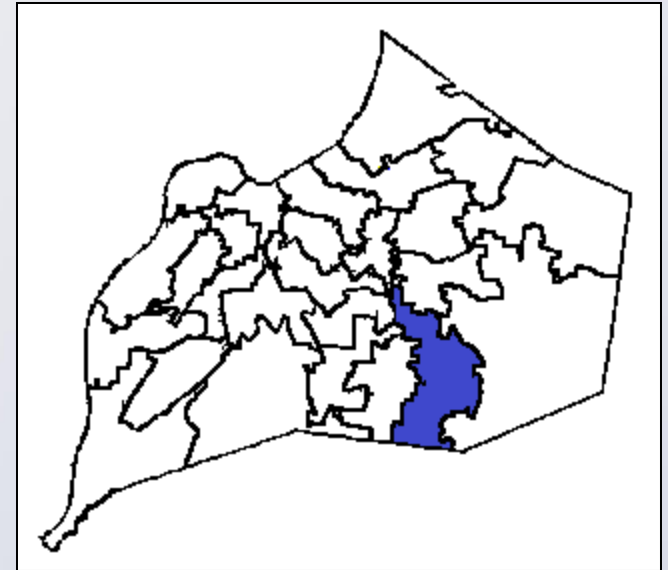
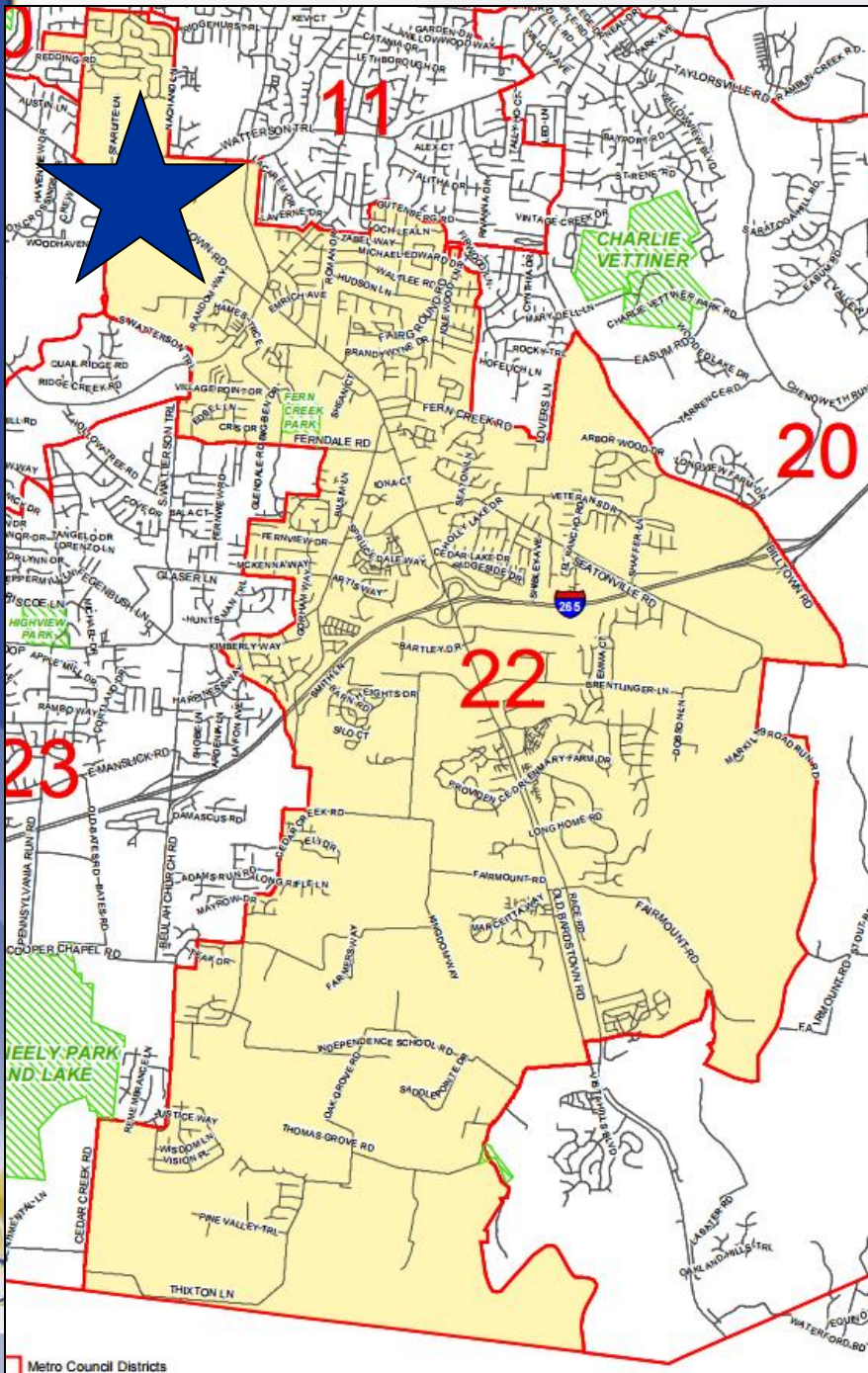


