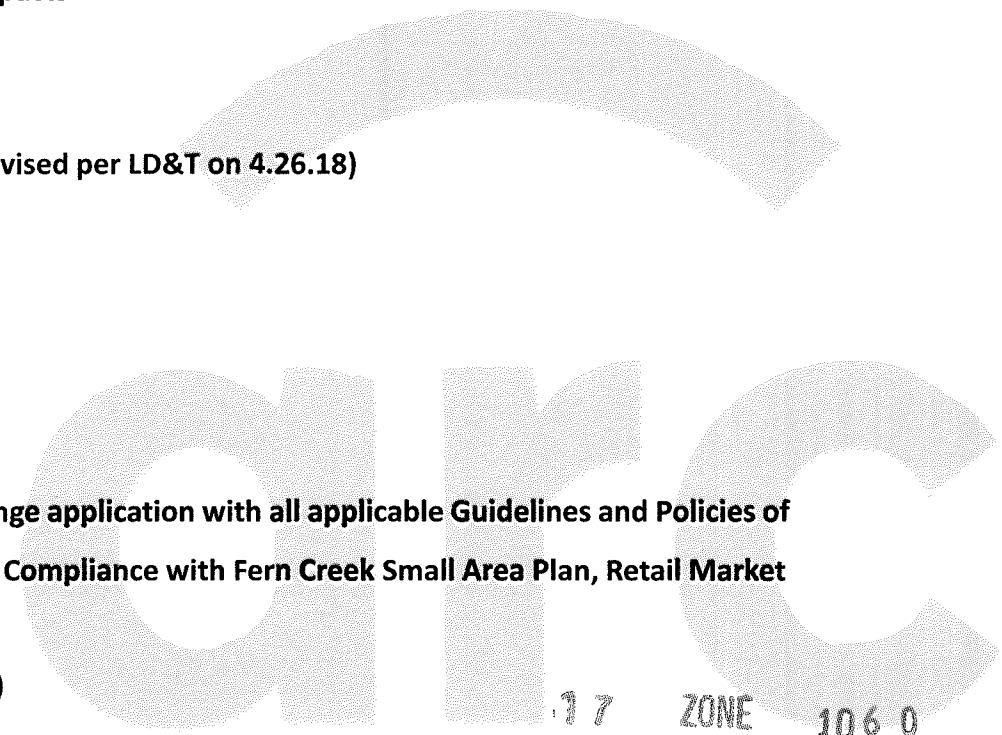
17 ZONE 1060

Index

1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
3. Ground level photographs of the site
4. Ground level photographs of surrounding areas
5. Combination Rezoning and Detailed District Development Plan (revised per LD&T on 4.26.18)
6. Building Elevations (revised per LD&T on 4.26.18)
7. Security Fence Detail (revised per LD&T on 4.26.18)
8. Existing / Proposed Commercial Development 1.5.Mile Radius from Subject Site
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10. Site Cross-sections (revised per LD&T on 4.26.18)
11. Preliminary Landscape Plan Rendering
12. Preliminary Tree Preservation Plan and Environmental Impacts
13. Preliminary Lighting/Photometric Plan
14. Self-Storage Market Study
15. Preliminary Bardstown Road Improvements by Others (revised per LD&T on 4.26.18)
16. Conceptual Drainage Exhibit
17. Trip Generation Analysis
18. First and Second Tier Adjacent Property Owners Tax Map
19. Neighborhood Meeting Notice
20. Summary of the meeting
21. Statement of Compliance filed with the original zone change application with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan. Statement of Compliance with Fern Creek Small Area Plan, Retail Market Study and Southeast Metro Regional Center Plan.
Proposed Binding Elements (revised per LD&T on 4.26.18)

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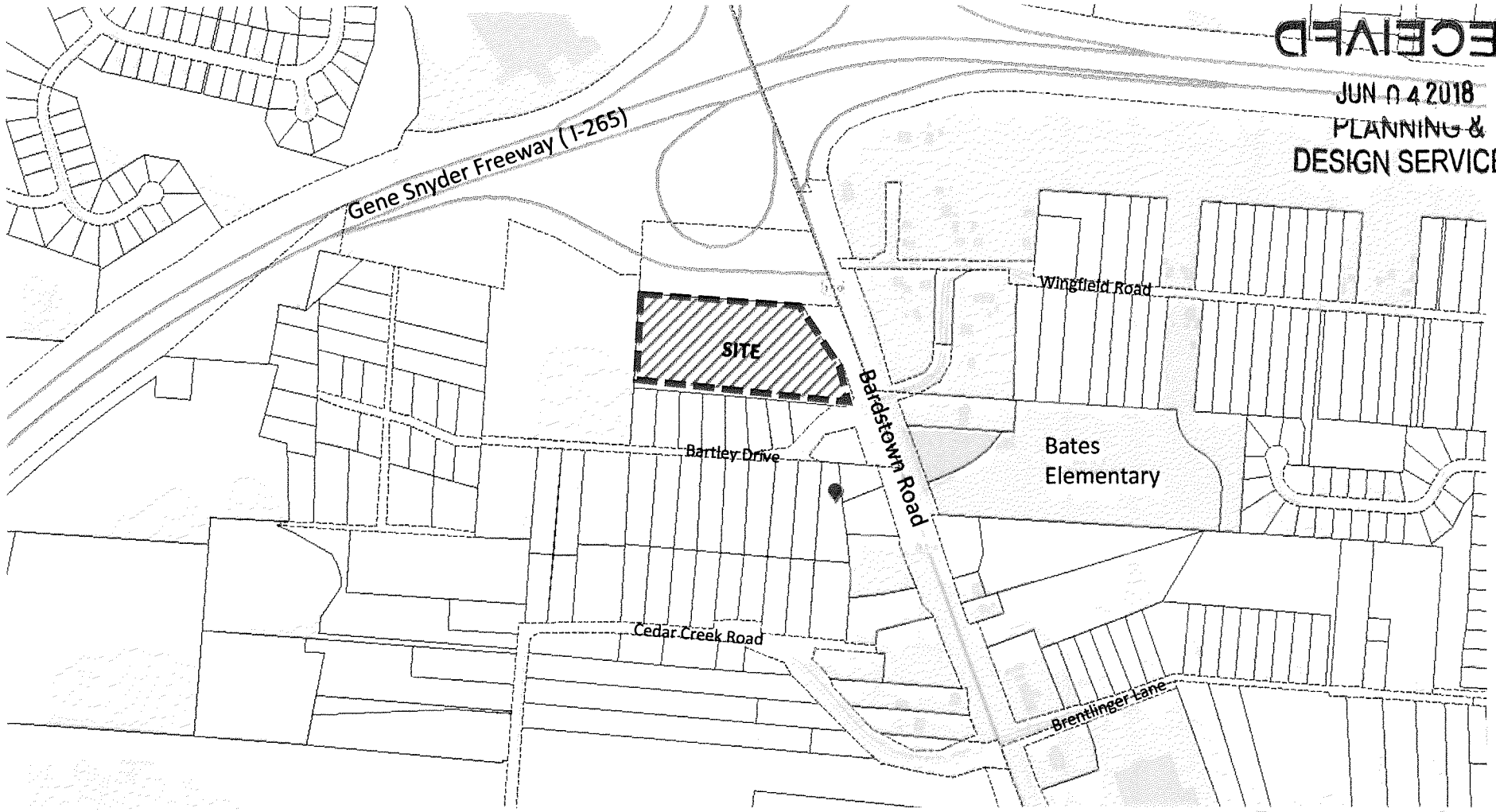


LOJIC Zoning Map

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LEGEND



Commercial/Industrial Use



Special Use

Residential Use



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TAB 02:

Aerial Photographs of the Site and Surround Areas

Aerial Photographs of the Site and Surrounding Areas



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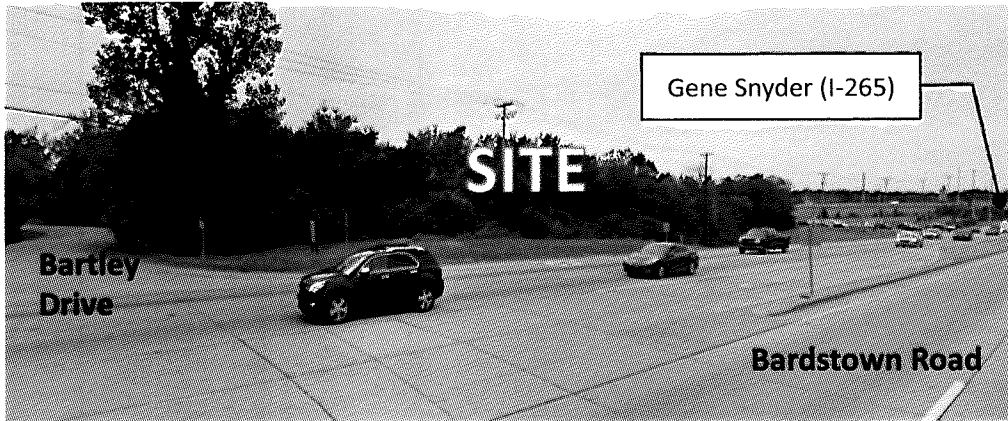
TAB 03:

Ground Level Photographs of the Site

Ground Level Photographs of the Site

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Site Image from Bardstown Road going North



Site Image from Bartley Drive



Site Image at Bardstown Road and I-265 Intersection



Site Image at from Gene Snyder (I-265)

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TAB 04:

Ground Level Photographs of Surround Areas

Ground Level Photographs of Surrounding Area

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View Looking East on I-265



View Looking West on I-265

Ground Level Photographs of Surrounding Area



View Looking North on I-265



View Looking South on I-265

Ground Level Photographs of Surrounding Area

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View Looking West on Bartley Drive



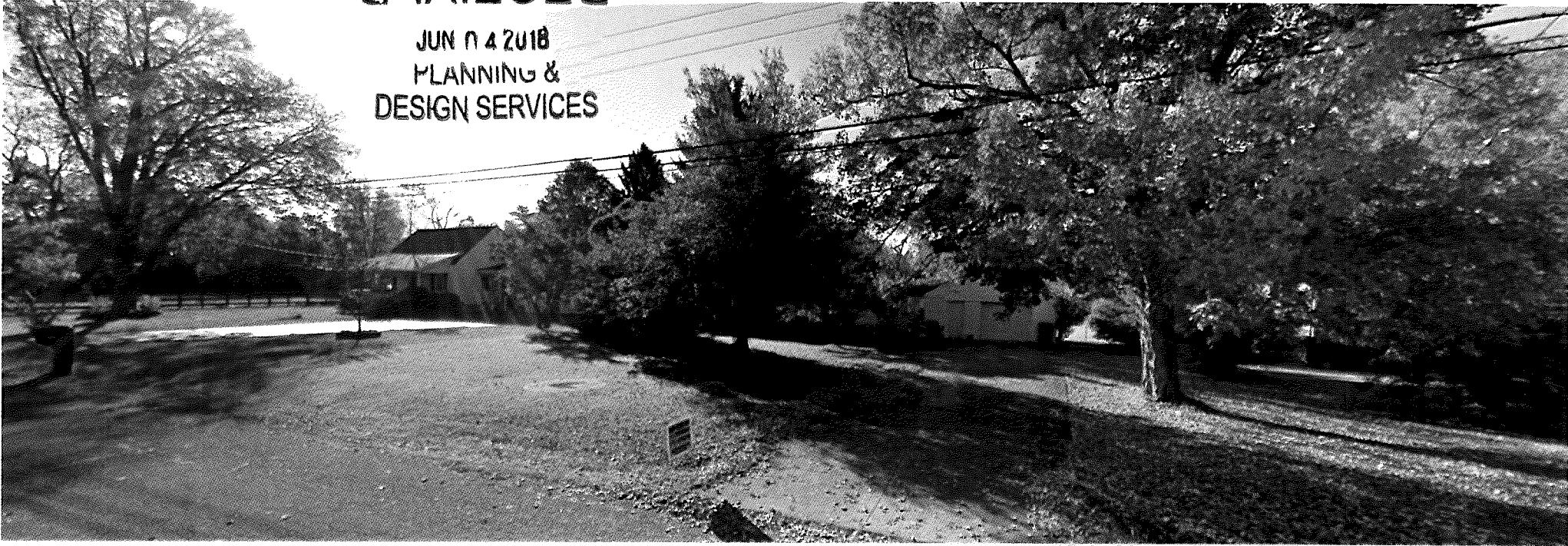
View Looking East on Bartley Drive

17 ZONE 1060

Ground Level Photographs of Surrounding Area

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Adjacent Property - Single Family Residence on Bartley Drive



Adjacent Property - Single Family Residence on Bartley Drive



Adjacent Property - Single Family Residence on Bartley Drive

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TAB 05:

Combination Rezoning and Detailed District Development Plan

Rezoning and Detailed District Development Plan

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INTERSTATE 265 OFF RAMP
CAPABILITY: 10,000 VEH/HR @ 100 MPH

I-265 (EXIT RAMP)

COMMUNALTY OF KENTUCKY
T.B. 647 LOT 6

VARIANCE

WAIVERS REQUESTED

- CHAPTER 10.2.4.B.1 - PROPERTY PERIMETER LBA
- REQUEST WAIVER TO ALLOW ON THE WEST AND SOUTH LBA TO ALLOW FOR EASEMENT TO ENCRATCH MORE THAN 50%.
- CHAPTER 5.3.5 TABLE 5.3.2 - DIMENSIONAL STANDARDS: NON-RESIDENTIAL USES
- REQUEST WAIVER OF 25' FROM THE 50' NON-RESIDENTIAL TO RESIDENTIAL SETBACK (NO LOADING).

