

16CUP1083

Bardstown Road Storage



Louisville Metro BOZA Public Hearing

Julia Williams, RLA, AICP, Planning Supervisor

April 17, 2017

Request(s)

- Conditional Use Permit for Mini-Storage with relief from the following requirements:
 1. 4.2.35. B which states, “No building, structure or pavement shall be located closer than 30 feet to side property lines or property lines abutting residential areas. This area is reserved as a landscape buffer area.”
 2. 4.2.35 G which states, “No structure on the site shall be taller than one story and shall not exceed 15 feet in height.”
- Variance from 5.3.2.C.2.b to eliminate the 25’ setback along the north property line where the site is adjacent to a residential use.
- Waivers:
 1. Waiver from 10.2.10 to eliminate the 10’ VUA LBA along Bardstown Road.
 2. Waiver from 10.2.4.B.3 to allow for over 50% overlap of an easement into a LBA along the east property line.

Case Summary / Background

- Proposed 3 story mini-warehouse building
- Existing building converted to mini warehouse
- Parking lot around site
- Multi-family residential to rear
- Commercial zoning along other property lines

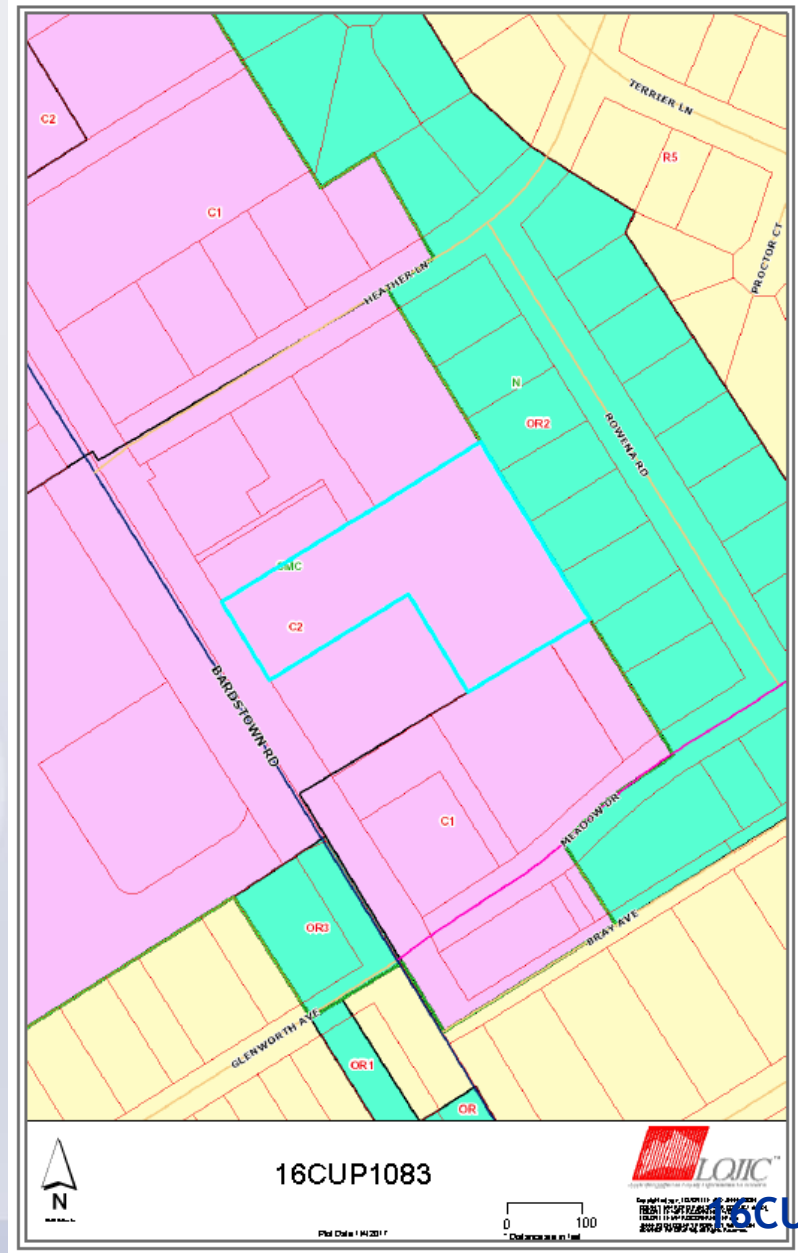
Zoning/Form Districts

Subject Property:

- Existing: C-2/SMC
- Proposed: C-2 w/CUP/SMC

Adjacent Properties:

- North: C-2/SMC
- South: C-2/SMC
- East: OR-2/N
- West: C-2/SMC



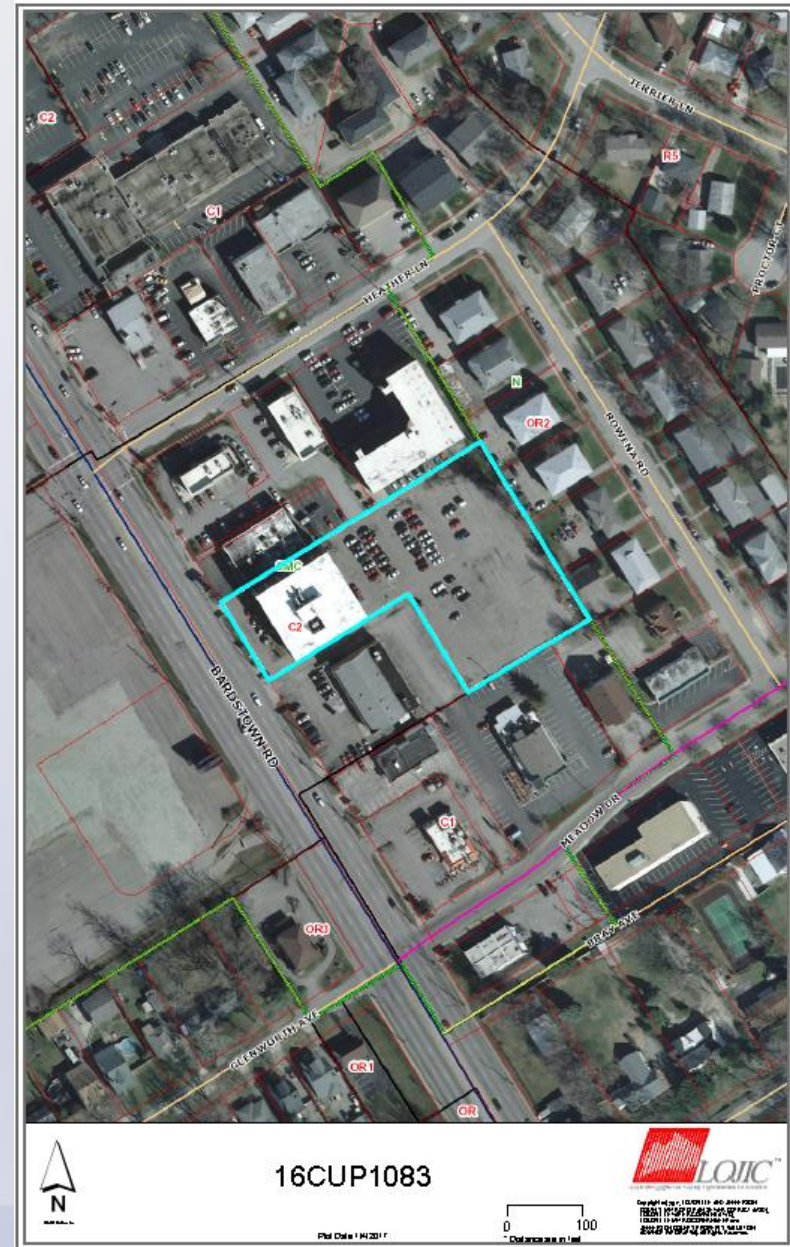
Aerial Photo/Land Use

Subject Property:

- Existing: Office/Commercial
- Proposed: Mini-warehouse

Adjacent Properties:

- North: Commercial/Multi-Family Residential
- South: Commercial
- East: Multi-Family Residential
- West: Commercial