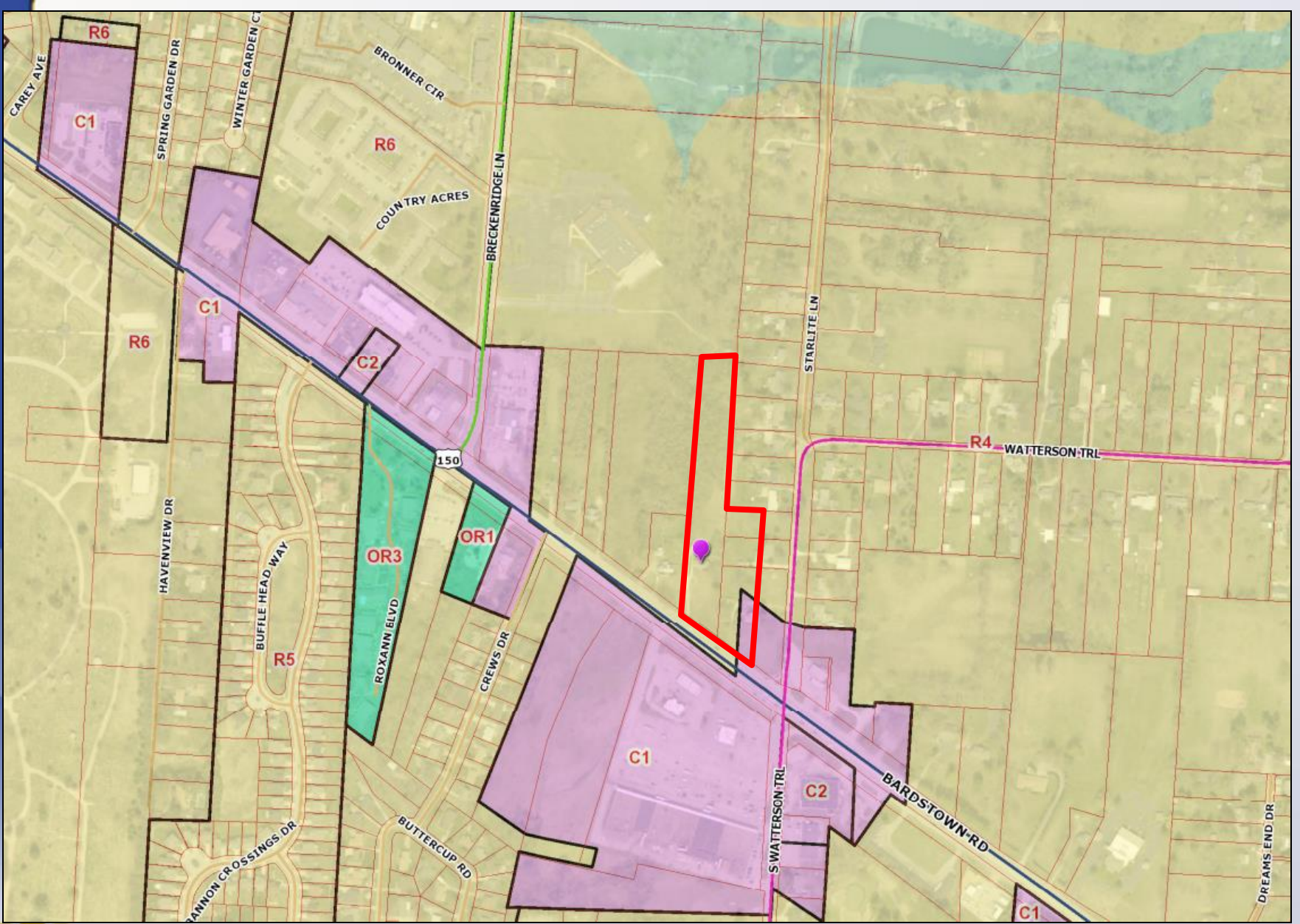
17ZONE1049 WILLIAMS SELF STORAGE



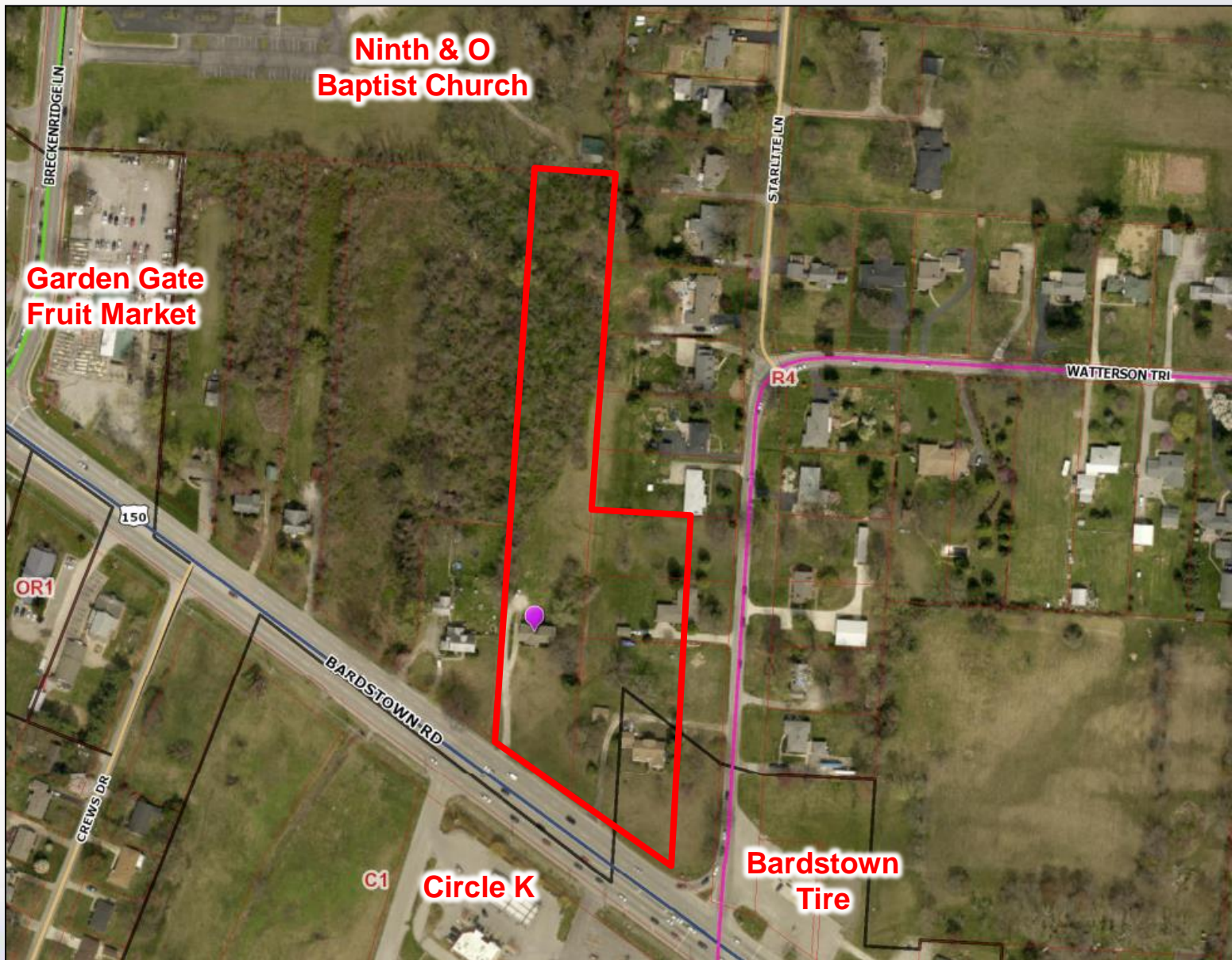
Planning, Zoning & Annexation Committee
April 17, 2018



4627 Bardstown Road
 District 22 -
 Robin Engel



Existing: R-4 & C-1/N
Proposed: C-2/N



**Ninth & O
Baptist Church**

**Garden Gate
Fruit Market**

BRECKENRIDGE LN

STARLITE LN

WATTERSON TRI

150

OR1

BARDESTOWN RD

CREWS DR

C1

Circle K

**Bardstown
Tire**

Requests

- Change in zoning from R-4, Single Family Residential and C-1, Commercial to C-2, Commercial on 4.89 acres
- Conditional Use Permit for mini-warehouse with relief for the 30' setback along the eastern and western property lines
- Variance from Section 5.3.1.C.5 to allow proposed structure to encroach into the 50' non-residential to residential setback along the eastern and western property lines
- Waiver of Section 10.2.4 to allow structures to encroach into the 35' property perimeter buffer areas along the eastern and western property lines
- Detailed District Development Plan with Binding Elements