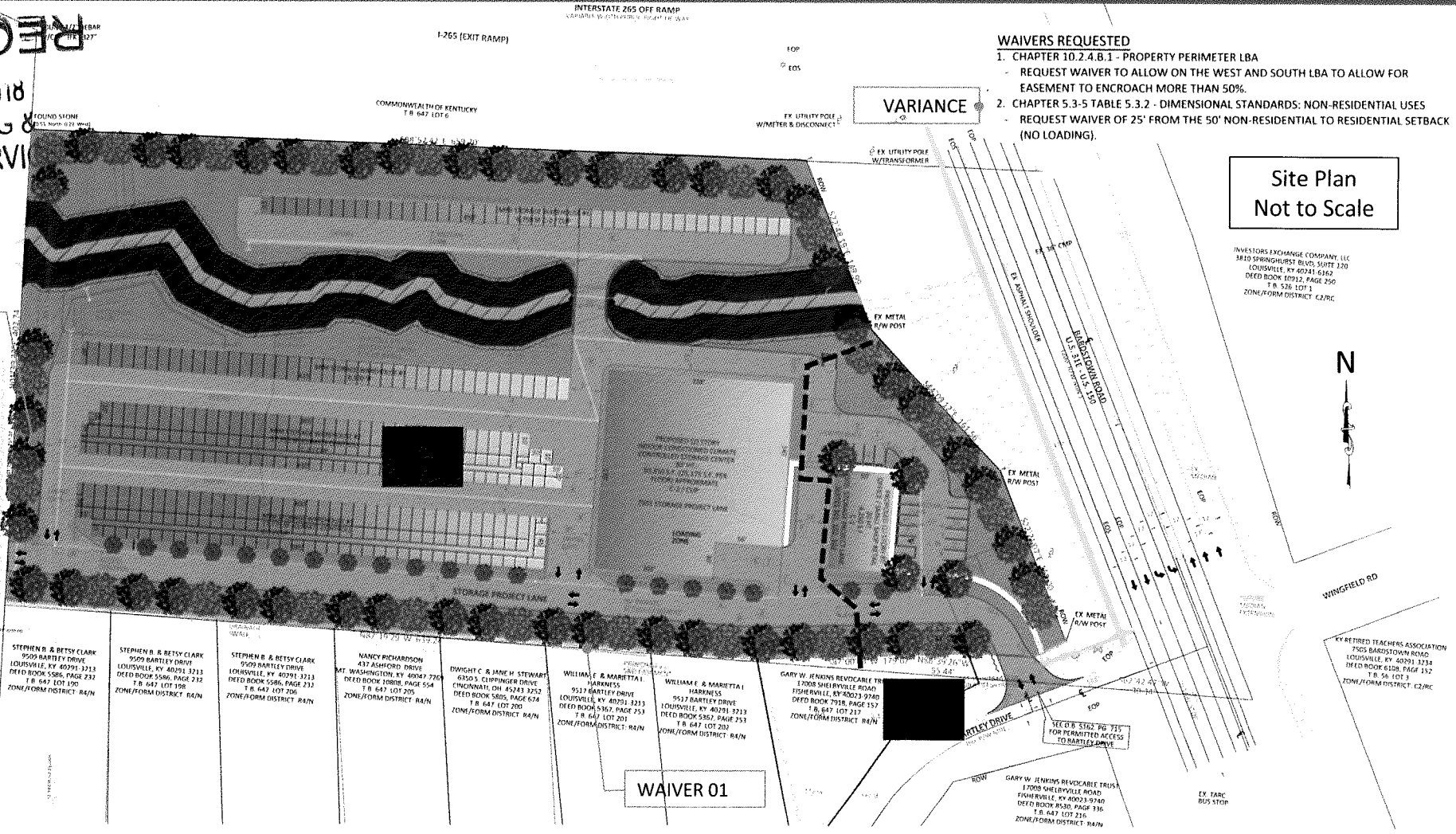
**Site Plan
Not to Scale**

INVESTORS EXCHANGE COMPANY, LLC
3810 SPRINGHURST BLVD, SUITE 120
LOUISVILLE, KY 40241-6162
DEED BOOK 10712, PAGE 250
T.B. 536 LOT 1
ZONE/FORM DISTRICT: C2/R3C



**WAIVER 01
&
VARIANCE**

CHESTER DWIGHT &
SHERA JAN LOOSDON
P.O. BOX 253
BARDSTOWN, KY 40004-0253
DEED BOOK 6512, PAGE 164
T.B. 647 LOT R
ZONE/FORM DISTRICT: R4/N



WAIVER 01

SITE DATA:

MINI STORAGE FACILITY			
EXISTING ZONING:	R-4		
EXISTING FORM DISTRICT:	NEIGHBORHOOD		
LAND AREA:	6.475 ACRES (282,050 S.F.)		
EXISTING USE:	VACANT		
PROPOSED ZONING:	C-2 W/ CONDITIONAL USE PERMIT		
PROPOSED FORM DISTRICT:	UNCHANGED		
PROPOSED USE:	MINI-STORAGE FACILITY		
INDOOR COND. WAREHOUSE			
BUILDING AREA:	50,350 S.F.±	(350 UNITS±)	
MINI-STORAGE WAREHOUSE 1			
BUILDING AREA:	17,775 S.F.±		
MINI-STORAGE WAREHOUSE 2			
BUILDING AREA:	17,750 S.F.±	(392 UNITS±)	
MINI-STORAGE WAREHOUSE 3			
BUILDING AREA:	8,300 S.F.±		
MINI-STORAGE WAREHOUSE 4			
BUILDING AREA:	6,750 S.F.±		
TOTAL BUILDING AREA:	100,925 S.F.±		

OFFICE BLDG. / SMALL SHOP RETAIL	
EXISTING ZONING:	R-4
EXISTING FORM DISTRICT:	NEIGHBORHOOD
LAND AREA:	0.945 ACRES (41,146 S.F.)
EXISTING USE:	VACANT
PROPOSED ZONING:	C-1
PROPOSED FORM DISTRICT:	UNCHANGED
PROPOSED USE:	OFFICE BLDG. / SMALL SHOP RETAIL
OFFICE BLDG. / SMALL SHOP RETAIL:	4,250 S.F.± (OFFICE = 600 S.F. SHOP = 3,650 S.F.)
TOTAL SITE	
FOOT PRINT IN NFO	80,000 S.F. PROVIDED (80,000 S.F. MAXIMUM)
FLOOR AREA RATIO (F.A.R.):	0.325 (5.0 MAXIMUM)

PARKING SUMMARY:	
ESTIMATED EMPLOYEES	1
MINI STORAGE OFFICE (600 S.F.) PARKING MIN. (1 PARKING SPACE PER 1.5 EMPLOYEES)	1 SPACE
MINI STORAGE OFFICE (600 S.F.) PARKING MAX. (1 PARKING SPACE PER EMPLOYEE)	1 SPACE
3,650 S.F. SMALL SHOP RETAIL MIN. (1,250 S.F.)	15 SPACES
3,650 S.F. SMALL SHOP RETAIL MAX. (1,150 S.F.)	24 SPACES
TOTAL PARKING MIN.:	16 SPACES
TOTAL PARKING MAX.:	25 SPACES
TOTAL PARKING PROVIDED:	18 SPACES (W/ 2 HANDI-CAP SPACES)

VEHICULAR USAGE AREA:	
PROPOSED V.U.A.	12,544 S.F.
NO. OF PARKING SPACES	18 SPACES
I.L.A. REQUIRED (7.5%)	941 S.F.
I.L.A. PROVIDED	1,463 S.F.









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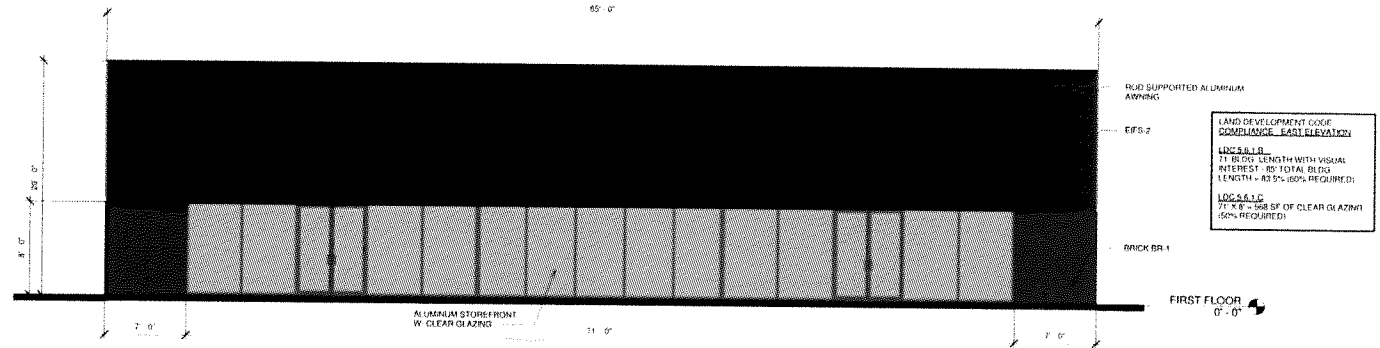
TAB 06:
Building Elevations

Building Elevations – Retail Building

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EXTERIOR MATERIALS LEGEND

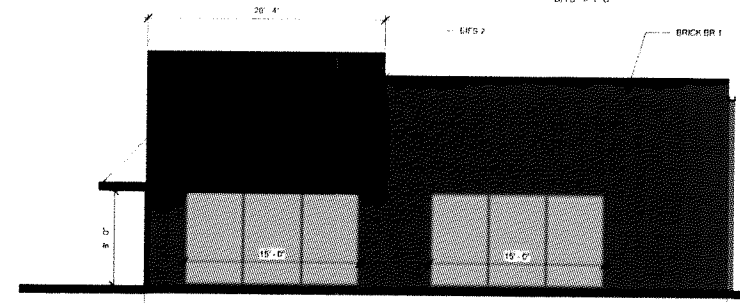
-  BR 1 BRICK COLOR 1
DARK GRAY
-  BR 2 BRICK COLOR 2
LIGHT GRAY
-  MF 1 CORRUGATED METAL
-  MF 2 HORIZONTAL CORRUGATED METAL PANEL
-  LFS 1
-  LFS 2
-  ALUMINUM STOREFRONT
-  FINING ROD & TURNBUCKLE SUPPORTED
BRACKETS ABOVE FIN. PAINT TO MATCH MF 1



LAND DEVELOPMENT CODE
COMPLIANCE - EAST ELEVATION

LDC 5.6.1.B
35' BLDG LENGTH WITH VISUAL
INTEREST - 80% TOTAL BLDG
LENGTH - 80.5% (80% REQUIRED)

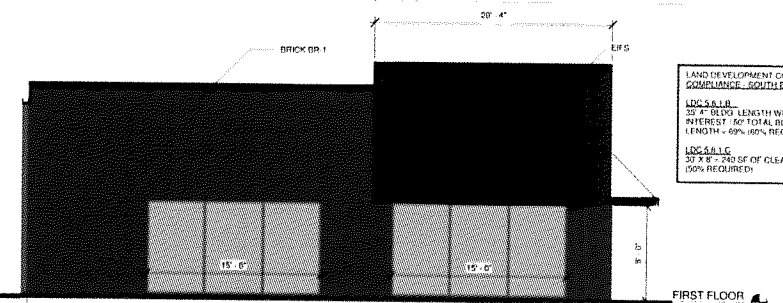
LDC 5.6.1.C
30' X 8' = 240 SF OF CLEAR GLAZING
(80% REQUIRED)



LAND DEVELOPMENT CODE
COMPLIANCE - NORTH ELEVATION

LDC 5.6.1.B
35' BLDG LENGTH WITH VISUAL
INTEREST - 50% TOTAL BLDG
LENGTH - 69% (69% REQUIRED)

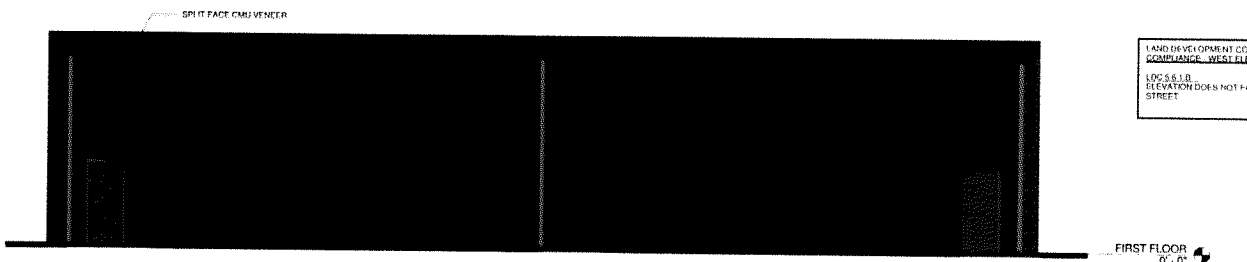
LDC 5.6.1.C
30' X 8' = 240 SF OF CLEAR GLAZING
(80% REQUIRED)



LAND DEVELOPMENT CODE
COMPLIANCE - SOUTH ELEVATION

LDC 5.6.1.B
35' BLDG LENGTH WITH VISUAL
INTEREST - 50% TOTAL BLDG
LENGTH - 69% (69% REQUIRED)

LDC 5.6.1.C
30' X 8' = 240 SF OF CLEAR GLAZING
(80% REQUIRED)

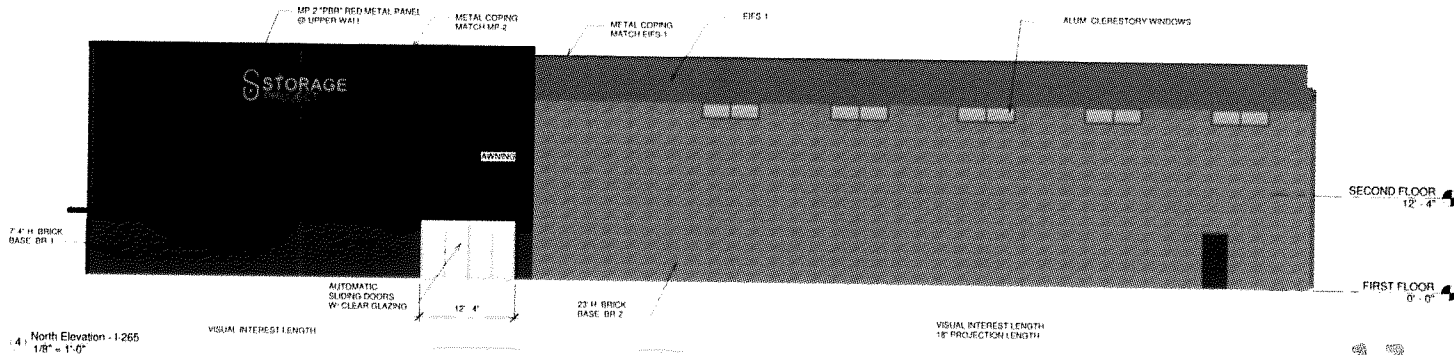
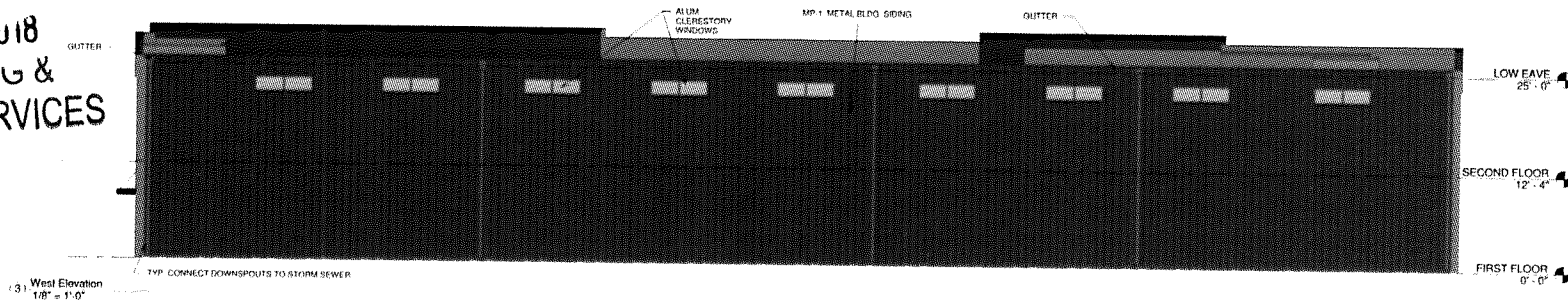
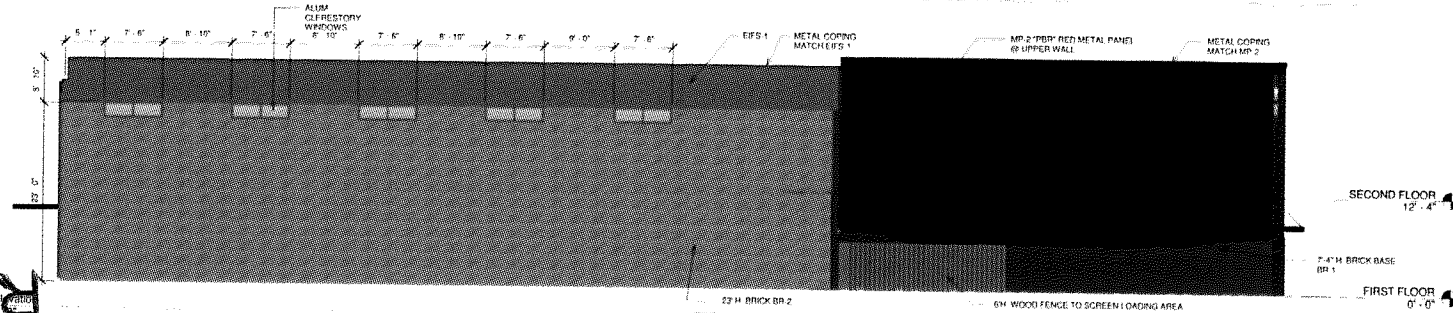
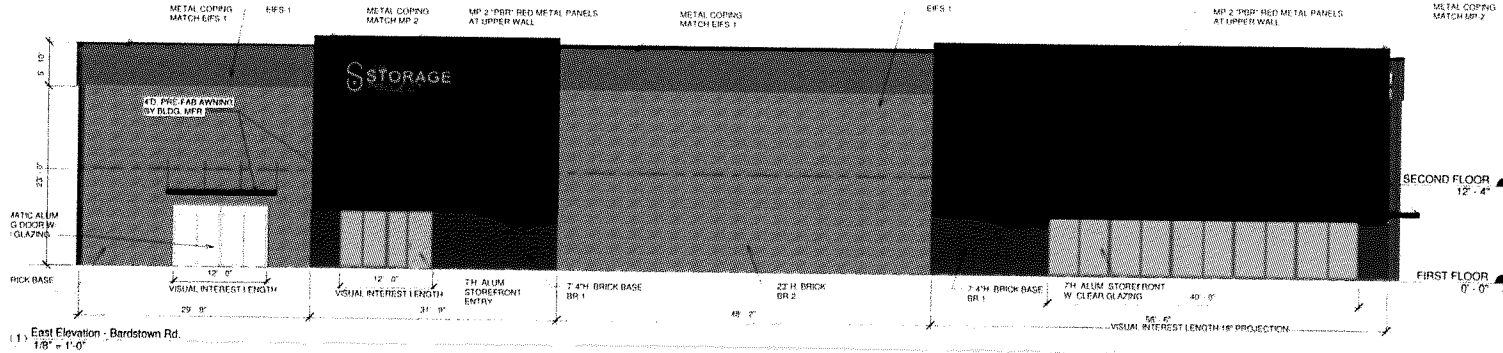
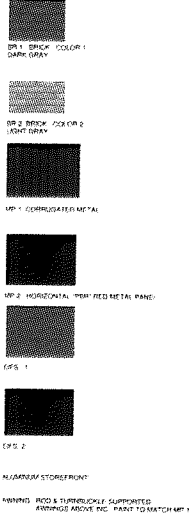