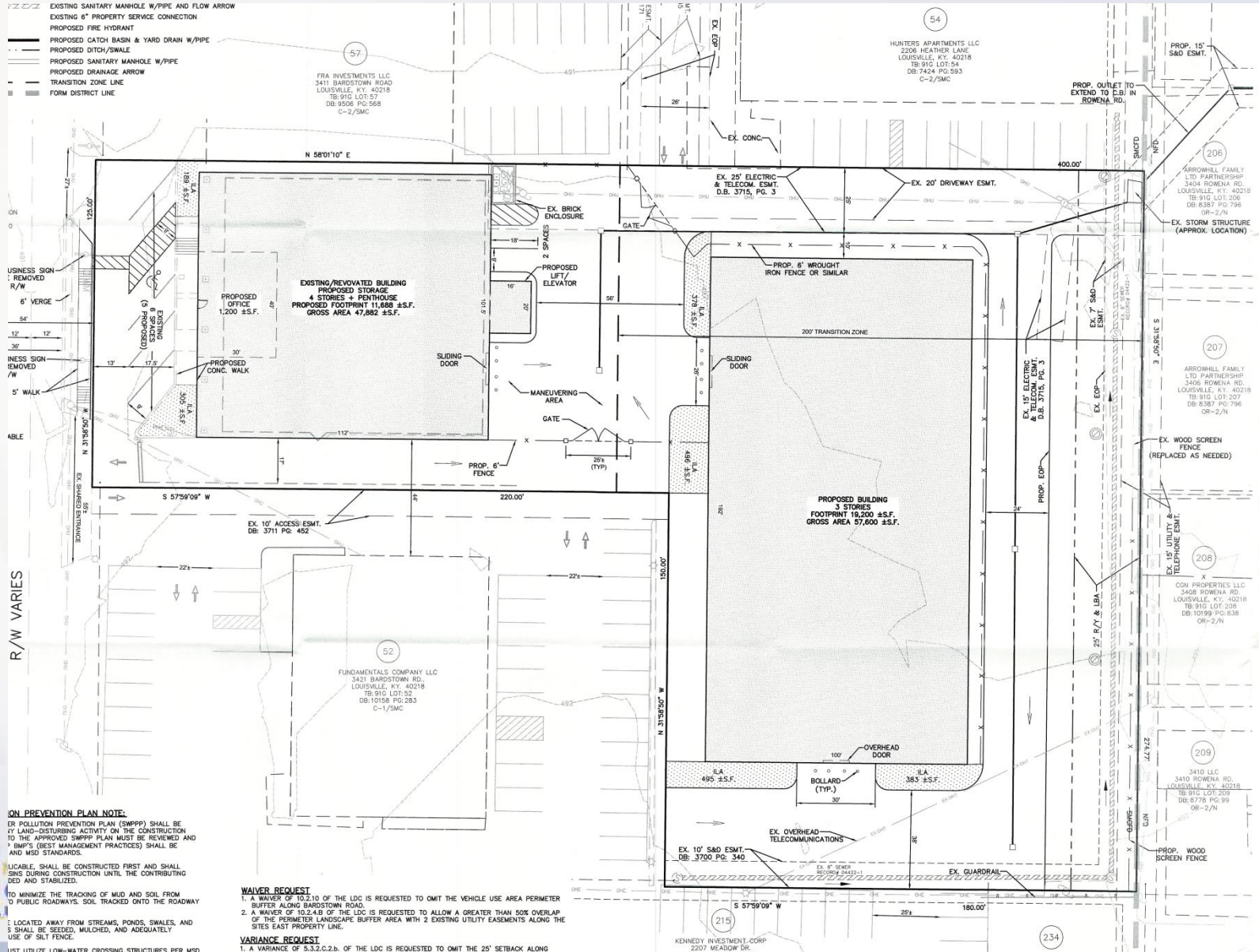
Site Photos-Subject Property



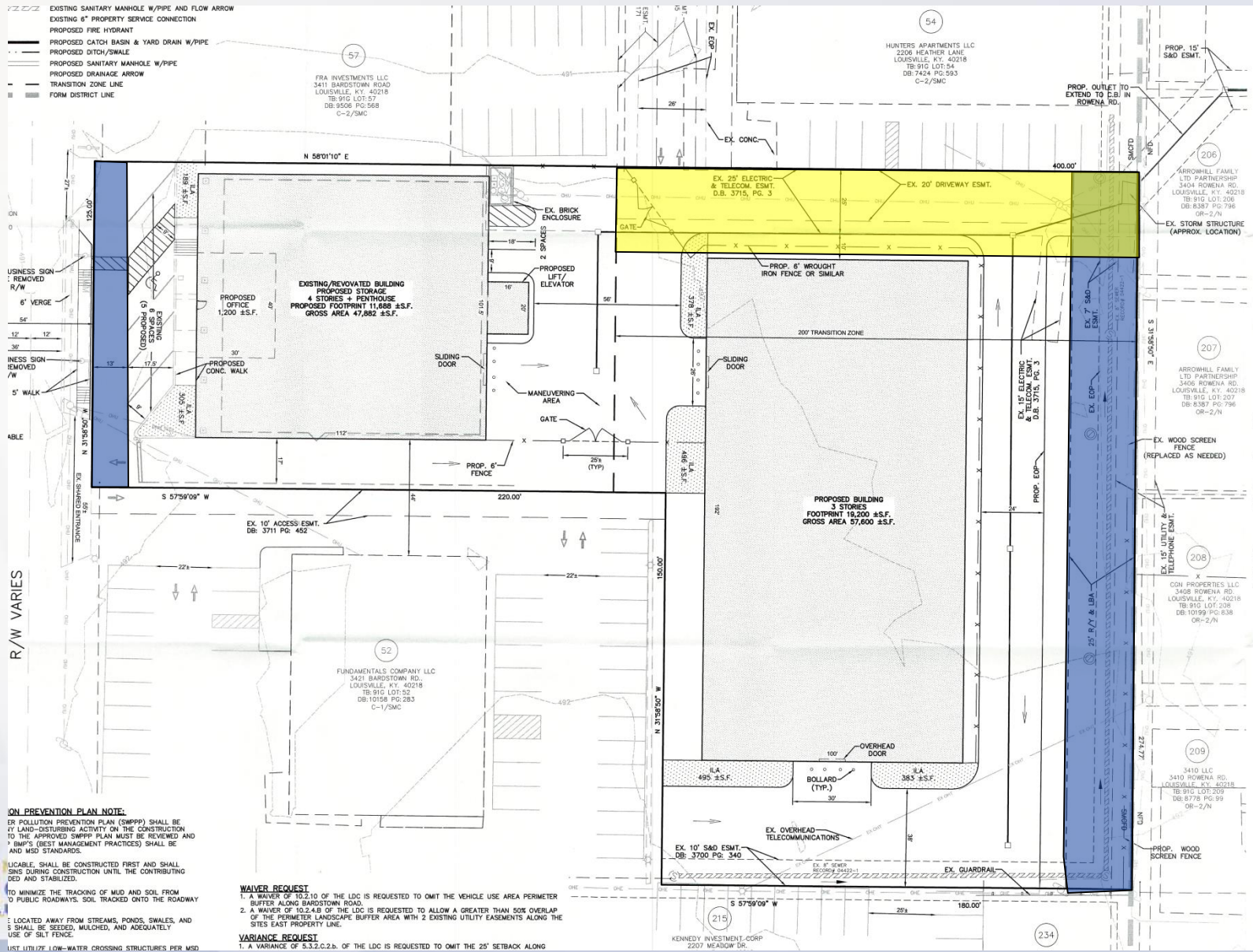
Site Photos-Surrounding Areas



Applicant's Development Plan



Waiver & Variance Exhibit



Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- Agency comments have been addressed.

Staff Analysis and Conclusions

- Integrates into the pattern of development
- Adjacent to and in the vicinity of other multi-story buildings
- Sidewalk proposed within the ROW
- Pedestrian way from the public sidewalk to existing building
- Vehicle connectivity to adjacent properties provided
- Existing parking and curb cuts are being used

Required Actions

- Conditional Use Permit for Mini-Storage with relief from the following requirements: Approve/Deny
 1. 4.2.35. B which states, “No building, structure or pavement shall be located closer than 30 feet to side property lines or property lines abutting residential areas. This area is reserved as a landscape buffer area.”
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- Variance from 5.3.2.C.2.b to eliminate the 25’ setback along the north property line where the site is adjacent to a residential use. Approve/Deny
- Waivers:
 1. Waiver from 10.2.10 to eliminate the 10’ VUA LBA along Bardstown Road. Approve/Deny
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