Case Summary

- Site consists of 4 parcels with three homes (TBR) and lot lines adjusted
- Located northwest of the intersection of Bardstown Road and Watterson Trail
- 63,750 square foot mini-warehouse (10 buildings)
- Access from Bardstown Road

Subject Site



Subject Site



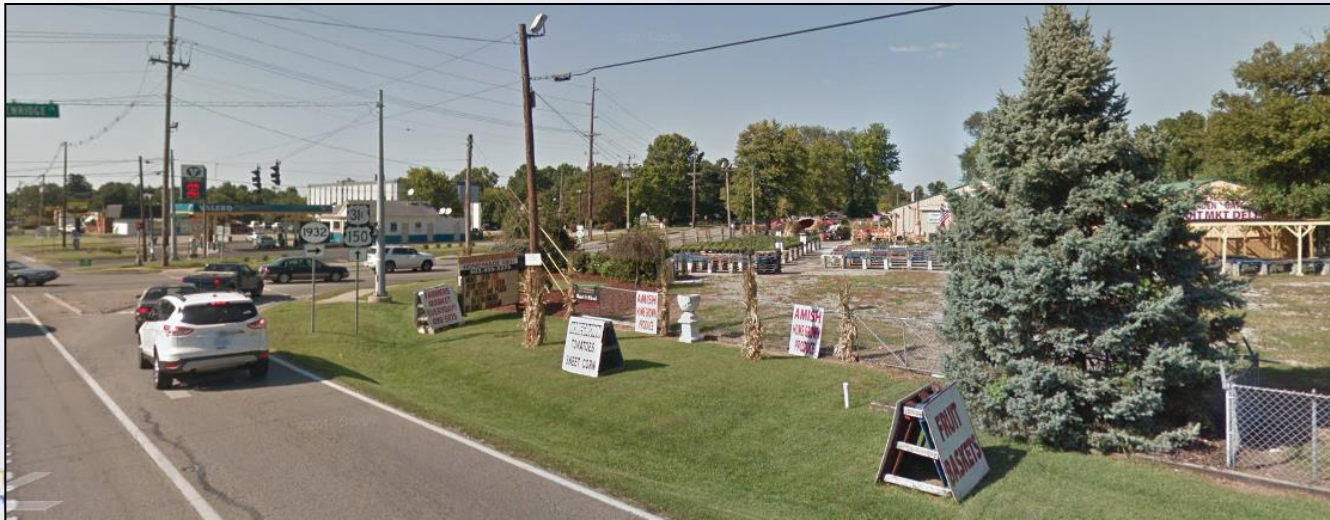
Surrounding Area Photos

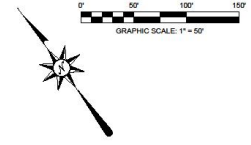


Surrounding Area Photos



Surrounding Area Photos





- LEGEND**
- SELF STORAGE BUILDING
 - OFFICE
 - PICNIC TABLE
 - GREEN SPACE
 - EXISTING TREE CANOPY TO BE PRESERVED
 - ASPHALT / PAVEMENT
 - SIDEWALK
 - DECIDUOUS SHADE TREE
 - EVERGREEN TREE
 - ORNAMENTAL TREE
 - DECIDUOUS SHRUB
 - EVERGREEN SHRUB

REVISIONS

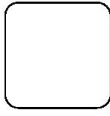
WILLIAMS PROPERTIES

4627 BARDSTOWN ROAD
LOUISVILLE, KY 40218

ACFS

ARNOLD CONSULTING
ENGINEERING AND ARCHITECTURE, INC.
P.O. BOX 138
BOWLING GREEN, KY 40301
TEL: 606/795-2445

JOB NUMBER:
DATE: 02/02/2017
SCALE: 1" = 50'
DRAWN: K. CARDWELL
CHECKED: B. SHIRLEY
FILE PATH:



E0

SITE RENDERING

WM#11697 17ZONE1049



Public Meetings

- Neighborhood Meeting on 10/17/2017
 - Conducted by the applicant, 14 people attended the meeting
- LD&T meeting on 2/22/2018
- Planning Commission public hearing on 3/15/2018
 - One person spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 and C-1 to C-2 with a vote of 8-0 (two members were not present).