LAND DEVELOPMENT CODE
COMPLIANCE - WEST ELEVATION

LDC 5.6.1.B
ELEVATION DOES NOT FACE PUBLIC
STREET

Building Elevations – Indoor Storage Facility

EXTERIOR MATERIALS LEGEND



LAND DEVELOPMENT CODE
COMPLIANCE - EAST ELEVATION

3.5.2.A. LOCATION ORIENTATION
THE EAST ELEVATION FACES THE PRIMARY PUBLIC STREET (BARDSTOWN RD) AND IS CONSIDERED THE FRONT ELEVATION. PROPOSED ENTRANCE AND GLAZING MEETS DESIGN STANDARD INTENT.

5.5.2.B.2. LOADING AREAS
THE LOADING AREA IS SCREENED FROM VIEWS FROM PUBLIC STREET BY ITS LOCATION BEHIND THE RETAIL BUILDING.

10C.5.6.1.B.1.
102' BLDG LENGTH WITH VISUAL INTEREST - 160' TOTAL BLDG LENGTH - 60% (60% * 101' = 60.6')

SINCE ELEVATION IS OVER 100' L 64' OF GLASS ENTRANCE WINDOWS IS PROPOSED.
REQUIRED: 20% OF 169' = 34' OF GLASS ENTRANCE WINDOWS

LAND DEVELOPMENT CODE
COMPLIANCE - SOUTH ELEVATION

3.5.2.A. LOCATION ORIENTATION
THE SOUTH ELEVATION FACES A SECONDARY STREET (ACCESS ROAD). PROPOSED DESIGN IS CONSISTENT WITH DESIGN MATERIALS ON OTHER FACADES AND MEETS DESIGN STANDARD INTENT.

5.5.2.B.2. LOADING AREAS
THE LOADING AREA IS SCREENED FROM VIEWS FROM ACCESS ROAD AND NEIGHBORS BY A FENCE.

10C.5.6.1.B.1.
PROPOSED: 100' BLDG LENGTH WITH VISUAL INTEREST - 159' TOTAL BLDG LENGTH - 64% (REQUIRED: 60% * 97' = 58.2')

NO UNINTERRUPTED FACADE IS OVER 100' L.

LAND DEVELOPMENT CODE
COMPLIANCE - WEST ELEVATION

3.5.2.A. LOCATION ORIENTATION
THE WEST ELEVATION DOES NOT FACE A PUBLIC STREET. PROPOSED DESIGN IS CONSISTENT WITH DESIGN MATERIALS ON OTHER FACADES AND MEETS DESIGN STANDARD INTENT.

LAND DEVELOPMENT CODE
COMPLIANCE - NORTH ELEVATION

3.5.2.A. LOCATION ORIENTATION
THE NORTH ELEVATION FACES A PUBLIC STREET (I-265). PROPOSED DESIGN IS CONSISTENT WITH DESIGN MATERIALS ON OTHER FACADES AND MEETS DESIGN STANDARD INTENT.

10C.5.6.1.B.1.
PROPOSED: 117'-4" BLDG LENGTH WITH VISUAL INTEREST - 157' TOTAL BLDG LENGTH - 75% (REQUIRED: 60% OF 157' = 94.2')

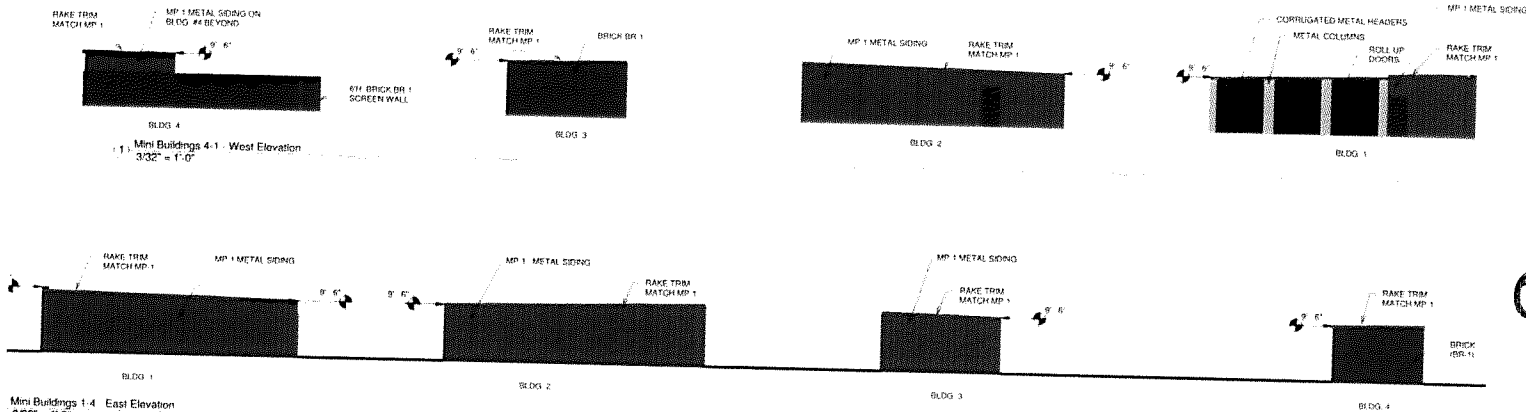
NO UNINTERRUPTED FACADE IS OVER 100' L.
A 100' L 18' D PROJECTION IS PROPOSED TO REDUCE 157' LENGTH.
REQUIRED: 20% OF 157' = 31.4'

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Building Elevations – Mini Warehouses

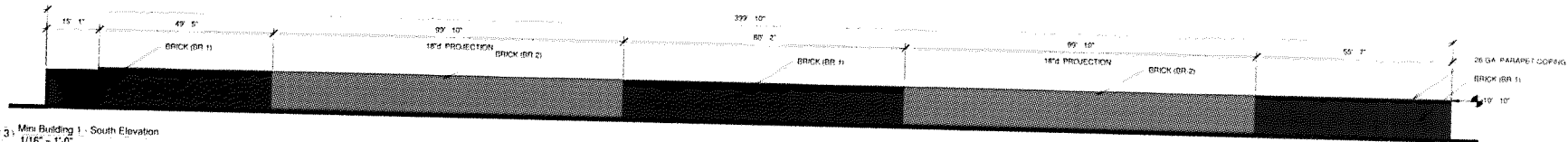
EXTERIOR MATERIALS LEGEND

- BR 1 BRICK COLOR 1 DARK GRAY
- BR 2 BRICK COLOR 2 LIGHT GRAY
- MP 1 CORRUGATED METAL
- MP 2 HORIZONTAL RIB RED METAL PANEL
- EPS 1
- EPS 2
- ALUMINUM STOREFRONT
- BRAND RED 4 TURNBUCKLE SUPPORTED ANCHORS AND/OR W/ WIRE TO MATCH MP 1



LAND DEVELOPMENT CODE COMPLIANCE
BLDG 1 SOUTH ELEVATION
 S.S.A. LOCATION ORIENTATION
 THE SOUTH ELEVATION OF BLDG 1 FACES A PUBLIC ACCESS ROAD. PROPOSED DESIGN IS CONSISTENT WITH DESIGN MATERIALS ON OTHER FACADES AND MEETS DESIGN STANDARD INTENT.
 LOG 28.1.B.1
 PROPOSED 400' BLDG LENGTH WITH VISUAL INTEREST = 100%
 REQUIRED 80% OF 400' = 280' (7)
 NO UNINTERRUPTED FACADE IS OVER 100'.
 10' 100% - 10' (0) PROJECTIONS ARE PROPOSED TO REDUCE 400' UNINTERRUPTED LENGTH
 REQUIRED 20% OF 400' = 80'

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3 Mini Building 1 - South Elevation
 1/16" = 1'-0"



4 Mini Building 1 - North Elevation
 1/16" = 1'-0"



5 Mini Building 2 - North Elevation
 1/16" = 1'-0"

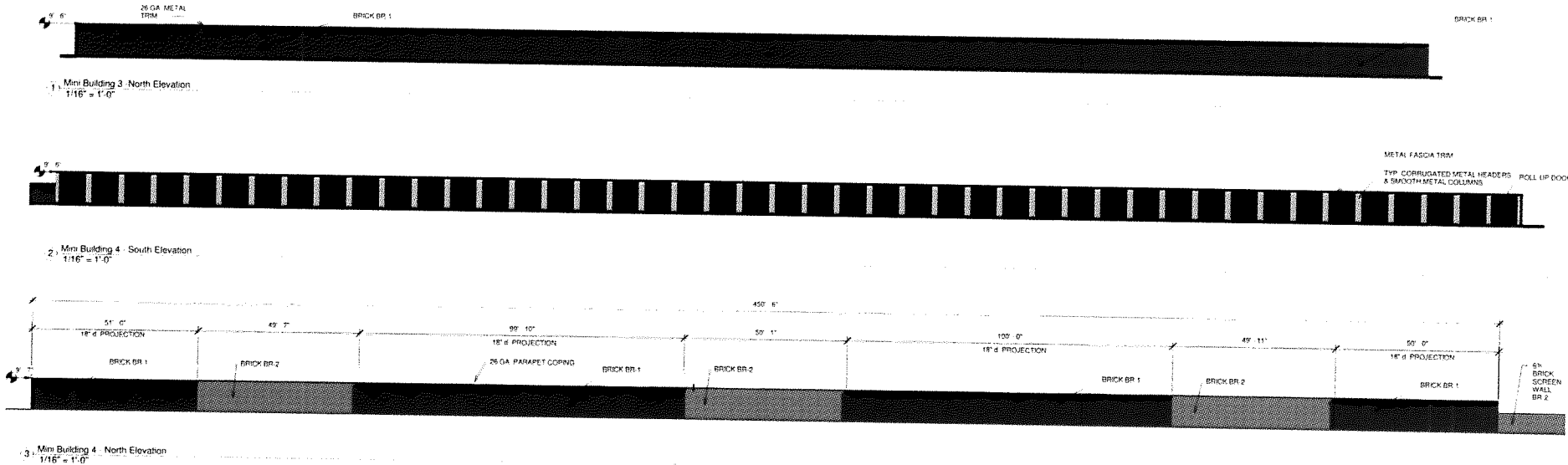


6 Mini Building 2 - South Elevation
 1/16" = 1'-0"

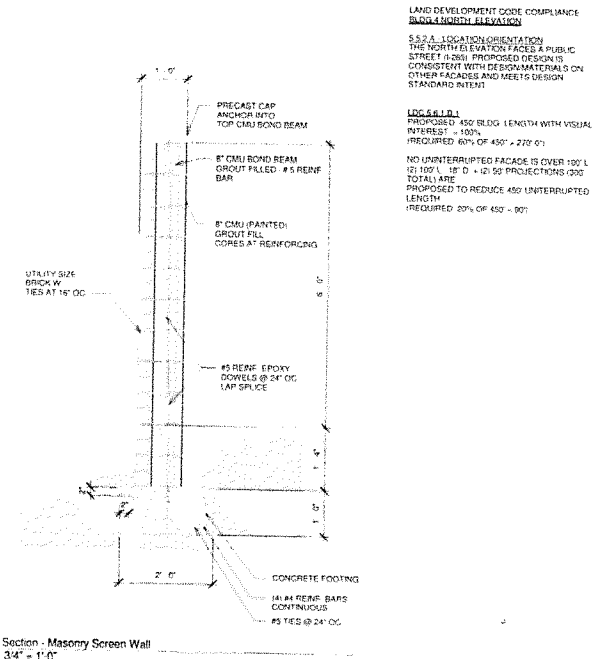


7 Mini Building 3 - South Elevation
 1/16" = 1'-0"

Building Elevations – Mini Warehouses



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LAND DEVELOPMENT CODE COMPLIANCE
MINIMUM ELEVATION
 5.2 A. LOCATION ORIENTATION
 THE NORTH ELEVATION, FACES A PUBLIC
 STREET IN 200. PROPOSED DESIGN IS
 CONSISTENT WITH DESIGN MATERIALS ON
 OTHER FACADES AND MEETS DESIGN
 STANDARD INTENT.

