



May 17, 2017

Louisville Metro Planning & Design Services
444 South Fifth Street, Suite 300
Louisville, KY 40202-4313

Re: Detail Explanation Letter for
The Storage Project Project – Cooper Chapel Road / Louisville Kentucky
4901 & 4905 R Cooper Chapel Road – Louisville, KY 40229
T.B. 85, Lot 66 & 389
Previous Case # 9-44-03
Current Conditional Use Permit Case # 17CUP1024

To whom it may concern,

We respectfully requesting approval of a Revised Detailed District Development Plan and amendment of the existing binding elements for case number 9-44-03 known as 'The Storage Project' located at the above mentioned address. We are proposing the following for review and consideration:

- (1) indoor conditioned storage building, 3 stories / 35' height; 77,625 Square Feet +/-
- (7) mini-storage warehouses, 1 story / 15' height; total 54,300 square feet +/-
- Related asphalt parking for the site (10 parking spaces and 2 ADA spaces) and access drives for mini-storage warehouses
- Case Number 9-44-03 Binding Element Number 2 Amendment to decrease the 160,500 square feet to 131,940 square feet.
- Case Number 9-44-03 Binding Element Number 11 Amendment to design / material of proposed structures depicted and on file per the approval by the Planning Commission Development Review Committee or Land Development and Transportation Committee on _____, 2017.

The property is currently zoned C-1 / C-2 and is located in the Suburban Marketplace Corridor form district (SMC). The Mini-Storage Facility is currently in the process of permitting a Conditional Use Permit with your office per case number 17CUP1024 (Jon Crumbie). The plan also included a request for a waiver to not install a portion of the required sidewalk along Preston Crossing Boulevard due to safety and topographic issues along with a conflicting guard rail located within the right-of-way. Overall it's our opinion the proposal meets and/or exceeds all requirements of the LDC and follows the guidelines of the Comprehensive Plan respectively.

I look forward to working with you on this proposal and welcome any comments or suggestions as we proceed without delay through the Conditional Use Permit approval process. Please contact me at 502.599.5572 or jsams@arcon.net as necessary.

Sincerely,

Jason Sams
Development Manager

File / Attachments

RECEIVED

MAY 24 2017

PLANNING &
DESIGN SERVICES

17 DEVPLAN 1090