LOC 5.6.10.1
 PROPOSED 450' BLDG. LENGTH WITH VISUAL
 INTEREST = 100%
 (REQUIRED 60% OF 450' = 270' 0")

NO UNINTERRUPTED FACADE IS OVER 100' L
 (2) 100' L, 18" D = (2) 50' PROJECTIONS (200'
 TOTAL SITE
 PROPOSED TO REDUCE 450' UNINTERRUPTED
 LENGTH
 (REQUIRED 20% OF 450' = 90')

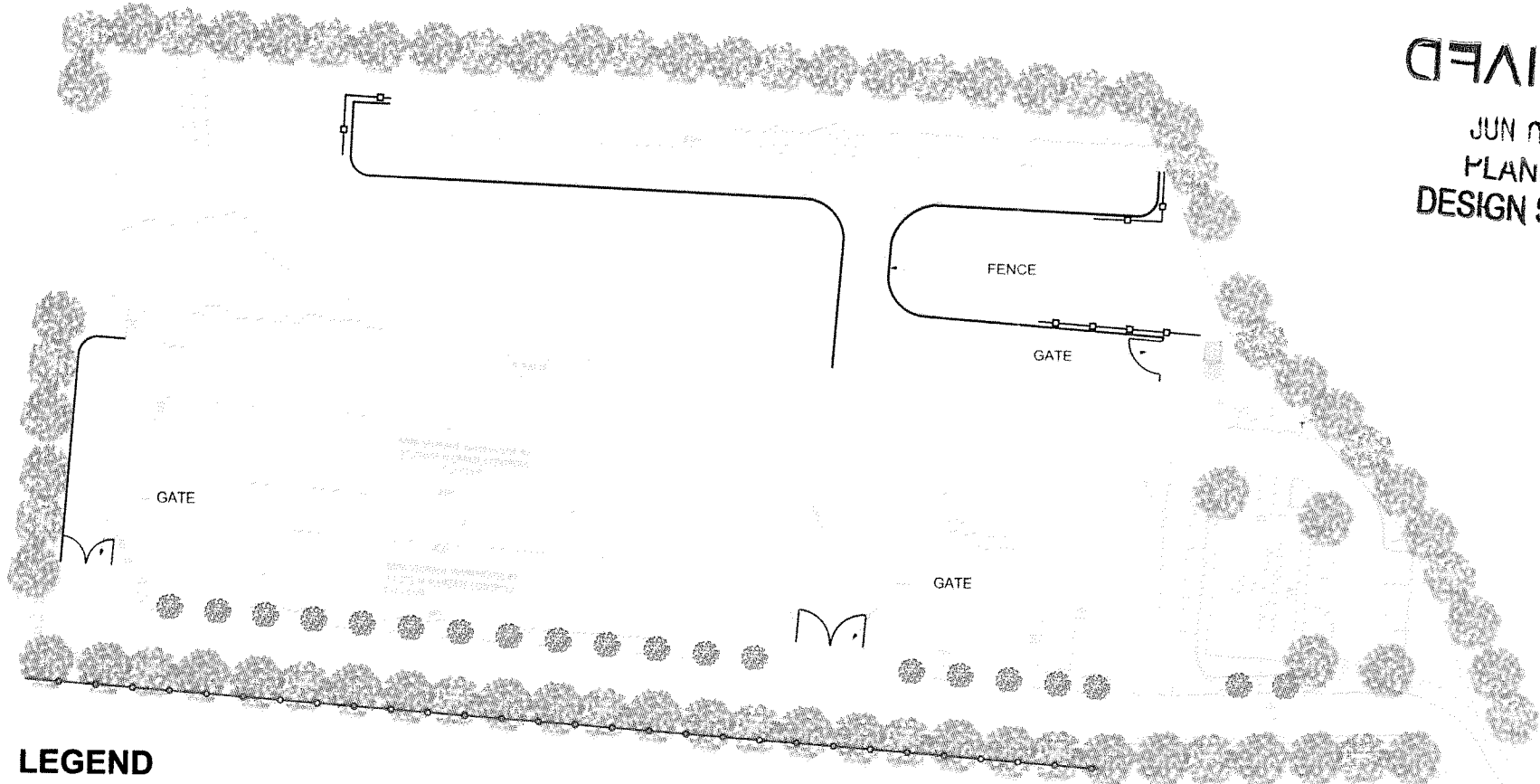
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TAB 07:

Security Fence Detail

Security Gate Detail

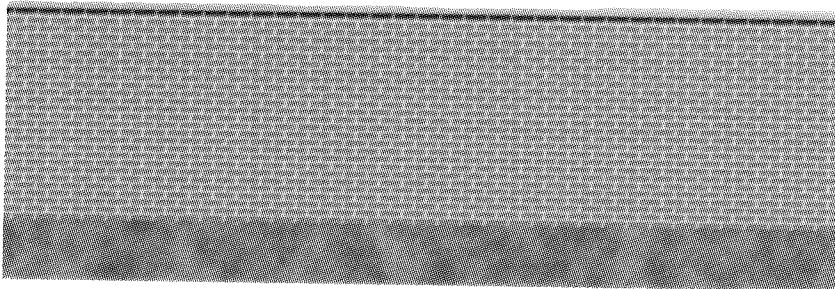


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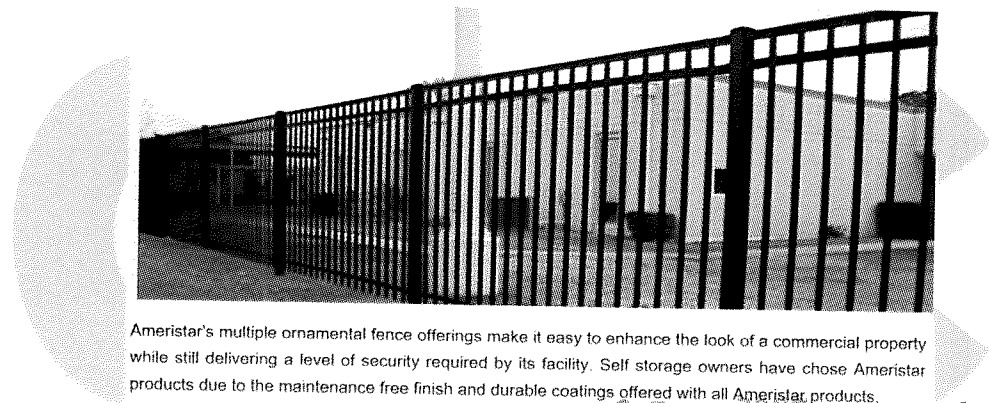
LEGEND

- 6'-0" BRICK SCREEN WALL
- 6'-0" WOOD PRIVACY FENCE
- METAL FENCE FENCE

Self Storage Commercial Fence Application



MASONRY SCREEN WALL ELEVATION



Ameristar's multiple ornamental fence offerings make it easy to enhance the look of a commercial property while still delivering a level of security required by its facility. Self storage owners have chose Ameristar products due to the maintenance free finish and durable coatings offered with all Ameristar products.

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TAB 08:

Existing/Proposed Commercial Development 1.5 Mile Radius
from Subject Site

Existing/Proposed Commercial Development 1.5 Mile Radius from Subject Site



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TAB 09:

**Fern Creek Fire Department Review /
Approval of Access**

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Jason-

I've looked at the plan you sent. What concerns does Planning have regarding this project? It appears to me that Bartley and Wingfield will not line up in the future as they do now. That's not something the fire dept has any control over anyhow so it's a non-issue for us. Regarding your project, as long as we can get to the buildings from construction phase on, we shouldn't have issues with access. As long as the temp roads in the complex can support 30 tons, we should be OK. The only potential problem could be dirt roads that may be impassable during inclement weather.

Thx

Joseph Elstone
Fire Marshal
Fern Creek Fire Protection District
9409 Old Bardstown Rd
Louisville, Ky. 40291
502 239 7075
502 239 1872 fax
www.ferncreekfire.com

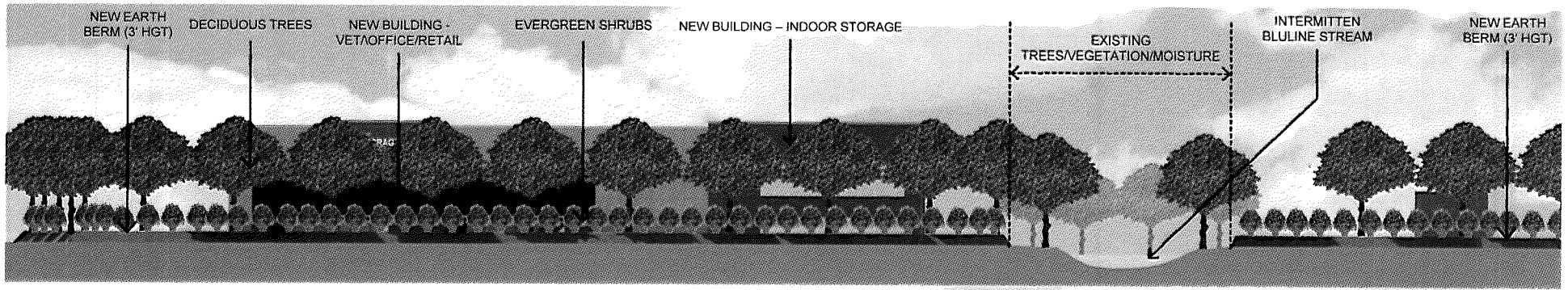
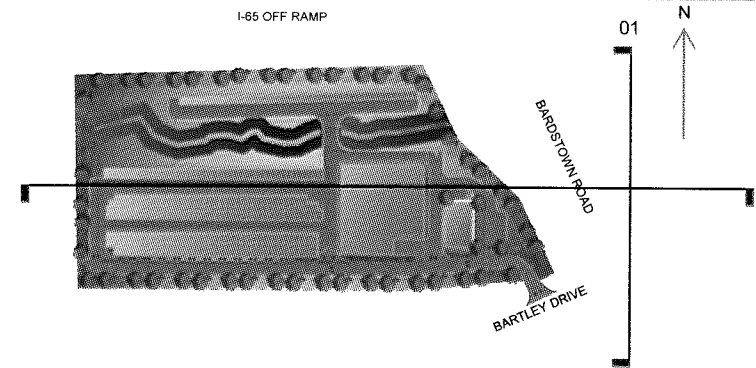


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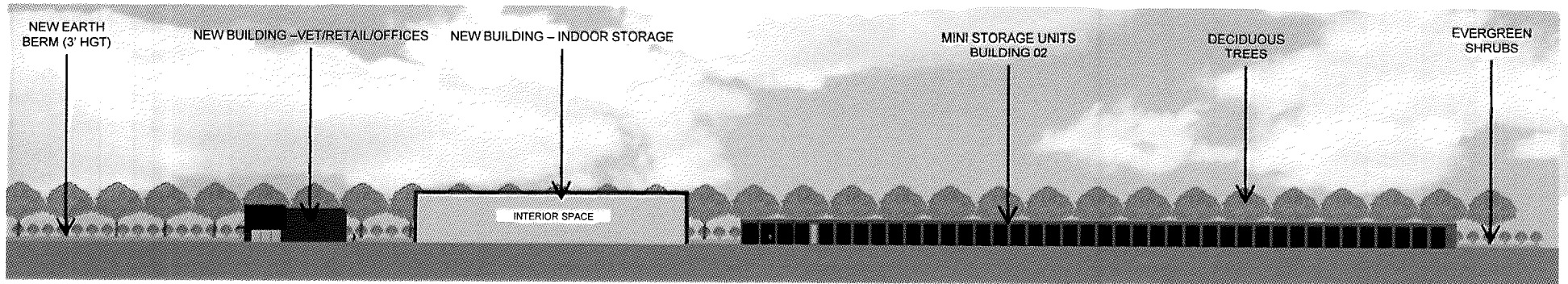
TAB 10:
Site Cross-sections

Site Cross Sections

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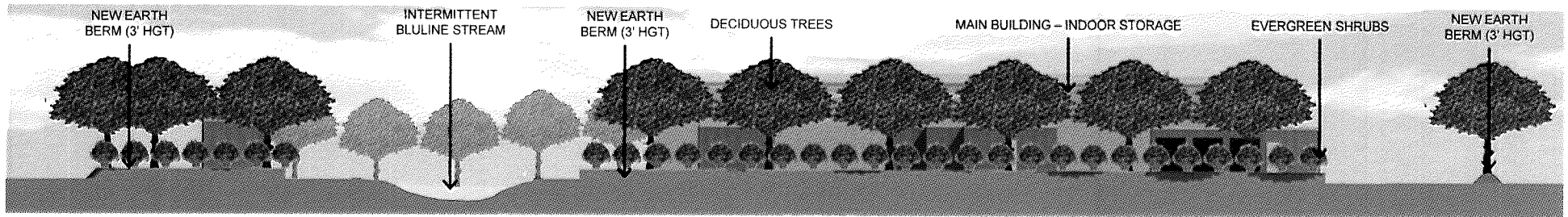
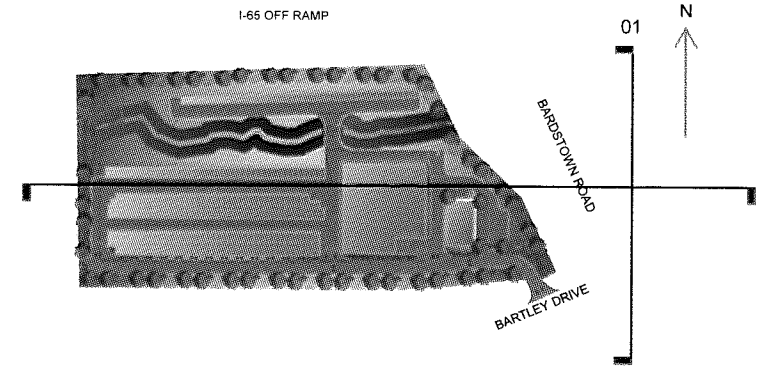
SECTION 01 - NORTH/SOUTH



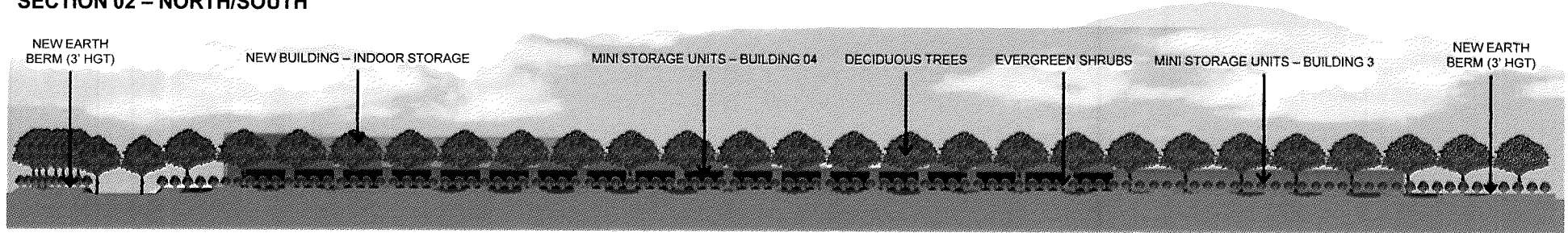
SECTION 02 - EAST/WEST

Site Cross Sections

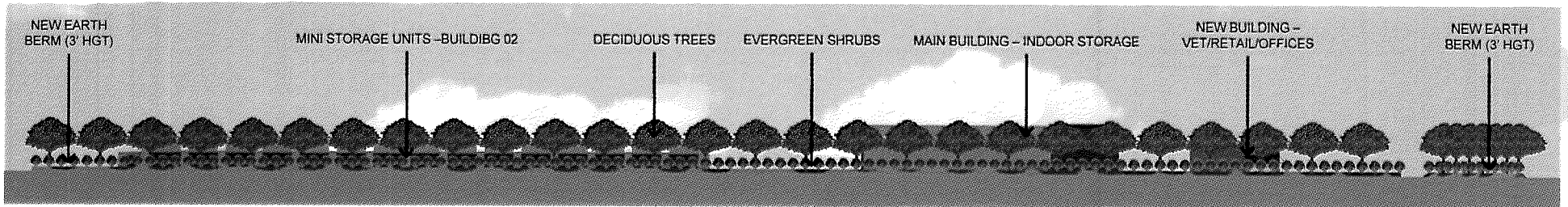
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SECTION 02 - NORTH/SOUTH



SECTION 03 - EAST/WEST



SECTION 04 - EAST/WEST

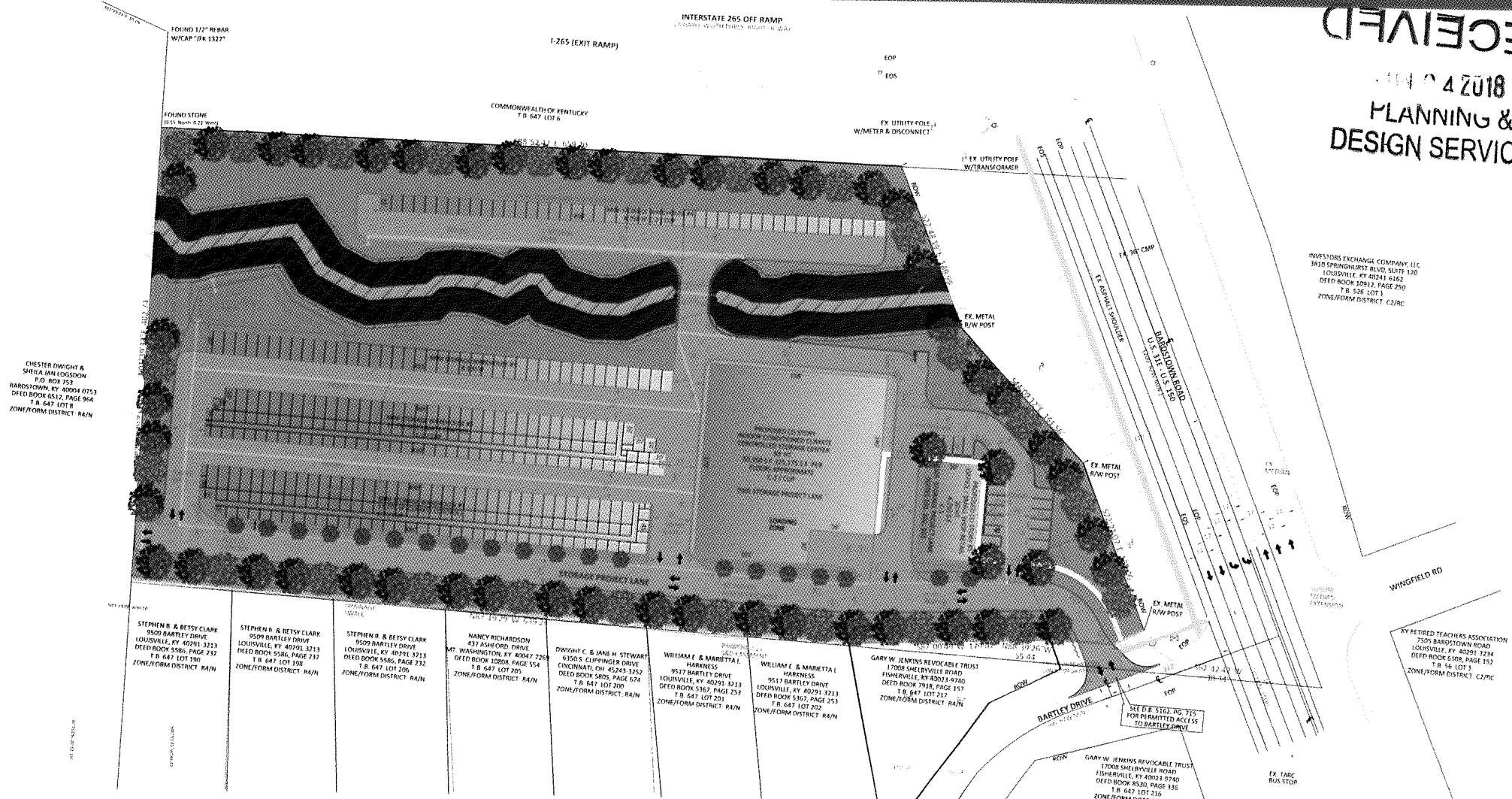
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TAB 11:

Preliminary Landscape Plan Rendering

Preliminary Landscape Plan Rendering

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INVESTORS EXCHANGE COMPANY LLC
 3830 SPRINGHURST BLVD. SUITE 100
 LOUISVILLE, KY 40241 6162
 DEED BOOK 10912, PAGE 290
 T.B. 526 LOT 1
 ZONE/FORM DISTRICT: C2/RC

CHESTER DWIGHT &
 SHEBA IAN LOGSDON
 P.O. BOX 753
 BARDSTOWN, KY 40004 0753
 DEED BOOK 6512, PAGE 964
 T.B. 647 LOT 8
 ZONE/FORM DISTRICT: R4/N

STEPHEN B. & BETSY CLARK
 9509 BARTLEY DRIVE
 LOUISVILLE, KY 40291 3213
 DEED BOOK 5586, PAGE 232
 T.B. 647 LOT 190
 ZONE/FORM DISTRICT: R4/N

STEPHEN B. & BETSY CLARK
 9509 BARTLEY DRIVE
 LOUISVILLE, KY 40291 3213
 DEED BOOK 5586, PAGE 232
 T.B. 647 LOT 190
 ZONE/FORM DISTRICT: R4/N

STEPHEN B. & BETSY CLARK
 9509 BARTLEY DRIVE
 LOUISVILLE, KY 40291 3213
 DEED BOOK 5586, PAGE 232
 T.B. 647 LOT 206
 ZONE/FORM DISTRICT: R4/N

NANCY RICHARDSON
 437 ASHCROFT DRIVE
 MT. WASHINGTON, KY 40047 2269
 DEED BOOK 10808, PAGE 554
 T.B. 647 LOT 205
 ZONE/FORM DISTRICT: R4/N

DWIGHT C. & JANE H. STEWART
 4150 S. CLIFFINGER DRIVE
 CINCINNATI, OH 45243 3252
 DEED BOOK 5803, PAGE 674
 T.B. 647 LOT 200
 ZONE/FORM DISTRICT: R4/N

WILLIAM E. & MARICETTA
 HARNISS
 9517 BARTLEY DRIVE
 LOUISVILLE, KY 40291 3213
 DEED BOOK 5367, PAGE 253
 T.B. 647 LOT 201
 ZONE/FORM DISTRICT: R4/N

WILLIAM E. & MARICETTA
 HARNISS
 9517 BARTLEY DRIVE
 LOUISVILLE, KY 40291 3213
 DEED BOOK 5367, PAGE 253
 T.B. 647 LOT 202
 ZONE/FORM DISTRICT: R4/N

GARY W. JENKINS REVOCABLE TRUST
 17008 SHELVILLE ROAD
 FISHERVILLE, KY 40228-0740
 DEED BOOK 7918, PAGE 157
 T.B. 647 LOT 217
 ZONE/FORM DISTRICT: R4/N

GARY W. JENKINS REVOCABLE TRUST
 17008 SHELVILLE ROAD
 FISHERVILLE, KY 40228-0740
 DEED BOOK 8530, PAGE 336
 T.B. 647 LOT 216
 ZONE/FORM DISTRICT: R4/N

RY RETIRED TEACHERS ASSOCIATION
 7505 BARSTOWN ROAD
 LOUISVILLE, KY 40291 3234
 DEED BOOK 5109, PAGE 152
 T.B. 56 LOT 3
 ZONE/FORM DISTRICT: C2/RC

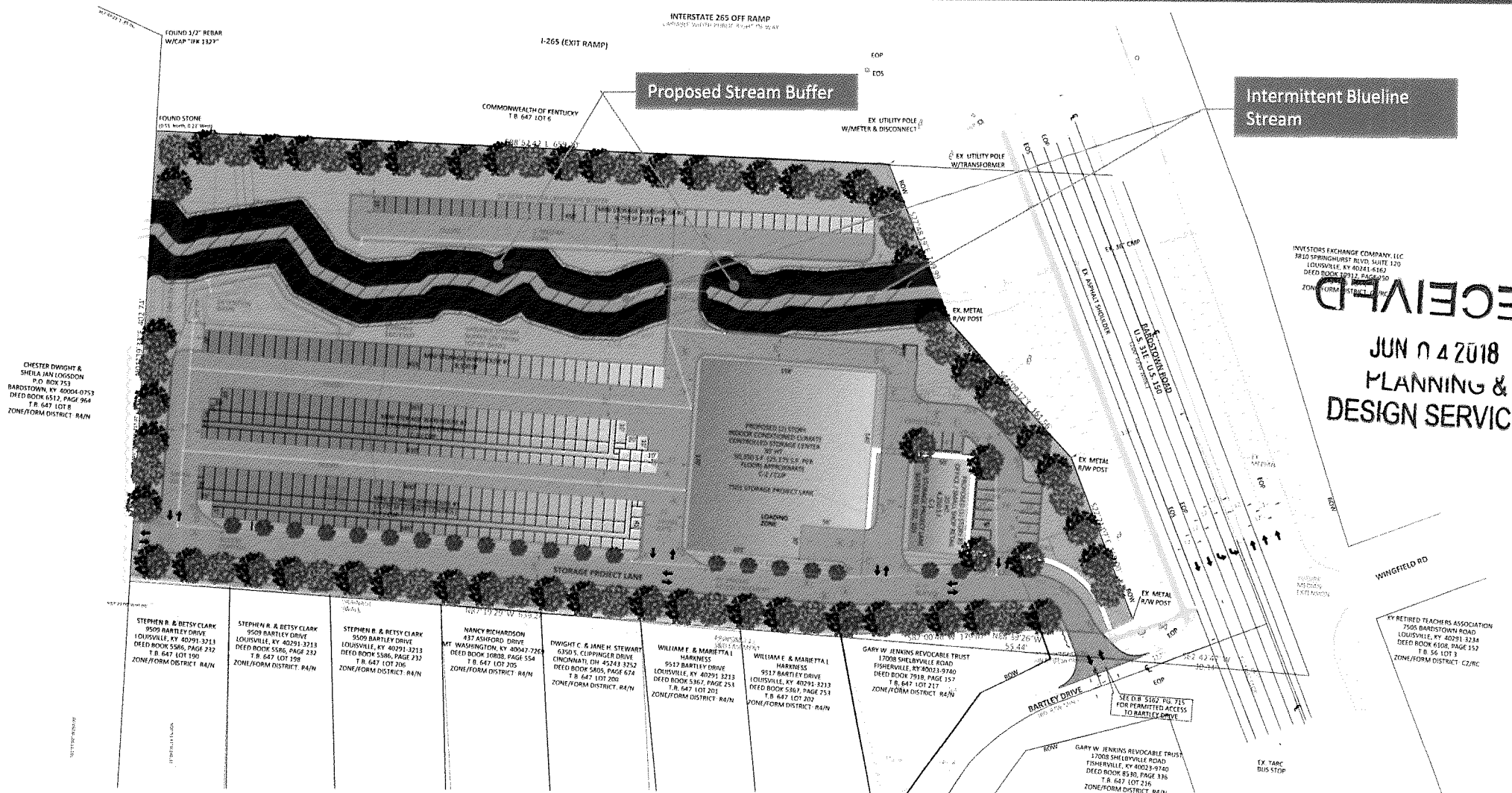
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TAB 12:

Preliminary Tree Preservation and Environmental Features

Preliminary Tree Preservation Plan and Environmental Features



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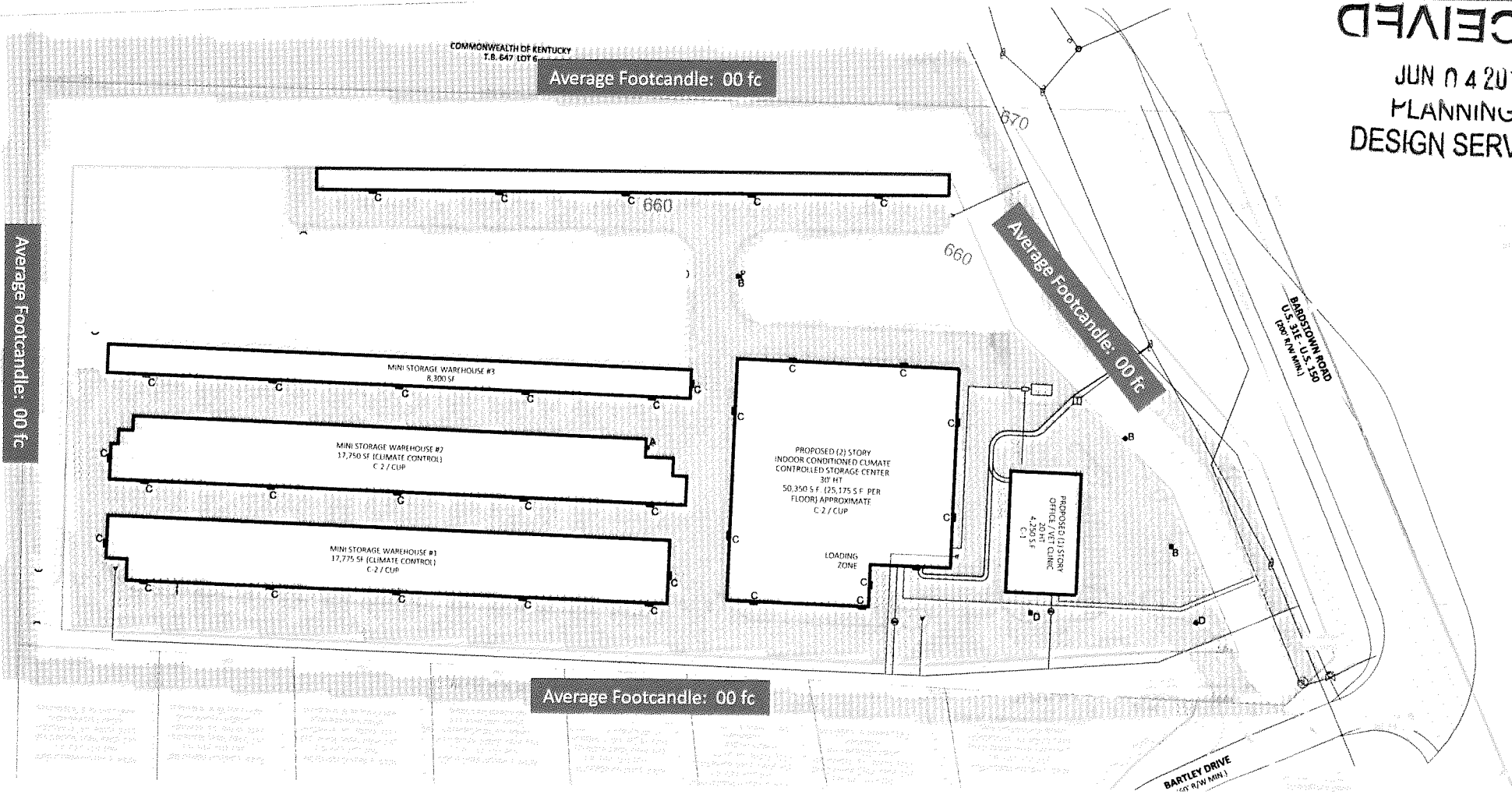
TAB 13:

Preliminary Lighting/Photometric Plan

Preliminary Lighting Plan/Photometric Plan

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TAB 14:

Self-Storage Market Study

Self-Storage Market Study

Self-Storage Market Study

Bardstown Road Mini-Storage

7500 Bardstown Road

Jefferson County
Louisville, KY 40291

PREPARED FOR:

Mr. Dwayne Hunt
3401 Ruckriegel Parkway
Louisville, Kentucky 40299

EFFECTIVE DATE:

July 13, 2017

DATE OF REPORT:

July 20, 2017

PREPARED BY:

Charles L. Fore, MAI
Fore & Rohan Real Estate Appraisers, Inc.
201 Townepark Circle, Suite 201
Louisville, KY 40243
(502) 253-1994

FORE & ROHAN REAL ESTATE APPRAISERS
FILE NUMBER: 300-722-17-MS-KY

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Self-Storage Market Study

July 20, 2017

Mr. Dwayne Hunt
3401 Ruckriegel Parkway
Louisville, Kentucky 40299

Re: Self-Storage Market Study
7500 Bardstown Road
Jefferson County
Louisville, Kentucky 40291
Fore and Rohan File # 300-722-17-MS-KY

Dear Mr. Hunt:

We have conducted a market and marketability analysis on the above referenced property. Attached are the facts and conclusions of this study provided in a restricted type format. These conclusions are based upon the following special assumptions:

- An onsite inspection of the subject site has been completed. Public information and verbal information provided by Mr. Dwayne Hunt has been utilized for this study. We were not provided with a site plan or layout, building sizes, construction plans, unit mix, or rental rates. We have estimated a typical unit mix for the subject based upon our findings and concluded developable square footage and number of units, based upon market comparables. The subject site as proposed is to be a self-storage facility with regular and climate control units. No building costs were provided and no valuation analysis or feasibility analysis has been completed herein.
- While we believe that all self-storage space currently planned or under construction has been identified, any unforeseen future self-storage development of substantial size may significantly alter the conclusions of this analysis. We have not included any facilities that are considered significantly inferior to the subject, such as those without onsite offices, very small in size or without typical security as found in a typical Class A or B facility.
- The primary market area of competing self-storage facilities is assumed to be a radius of approximately two-miles and the secondary market area is assumed to be a radius of approximately three-miles in this specific market area. Additionally, an eight-minute drive-time study was performed.
- The proposed development is assumed to gain approval and will conform to the Louisville Metro Planning Commission and Zoning Board. Additionally, the site does not currently have access to public sewers and a holding tank or septic tank is assumed to be approved by local officials.
- Due to the rapidly changing self storage market this market study analysis is valid for approximately 10 to 12 months, at which time market conditions may vary, impacting the study conclusions.

Mr. Dwayne Hunt
July 20, 2017
Page 2

- Any future storage facility to be built by the client will be of Class B+ to A quality, with effective management, marketing, 24-hour access, fencing and security, such as electronic gate with keypad and video surveillance cameras. On-site parking and vehicle storage has not been considered in this analysis.
- The subject property is currently zoned R-4, Residential Single-Family District and N, Neighborhood Form District. To the best of our knowledge, the R-4, Residential Single-Family District does not allow for the development of self-storage units as a permitted use. A change in zoning to a more intense commercial use such as C-2, Commercial District with a conditional use permit or CM, Commercial Manufacturing District is assumed feasible and attainable.
- The subject site is assumed to be approximately 7.42 acres, per a survey attached to the subject listing and is recorded as one tax parcel. However, the site has a sloping downward topography to the center of the site and an intermittent blue line stream traverses the center of the site from east to west. Due to the topography and existing blue line stream, extensive site work is assumed prior to development. As of the date of inspection, the subject is currently grown up with mature and immature timber and brush and will need to be cleared prior to development. Access to electric, water and natural gas are assumed. Public sewers are not available at this time, per a review of *Logic* online maps. The site is assumed to be out of the 100-year floodplain, per a review of online flood maps.
- The subject is proposed for development of a self-storage facility with regular and climate control units. No square footage information was indicated. Further, we were not provided with a site plan or layout, building sizes, construction plans, unit mix, or rental rates. No building costs were provided and no valuation analysis or feasibility analysis has been completed herein.
- The subject property is to be professionally managed and marketed with no significant delays in construction. Any proposed development will be completed and ready to open no later than July 2018. It is unknown if the owner intends to build in phases. Based on the site size, location, and shape, development in phases would be advised.
- Additionally, we are unaware of any additional new developments or proposed expansions in the primary or secondary market which have not been previously discussed herein. However, we are aware of two proposed facilities which are located outside of the subject's secondary market area and along the Preston Highway corridor and have been detailed herein. These two proposed facilities have been accounted for in our selected additional space to be added to the respective study areas and to account for any overlap that may occur.

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Self-Storage Market Study

Mr. Dwayne Hunt
July 20, 2017
Page 3

Conclusions

Fore & Rohan Real Estate Appraisers, Inc. concludes that current market conditions for a new self-storage facility development at the subject location is recommended at this time. Based upon the concluded findings herein, there is a current potential undersupply of 20,107 square feet of self-storage space within the primary two-mile market area when considering a pro-rata share of competitor overlaps and a current potential under supply of 161,881 square feet of self-storage in the secondary three-mile market area when considering a pro-rata share of competitor overlaps. Moreover, an eight-minute drive-time study reveals a current potential undersupply of 124,619 square feet. Further, and as shown in the following chart, there are currently two new projects which will be leasable in the next two months and which are in their initial absorption phase and potentially could impact absorption. These two facilities, once fully online, will have an additional 68,824 square feet of net rentable area to absorb. All of the stabilized comparable Class A to Class B facilities within the subject market areas report current occupancy rates of 90% or higher with a simple mean of 92%, indicating a stabilized market. We were not provided with a survey, site plan, building plans, developable square footage, costs, or unit mix. If the land can be acquired and correct zoning obtained at a low price tag, this would greatly benefit the property given the topography and existing blue line stream. Approval to develop the site on a holding tank or septic tank will have to be approved by local officials, as no sewer hookup currently exists.

Facility Name	Miles to Subject	Existing NRA	Occupancy	Vacant NRA
Brookridge Village Mini-Storage *	> 0.50 mile	17,850	0%	17,850
Glenmary Storage **	1.7 Miles	53,274	33%	50,974
	Totals	71,124		68,824

* Forecast to be leaseable by fall 2017

** One building currently open and total NRA of 53,274 for the facility

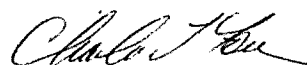
Based upon our survey of competing facilities, occupancy rates in the market area are currently strong with increasing rentals over the past 12 to 18 months and occupancy levels do not fluctuate as much through the winter or summer months. Further, we are unaware of any additional new developments or proposed expansions in the primary and secondary market which are not discussed herein.

A key determination in new development will be the location along a high traffic corridor with direct frontage, exposure and adequate access. Additionally, the proximity to Interstate 265, along with current development trends in the market to include significant new commercial development will aid the development.

Mr. Dwayne Hunt
July 20, 2017
Page 4

We recommend that any future development should consist of two or more phases given the overall site size, topography, location, and blue line stream. Development of subsequent phases would commence upon approaching a stabilized occupancy of roughly 60% to 65% and the unit mix would be dependent on demand trends at that time. Some temporary on site RV, Boat or vehicle parking could possibly be contained on any excess land during the initial absorption period.

Respectfully submitted,
FORE & ROHAN REAL ESTATE APPRAISERS, INC.



Charles L. Fore, MAI
Certified General Real Estate Appraiser
Kentucky Certificate # 631

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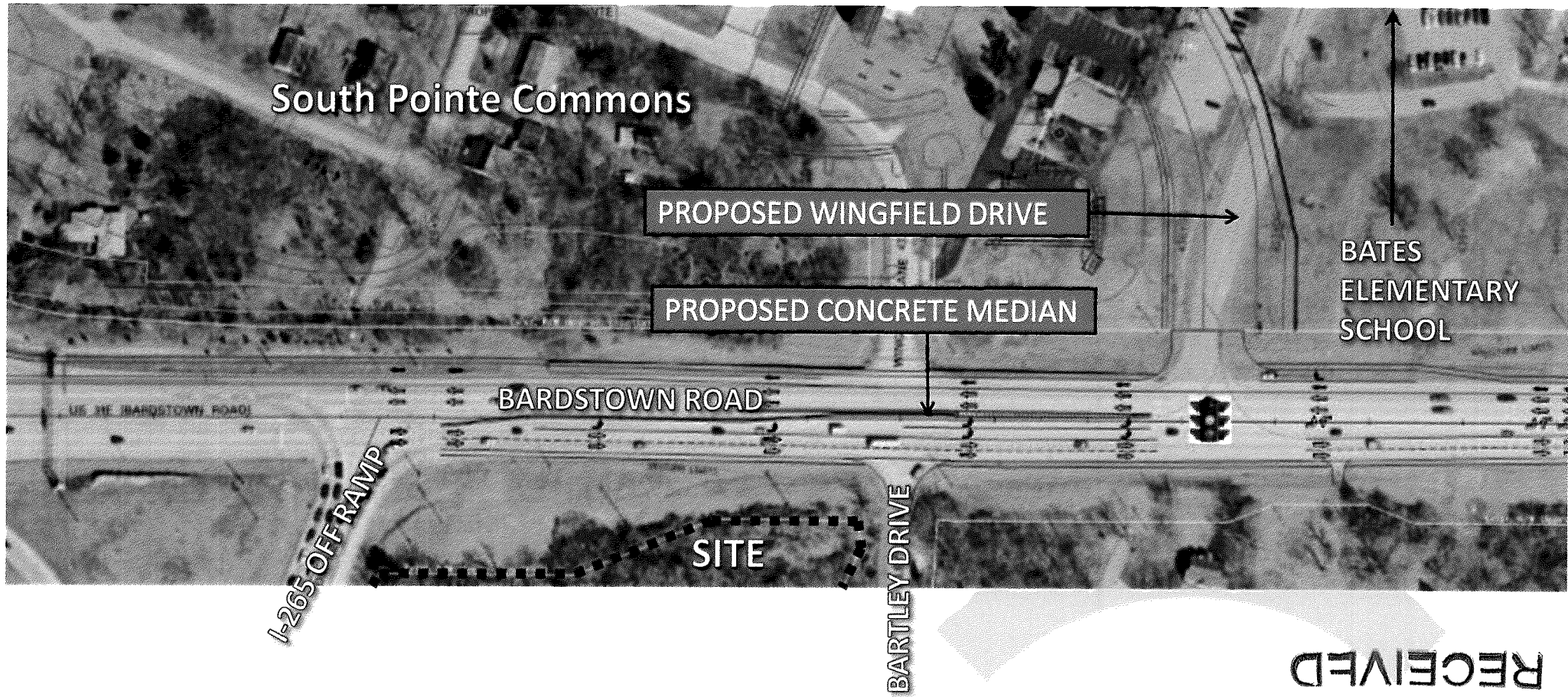


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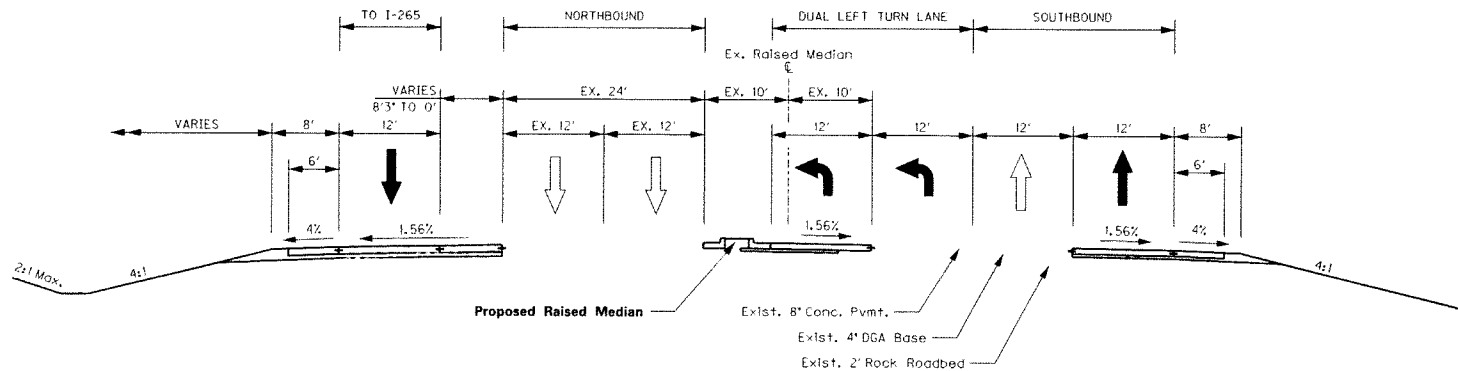
TAB 15:

Preliminary Bardstown Road Improvements by Others

Preliminary Bardstown Road Improvements by Others



**TYPICAL SECTION
WITH DUAL LEFT TURNS**



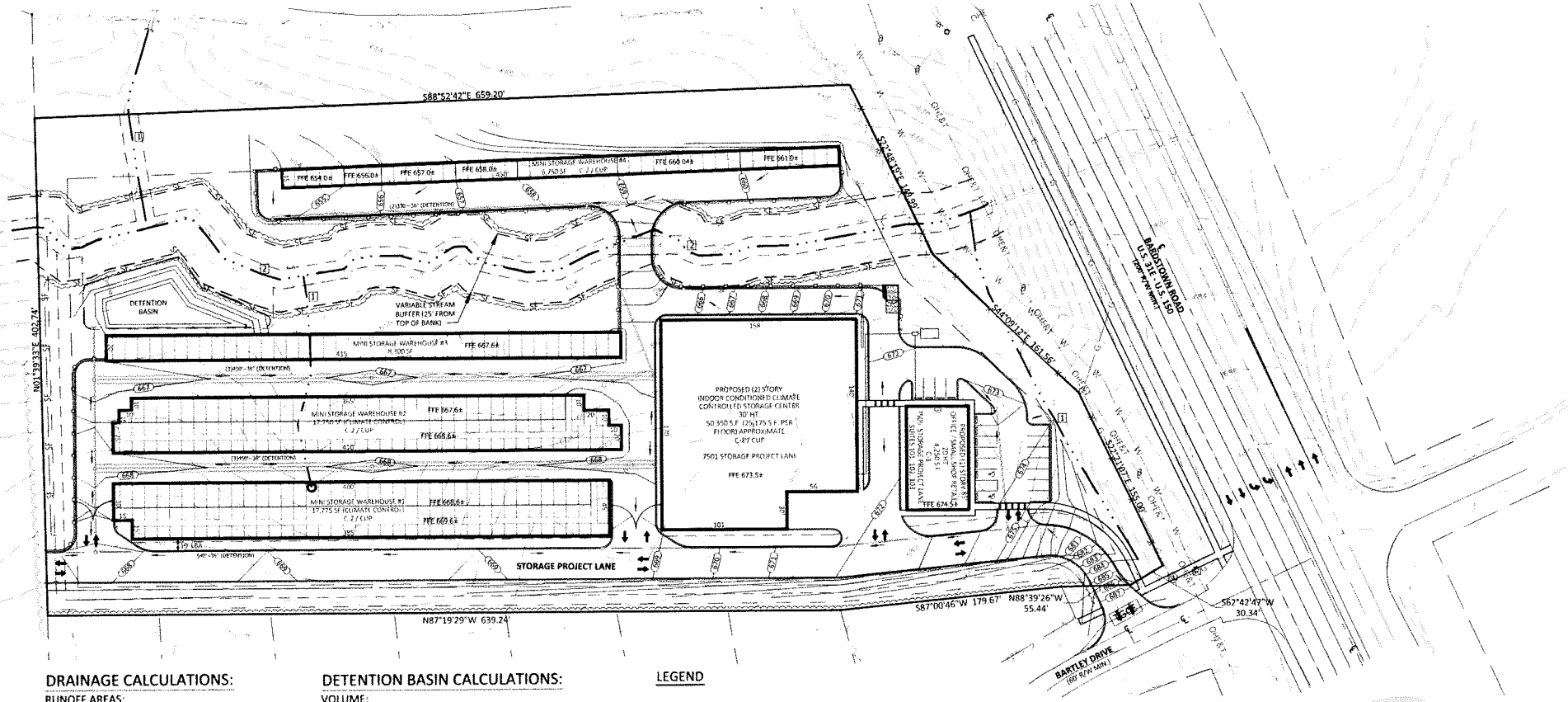
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TAB 16:

Conceptual Drainage Exhibit

Conceptual Drainage Exhibit



DRAINAGE CALCULATIONS:

RUNOFF AREAS:
 OVERALL SITE
 SITE AREA = 7.42 ACRES (323,196 S.F.)
 PROPOSED IMPERVIOUS AREA = 178,196 S.F.
 PROPOSED PERVIOUS AREA = 145,000 S.F.
 EXISTING IMPERVIOUS AREA = 0 S.F.

EXISTING RUNOFF
 OVERALL SITE
 CN = 73
 Tc = 44.4 MINUTES
 Q2 = 4.37 CFS
 Q10 = 8.92 CFS
 Q100 = 15.72 CFS

PROPOSED LEAVING SITE
 OVERALL SITE
 CN = 85
 Tc = 15 MINUTES
 Q2 = 3.00 CFS
 Q10 = 7.50 CFS
 Q100 = 7.85 CFS < 50% OF EXISTING

DETENTION BASIN CALCULATIONS:

VOLUME:
 X = Δ CRA / 17
 AC = 0.62-0.25+0.37
 A = 7.42 ACRES
 R = 2.8 INCHES
 X = (0.37)(7.42)(2.8) / 17 = 0.64 AC-FT
 WATERSHED INCREASE = 50% POND CREEK
 X = 0.96 AC-FT
 PROVIDED BASIN = 0.22 AC-FT

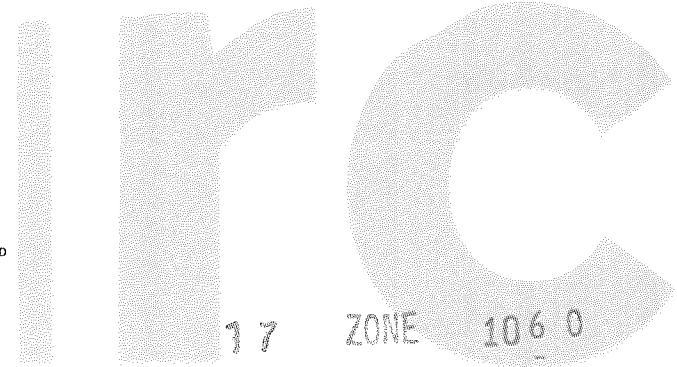
ADDITIONAL STORAGE VOLUME NEEDED WILL BE PROVIDED IN ON-SITE STORM SEWERS

RUNOFF:
 EXISTING "C" = 0.25
 EX 100 YR FLOW = 13.4 cfs
 100 YR FLOW LEAVING SITE = 6.7 cfs (50% REDUCTION)

LEGEND

- | | | | |
|--------|---|------|-----------------------|
| ○ | TRAFFIC SIGNAL POLE | CMP | CORRUGATED METAL PIPE |
| ⊙ | GAS LINE MARKER | EOP | EDGE OF PAVEMENT |
| ☆ | LIGHT POLE | EOS | EDGE OF SHOULDER |
| ⊕ | POWER POLE | ROW | RIGHT OF WAY |
| ⊗ | WATER VALVE | (MS) | MEASURED |
| SF/TPF | SILT FENCE / TREE PROTECTION FENCE | | |
| --- | ADJOINER PROPERTY LINE | | |
| --- | EXISTING GAS | | |
| --- | EX OVERHEAD ELECTRIC & TELEPHONE | | |
| --- | EXISTING OVERHEAD ELECTRIC | | |
| --- | EXISTING WIRE FENCE | | |
| --- | EXISTING CONTOUR | | |
| --- | FOUND MONUMENT (AS NOTED) | | |
| --- | SET 1/2" REBAR, 18" LONG | | |
| --- | CAPPED "PATTERSON PLS 3136" | | |
| --- | EXISTING WATERLINE | | |
| --- | EXISTING TREETLINE | | |
| --- | PROPOSED TREETLINE | | |
| --- | PROPOSED CULVERT | | |
| --- | PROPOSED STORM SEWER | | |
| --- | ARMY CORPS OF ENGINEERS DETERMINED EPHEMERAL STREAM | | |
| --- | UNNAMED INTERMITTENT BLUE LINE STREAM | | |
| --- | CONCEPT DRAINAGE FLOW | | |
| --- | TRAFFIC FLOW | | |

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TAB 17:

Trip Generation Analysis

Trip Generation Analysis



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March 19, 2018

Mr. Jason Sams
 ARC Companies
 1517 Fabricon Blvd.
 Jeffersonville, IN 47130

RE: The Storage Project at Bardstown Road

Dear Mr. Sams:

The proposed Storage Project with 750 storage units and 4,250 square feet of retail space to be located at 7500 Bardstown Road would generate a minimum amount of traffic. Utilizing the Institute of Transportation Engineers Trip Generation Manual, 10th Edition, these storage units would generate 11 am peak hour trips and 13 pm peak hour trips. The retail use is unknown so due to its size, the land use of Variety Store has been used for trip generation.

	A.M. Peak Hour			P.M. Peak Hour		
	Total	Entering	Exiting	Total	Entering	Exiting
Storage	11	6	5	13	7	6
Retail	14	8	6	29	15	14
TOTAL	25	14	11	42	22	20

TOTAL AM/PM PEAK

If there are questions of if additional information is needed, please contact me at 502-648-1858.

Sincerely,

Diane B. Zimmerman

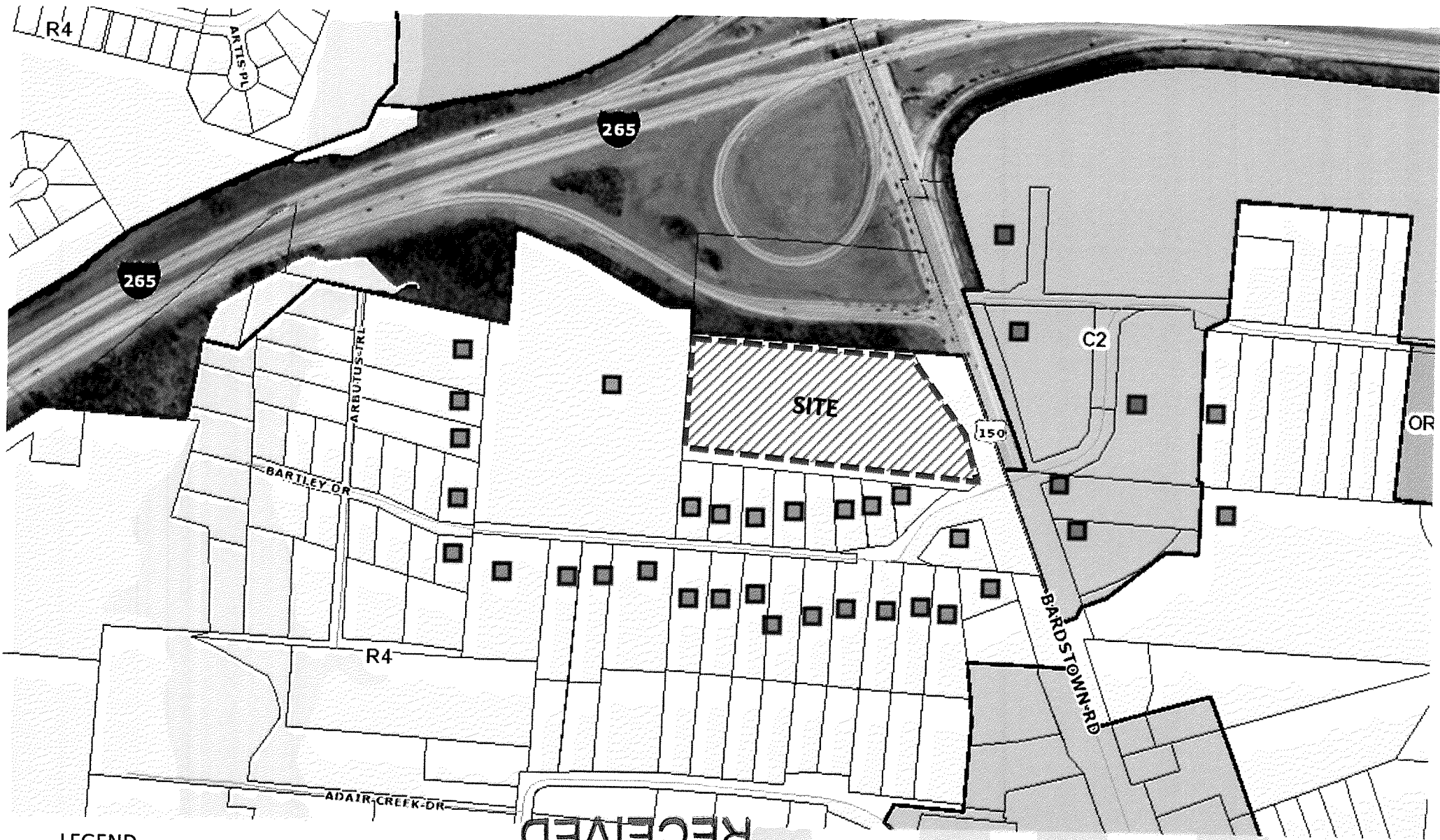
Diane B. Zimmerman, P.E.

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TAB 18:

First and Second Tier Adjacent Property Owners Tax Map

First and Second Tier Adjacent Property Owners Tax Map



LEGEND



First Tier Adjacent Property Owners



Second Tier Adjacent Property Owners

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TAB 19:

Neighborhood Meeting Notice

Neighborhood Meeting Notice



January 12, 2018

Dear First and Second Tier Adjoining Property Owners, Neighborhood Group Representatives expressing interest and Hon. Robin Engel, Metro Councilman for the 22th District:

**Re: Proposed Rezoning from R-4 to C-1/C-2 and Conditional Use permit to allow Mini-Storage Facility known as The Storage Project at Bardstown Road Located at 7500 Bardstown Road – Louisville, KY 40291
T.B. 647, Lot 7
Planning and Design Case # 17ZONE1060**

We (arc) the developers are writing to invite you to an informal meeting we have scheduled to present the neighbors with our Rezoning from R-4 to C-1/C-2 and a Conditional Use Permit Plan at the addresses mentioned above to allow for the following:

- (1) Proposed Retail / Office building, 1 story / 20' height; 4,250 Square Feet +/-
- (1) Proposed Indoor Conditioned Storage Building, 2 stories / 30' height; 50,350 Square Feet +/-
- (4) mini-storage warehouses, 1 story / 15' height; total 50,575 square feet +/-
- Related asphalt parking, drive lanes and access drives for the site

During the meeting we will explain in detail the proposed development and then discuss any concerns you have. We encourage you to attend this meeting and share your thoughts. Shortly after the meeting we intend to file the Rezoning / Conditional Use Permit for formal application with the Develop Louisville, Division of Planning and Design Services (DPDS).

The meeting will be held on **Tuesday, February 6th at 6:30 p.m.** at **Fern Creek Community Association & Chamber of Commerce, Annex Rental** located at **6104 Bardstown Rd, Louisville, Kentucky 40291.**

We look forward with working with you and providing a good addition to the neighborhood. If you cannot attend the meeting but have questions or comments, please contact me at 502.599.5572 or jsams@arccon.net as necessary.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Sams".

Jason Sams
VP / Development

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TAB 20:

Summary of Neighborhood Meeting and Sign In Sheet

Meeting Summary

February 7, 2018

Neighborhood Meeting Summary

**Re: Rezoning and Conditional Use for
The Storage Project at Bardstown Road / Louisville Kentucky
7500 Bardstown Road – Louisville, KY 40291
T.B. 647, Lot 7**

We (arc) the developer held a neighborhood meeting on **Tuesday, February 6th at 6:30 p.m. at Fern Creek Community Association and Chamber of Commerce** within the **Community Center** located at **6104 Bardstown Road, Louisville, Kentucky**. At the meeting we had (14 people) attend the neighborhood meeting.

During the meeting the following exhibits were presented, described and discussed by the developer (arc):

1. Exhibit 1; Rendered / Color Rezoning and Conditional Use Permit Development Plan indicating proposed landscaping / stream protection (attached)
2. Exhibit 2; Preliminary Site Lighting Plan (attached)
3. Exhibit 3, 4, 5, 6; Preliminary Architectural / Rendered Color Building Elevations of all proposed structures (attached)
4. Exhibit 7, 8; Cross-Section Color / Renderings of the site and proposed structures indicating landscaping / stream protection (attached)

Technical items was discussed; the proposed access will be off of eastern portion of Bartley Drive that is owned / maintained by KY Transportation Cabinet based on a deed restriction that was discover during title research. There is also Bardstown Road improvement associated with the South Pointe Commons Project that includes a concrete median that will only allow right in / right out ingress / egress on Bartley Drive. The drainage from the proposed buildings would be routed through a series of catch basins / pipes that will be routed to a proposed surface detention system that will have the post developed storm water flows match / decrease the pre-developed storm water flows. The site lighting and landscape design will be designed to meet the current Land Development Code requirements that includes a landscape buffers along Bardstown Road, Bartley Drive, and Adjoining Properties to the south / west that will be have a berm and dense plantings with deciduous trees / shrubs.

The operations of the facility was discussed; the normal operating hours are that of a normal retail business, this is not a 24 hour facility which eliminates the impact on neighboring properties and reduces nuisance of an 24 hour facility. The facility is enclosed with a 6' aluminum fence and has access control gates that creates a secured facility. All items stored would be enclosed within class "A" storage facility. There will be a small office within the facility that would have one to two employees that would manage day to day operations. Currently the property has no sanitary sewers and the proposed sanitary sewers facilities would be by an onsite septic system that would be approved by Louisville Metro Health Department. In conjunction with the small retail / office the planned storage facility will be a complement to the neighborhood and serve as a neighborhood serving facility

Mr. William Harkness, 9517 Bartley Drive. – asked if there will be any blasting during construction. Jason Sams response; that blasting was undecided at the present moment since that question was a means/method construction method for development, and also that detailed construction drawings have not been designed, therefor the unknowns of the related site detailing has yet to be prepared. Jason Sams also went on to describe the process of blasting during construction how blasting contractors can control the effects of blasting. Jason Sams reassured that the surrounding homes will not be affected. Mr. Harkness also asked about the species of the trees within the landscape buffers. His concern was that the buildings and storage units could be fully visible due to the improper tree species dying off. Jason Sams response; was that hardy trees would be used with large canopies to screen the adjoining properties. Overall Mr. Harkness seem satisfied with that response.

Lori Witherspoon, 9606 Bartley Drive. – was concern about privacy. She was concerned that people on the second level in the indoor storage unit could look down upon her house. Jason Sams response; the windows face Bardstown Road and not towards and houses. Her second concern was about the finished floor elevation. She was worried that, as previous development plans have presented, that initial construction would have to dig down and take a substantial portion of the land. Jason Sams reassured her that we are constructing to match existing grade and level off the property to create building pads. Her last question asked about site lighting levels. Her concern was that lighting levels would be a "nuisance" to surrounding neighbors. Jason Sams response; lighting would be directed down, not up and that light poles are roughly 20' in height and explained the light levels based on the photometric plan did not indicated light trespassing onto adjoining properties. Overall Lori Witherspoon seem satisfied with that response.

Charles Gramig, 9416 Bartley Drive – asked about storm water drainage on his property. His concern was that the site would channel excessive water flow to his property, thus creating water erosion. Jason Sams response; was that storm water would be directed to a piping system that meets MSD guidelines. Jason Sams also explained the drainage from the proposed buildings would be routed through a series of catch basins / pipes that will be routed to a proposed surface detention system that will have the post developed storm water flows match / decrease the pre-developed storm water flows. Jason Sams also pointed out that there is a balance between grass and pavement as indicated on the proposed development plan. Mr. Gramig also had concerns about property values being affected by development. Jason Sams responded by improving / investing into vacant naturally increases the values of the property therefor overall increasing value to the neighboring properties due to increasing the overall tax base of the neighborhood Overall Charles Gramig was not satisfied with this response.

Teresa Logsdon, 9604 Bartley Drive – asked about the design of the indoor storage facility and the type of renters the units will attract. She wondered if the 2 story building would be a warehouse-like design. Jason Sams response was that the buildings were constructed as a class "A" facility and the building would be constructed using split face masonry units, metal panels and store front glass. He also explained that the indoor storage units are conditioned space to accommodate storage for items like artwork, instruments, etc. He further explained that no construction equipment would be stored at these units, as most construction equipment is stored on a construction yard due to size and shape. Jason Sams also pointed out that the majority of the unit are not above 100 square feet which eliminates the ability to storage large equipment/items. Overall Teresa Logsdon was satisfied with this response.

In closing the discussion on process and procedure; the next step for the developer (arc) is to formally file the rezoning and the conditional use permit plan with Planning and Design Services. Once the plan is reviewed / approved by the staff agencies the project will be docket for Land Development and Transportation Committee (LD&T) to discuss the proposal and the technical aspects of the plan in which the first / second tier property owners will be notified again of the specifics on the meeting. After LD&T the plan would be docket for a Planning Commission Public Hearing for Approval in which the first / second tier property owners will be notified again of the specifics on the meeting.

In summary; the proposed facility 'The Storage Project' seemed to be received well as the clarification was presented to the attendees of the neighborhood meeting.

If you have any further questions or comments please contact me at 502.599.5572 or jsams@arcon.net as necessary.

Sincerely,

Jason Sams
VP / Development

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Sign In Sheet



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February 6, 2018

Re: Proposed Rezoning from R-4 to C-1/C-2 and Conditional Use permit to allow Mini-Storage Facility known as The Storage Project at Bardstown Road Located at 7500 Bardstown Road – Louisville, KY 40291
T.B. 647, Lot 7
Planning and Design Case # 17ZONE1060

Neighborhood Meeting Sign In Sheet

Name	Address	Phone No.	Email
PAUL CRISANT	201 MUSEUM RD STE C	40287	644-0189
El PIRRMANN	9300 BARTLEY DR	239-3341	
Debbie HODGE	4510 BARTLEY	239-419-2633	
Lori Witherspoon	4606 Bartley 40291		Spoonyard15@gmail.com
Robert Clark	9501 Bardstown Rd 40291		
William Harkness	9517 Bartley Ave. Louisville, Ky. 40291		
CHARLES GRAMIC	9416 BARTLEY DR	LOU KY	40291
Danny + Kim Winkler	9602 Bartley Dr Louisville, Ky 40291		
CHARLES & JENI COOPER	7501 ARNOLD TR	40291	239-4173
TERESA LOGSDON	9604 Bartley Dr	40291	931-1980 t.ersa@logsdon@gmail.com
Leslie Curnea	101 W. Jefferson St 40202	Lou. Metro Council	leslie.curnea@louisvilleky.gov
Ed Hardison			
Councilman Robin Engel	101 W. Jefferson 40202		Robin.Engel@louisvilleky.gov
Jackie Chilton	9500 Bartley Dr. 40291		jackiechilton@gmail.com



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TAB 21:

Statement of Compliance filed with the original zone change application with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan. Statement of Compliance with Fern Creek Small Area Plan, Retail Market Study and Southeast Metro Regional Center Plan.

Statement of Compliance with All Applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan

STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant / Developer: arc c/o Jason Sams VP /
Development and
Buck Creek Explorations, LLC

Owner: Madge H. Chalmers Revocable Trust
& Edward Harding, Jr.

Location: 7500 Bardstown Road
Louisville, KY 40291

Civil Engineer: Power of Design

Request: Rezoning from R-4 to C-1/C-2 and
Conditional Use permit to allow for a
Mixed Use Development and Self-
Storage
Planning and Design
Case # 17ZONE1060

Introduction:

ARC Development ("Applicant") proposes to rezone the property located at 7500 Bardstown Road from R-4 single family residential to C-2 commercial and to request a Conditional Use Permit for the development of the subject property as retail and self-storage. The subject property is generally located at the Southwest corner of Bardstown Road and the Gene Snyder Freeway. The proposed use includes 4,250 square feet of retail space and approximately 127,000 square feet of self-storage space. The Applicant is also proposing to provide an access easement to provide access to the property to the West through its main entrance on Bartley Drive.

Guideline 1 - Community Form:

The subject property is located in the Neighborhood Form District, although it is located at the intersection of a major arterial roadway and an interstate highway. The proposal complies with the intent of Guideline 1 because it is providing a use on an otherwise difficult to develop property and a small scale retail building, which will serve residents to the West of Bardstown Road. The subject property has limited access (right in, right out) and is, therefore, not appropriate for large scale retail development. The Applicant will provide pedestrian connections along Bartley Drive and Bardstown Road and is providing vehicular connections to the property to the West.

Guideline 2 - Centers:

The proposed development complies with the intent and applicable policies of Guideline 2 - Centers. The subject property is located in an area that is rapidly developing with residential and commercial projects. Directly to the North across the Gene Snyder Freeway is the Fern Creek Town Center, which includes a large volume and variety of retail uses. Directly to the East across Bardstown Road is the now-developing Southpoint Commons, another very large retail development. The proposed development is located in an activity center and is of the size and type to fit the subject property, given its access constraints and the desire of adjacent property owners to have a relatively low intensity commercial use acting as a buffer between their residential properties and the Gene Snyder Freeway. The Applicant is providing shared access to the property to the West. The mixture of uses in the proposed development is appropriate in this activity center located within the Neighborhood Form District.

Guideline 3 - Compatibility:

The proposed development complies with the intent and applicable policies of Guideline 3 - Compatibility. The proposed development includes relatively low intensity uses in the form of a small retail building and self-storage facility. Self-storage facilities are low traffic generators, generate little noise, and are secure sites. Due to the access limitations that burden the subject property, uses that would generate more traffic than the proposed self-storage facility are unlikely to be viable on the subject property.

Guideline 4 - Open Space:

The proposed development complies with the intent and the applicable policies of Guideline 4 - Open Space. The Applicant has designed the proposed development to maintain the stream running through the property and disturb it as little as possible. The Applicant will further provide buffering and open areas on the development plan to handle storm water and to provide an attractive site design.

Guideline 6 - Economic Growth and Sustainability:

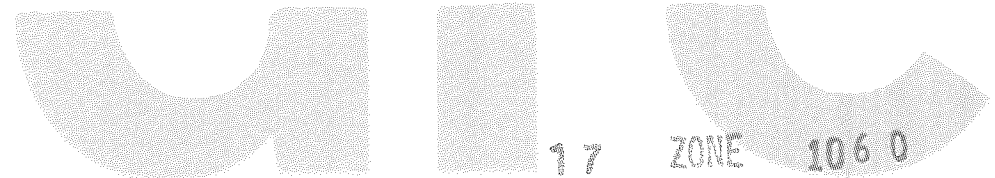
The proposed development complies with the intent and applicable policies of Guideline 6 - Economic Growth and Sustainability. The subject property is located in the very busy Fern Creek activity center. Although the use will not generate high volumes of traffic, it is appropriate for this particular intersection, given the significant access constraints imposed on the subject property by the design of Bardstown Road and the Gene Snyder Freeway.

Guideline 7 - Circulation:

The proposed development complies with the intent and applicable policies of Guideline 7 - Circulation. The proposed development is appropriate for the subject property because, although it is a commercial use, it will generate fewer traffic, noise or lighting impacts than purely retail uses might. The Applicant is providing cross-access to the property to the West, allowing for that property's eventual development.

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Statement of Compliance with All Applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan

Guideline 9 - Bicycle, Pedestrian and Transit:

The proposed development complies with the intent and applicable policies of Guideline 9 - Bicycle, Pedestrian and Transit. The subject property will contain pedestrian connections as required by the Land Development Code and will provide cross-access to the property to the West making it easier for all forms of transportation to access both the subject property and the property to the West. The Applicant is also providing sidewalks along Bartley Drive and the Bardstown Road frontage.

Guideline 10 - Flooding and Storm Water:

The proposed development complies with the intent and applicable policies of Guideline 10 - Flooding and Storm Water. The proposed plan includes a large buffer area around an existing creek that runs across the subject property. The Applicant will also provide detention for storm water run-off created by the impervious surface added to the subject property due to the development. The Applicant is providing more than sufficient detention to help alleviate downstream flooding concerns.

Guideline 11 - Water Quality:

The proposed development complies with the intent and applicable policies of Guideline 11 - Water Quality. In conjunction with the design of the detention basin on the subject property, the Applicant is providing water quality features sufficient to comply with current MSD standards regarding treatment of the "first flush" of water from the site. The Applicant is also providing a significant buffer along the creek that runs through the subject property.

Guideline 12 - Air Quality:

The proposed development complies with the intent and applicable policies of Guideline 12 - Air Quality. The subject property is located in a highly developed area. The Applicant is providing sidewalks along its frontage to facilitate pedestrian access to the site. The proposal is also a mixed use proposal which should cut down on destination trips to the subject property reducing the air quality impact from traffic.

Guideline 13 - Landscape Character:

The proposed development complies with the intent and applicable policies of Guideline 13 - Landscape Character. The Applicant is providing a significant buffer adjacent to the stream that runs through the subject property and will comply with the Land Development Code's tree canopy regulations through both tree preservation and tree planting. While the Applicant is requesting waiver to allow for the overlap of the landscape buffer area and the certain easements, the Applicant is committed to providing the required landscape buffer material within the buffer area.

Neighborhood Plans:

The staff has reviewed the proposed development against two applicable studies that address the subject property and areas around it: the Fern Creek Small Area Plan (2001) and the Retail Market Study (2008). While both studies contain recommendations for the subject property, they are at odds with each other, dated and should not control.

The Fern Creek Small Area Plan recommends no commercial development for the subject property, in spite of its location at the intersection of an interstate highway and major arterial roadway. This is contrary to the recommendations of the Cornerstone 2020 Comprehensive Plan, which states that commercial development (centers) in the Neighborhood Form District should occur at "intersections with at least one of the intersecting streets classified as a collector or above, and one of the corners containing established non-residential uses. At this particular intersection, two of the four corners have established non-residential uses, with a third being developed in that manner. As the staff's Pre-Application Staff Report correctly points out, the Fern Creek Small Area Plan does not contemplate several of the developments in the area in the last 17 years.

The Retail Market Study, while more recent in time, is also deficient when used to analyze the proposed rezoning. The Retail Market Study recommended a super community center for the subject property and property to the West. However, it did not contemplate the development of Southpointe Commons across Bardstown Road or that development's impact on the roads in the area. Without additional property, not contemplated in the Retail Market Study, access to the subject property is limited, reducing its viability as a retail location. And the study does not consider recent changes in the retail landscape brought on by web-based retail activity.

Conditional Use Permit:

The Applicant is seeking a Conditional Use Permit to allow the self-storage use in the C-2 zoning district. Section 4.2.35 of the Land Development Code contains certain requirements for the granting of a CUP for Mini-warehouses. The Applicant will conform to all of the requirements, save the building height for one of the storage buildings. The storage industry has changed more quickly than the Land Development Code and now includes more climate controlled storage, which is often contained in multi-story structures. The proposed development will have a single climate controlled building, located adjacent to the retail building. The remainder of the buildings will comply with the single-story, 15' maximum height requirement. For the reasons set forth above, the proposed Conditional Use Permit complies with the Cornerstone 2020 Comprehensive Plan.

Sincerely,

Jason Sams
VP / Development

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Binding Elements



APPLICANT'S PROPOSED FINDINGS OF FACT REZONING AND CONDITIONAL USE PERMIT TO ALLOW FOR MIXED USE DEVELOPMENT RETAIL AND SELF-STORAGE

Applicant / Developer: arc c/o Jason Sams VP /
Development and
Buck Creek Explorations, LLC

Owner: Madge H. Chalmers Revocable Trust
& Edward Harding, Jr.

Location: 7500 Bardstown Road
Louisville, KY 40291

Civil Engineer: Power of Design

Request: Rezoning from R-4 to C-1/C-2 and
Conditional Use permit to allow for a
Mixed Use Development and Self-
Storage
Planning and Design
Case # 17ZONE1060

The Louisville Metro Planning Commission, having reviewed evidence submitted to its staff and heard in a Public Hearing on June 7, 2018 and having reviewed the staff report and testimony in the same Public Hearing, makes the following findings and takes the following action:

WHEREAS, the proposed development complies with the Cornerstone 2020 Comprehensive Plan ("Cornerstone 2020") as set out below:

WHEREAS, the subject property is in the Neighborhood Form District, and the proposed development complies with the intent of Guideline 1 because it provides a low-intensity commercial use at the Southwest corner of Bardstown Road and the Gene Snyder Freeway, which site, due to the access limitations imposed by the I-265/Bardstown Road intersection and topographical issues, is not suitable for residential or large-scale commercial development;

WHEREAS, the proposed development complies with Guideline 2-Centers because it is located in an activity center, and because the proposed neighborhood-scale retail and mini-warehouse uses are appropriate for the Neighborhood Form District;

WHEREAS, the proposed development complies with Guideline 3-Compatibility because the proposed retail and mini-warehouse uses will generate a low volume of traffic and little noise or light impacts;

WHEREAS, the proposed development complies with Guideline 4-Open Space because it will maintain the stream running through the subject property and provide buffering and open areas to handle storm water;

WHEREAS, the proposed development complies with Guideline 6-Economic Growth and Sustainability because it is located in the Fern Creek activity center, and because the proposed uses are appropriate for the property given the access constraints imposed by Bardstown Road and the Gene Snyder Freeway;

WHEREAS, the proposed development complies with Guideline 7-Circulation because the proposed low-intensity retail and mini-warehouse uses will generate a low volume of traffic, and will provide cross-access to the property to the West;

WHEREAS, the proposed development complies with Guideline 9-Bicycle, Pedestrian and Transit because it will contain pedestrian connections as required by the Land Development Code and will provide cross-access to the property to the West, and because the Applicant will provide sidewalks along Bartley Drive and the Bardstown Road frontage;

WHEREAS, the proposed development complies with Guideline 10-Flooding and Storm Water because it includes a buffer area around the stream running through the property, and because the Applicant will provide detention for storm water run-off created by the impervious surface added to the subject property;

WHEREAS, the proposed development complies with Guideline 11-Water Quality because the Applicant will provide water quality features sufficient to comply with current MSD standards and a buffer area around the stream running through the property;

WHEREAS, the proposed development complies with Guideline 12-Air Quality because the Applicant will provide sidewalks along Bartley Drive and the Bardstown Road frontage, and because the proposed uses will generate a low volume of traffic;

WHEREAS, the proposed development complies with Guideline 13-Landscape Character because the Applicant will provide a buffer area around the stream running through the property and will comply with the Land Development Code's tree canopy regulations through both tree preservation and tree planting;

WHEREAS, the proposed development complies with the applicable portions of the 2001 Fern Creek Small Area Plan (Bardstown Road Corridor/Quadrant III: Southwest) because the proposed use is consistent with the plan's recommendation for low- to medium-density land uses in the Southwest Quadrant;

WHEREAS, the proposed development complies with the 2008 Retail Market Study because it is consistent with the study's recommendation to adhere to "smart growth" principles, in the spirit of the guidelines contained in Cornerstone 2020, which states that commercial development (centers) in the Neighborhood Form District should occur at "intersections with at least one of the intersecting streets classified as a collector or above, and one of the corners containing established non-residential uses" and because a significant amount of new retail space has been approved across Bardstown Road from the subject property since the date of the Retail Market Study;

WHEREAS, the proposed development complies with the Southeast Regional Center Plan because it is consistent with the plan's land use priorities for centers and the plan's recommendation for a switch from Neighborhood to Regional Center Form District, which calls for increased density and economic opportunities, at the location of the subject site;

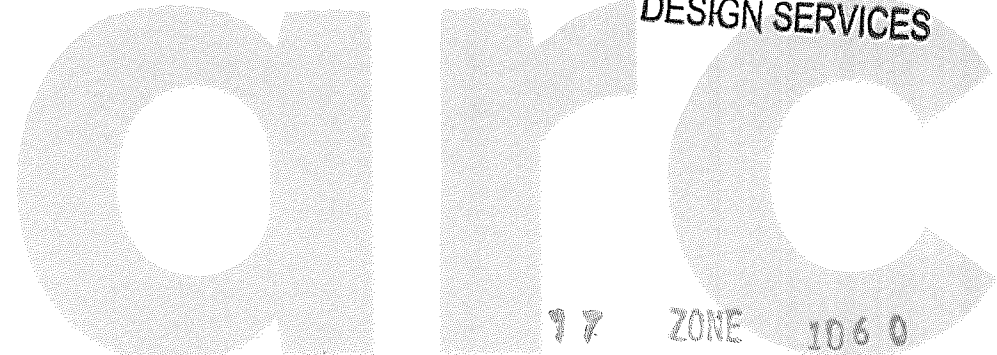
WHEREAS, the proposed development complies with the requirements for a Conditional Use Permit ("CUP") to allow the self-storage use in the C-2 zoning district because the Applicant will conform to all of the requirements of Section 4.2.35 of the Land Development Code, with the exception of the building height for one of the storage buildings, which will be contained in a two-story structure as is appropriate for the proposed use; and

NOW, THEREFORE, the Louisville Metro Planning Commission hereby approves the Rezoning and Conditional Use Permit in Case No. 17ZONE1060.

Sincerely,

Jason Sams
VP / Development

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