

**Zone Change Request Pre-Application
Staff Report**
January 11, 2017



Case No.	16ZONE1080
Project Name	Fort Locks Self-Storage
Location	8000 Stuart Avenue
Owner(s)	Valley Station Town Center LLC
Applicant	Valley Station Town Center LLC
Representative	Land Design & Development
Project Area/Size	4.4 acres
Jurisdiction	Louisville Metro
Council District	25 – David Yates
Case Manager	Beth Jones, AICP, Planner II

REQUEST

- Change in zoning from R-4 Residential to C-2 Commercial
 - Conditional Use Permit for Mini-Warehouses
- District Development Plan
 - Variance: To vary the required setback along the northern property line for non-residential uses adjacent to residential uses (LDC 5.3.2.C.2.b.)
 - Waiver: To waive the landscape buffer area required along the northern and southern property lines for C-2 uses adjacent to R-4 uses (LDC 10.2.4.A)

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant is requesting a change in zoning from R-4 Single-Family Residential to C-2 Commercial with a CUP to permit Mini-Warehouses. The majority of the development site is located within the Neighborhood form district; the remaining portion is Suburban Marketplace Corridor. The entire development site is currently zoned R-4.

The development site is bordered on two of its three sides with single-family residential uses. The proposed use for the site is an extension of a currently existing mini-warehouse, zoned M-2 within a Suburban Marketplace Corridor, in operation on an adjacent property on the remaining third side of the subject site. The applicant is proposing to install a fence around the perimeter of the site.

Nine parking spaces exist on the adjoining mini-warehouse site to serve the office staff. This meets current requirements; no additional parking is required.

LAND USE / ZONING DISTRICT / FORM DISTRICT

	Land Use	Zoning	Form District
Subject Property			
Existing	Undeveloped	R-4	Suburban Marketplace Corridor
			Neighborhood
Proposed	Mini-Warehouse, RV/Boat Storage	C-2 w/CUP	Suburban Marketplace Corridor
			Neighborhood
Surrounding Properties			
North	Single-Family Residential	R-4	Neighborhood
South	Single-Family Residential	R-4	Neighborhood
East	Mini-Warehouses, Commercial Warehouse	M-2	Suburban Marketplace Corridor
West	Single-Family Residential	R-4	Neighborhood

PREVIOUS CASES ON SITE

There have been no related zoning cases or enforcement action associated with the subject property.

INTERESTED PARTY COMMENTS

No comments have been received at this time.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Louisville Metro Land Development Code

TECHNICAL REVIEW

Under normal circumstances, Staff recommends the lowest intensity zone which will permit the applicant's proposed use. C-2 with a CUP will accommodate use for mini-warehouses but not for RV parking/storage. Vehicles with two or more rear axles, including RVs, are classified as Heavy Trucks and will require M-2 zoning (LDC 2.5.2.A.).

Staff recommends a change in form district to create consistency across property lines and a consolidation of the two parcels before the onset of construction on the site.

Staff cannot recommend waivers and variances regarding setback and landscaping along property lines shared with well-established, fully developed single-family residential properties. Adhering to these requirements does not interfere with owner's ability to develop the property for the requested use or for other uses under the existing zoning and form district.

See Agency Comments for development plan review comments.

NOTIFICATION

Date	Purpose of Notice	Recipients
	Neighborhood Meeting	1st and 2nd tier adjoining property owners Registered Neighborhood Groups, Council District 25
	Hearing before LD&T	1st and 2nd tier adjoining property owners Registered Neighborhood Groups, Council District 25
	Hearing before PC	1st and 2nd tier adjoining property owners Registered Neighborhood Groups, Council District 25

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist

1. Zoning Map



2. Aerial Photograph



3. Cornerstone 2020 Staff Checklist

- + Meets Guideline
- √ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Suburban Marketplace Corridor: Non-Residential

#	Plan Element	Staff Finding	Staff Comments
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Community Form/Land Use Guideline 1: Community Form

1	B.8: Integrates into the existing pattern of development, which includes a mixture of medium- to high-density uses.	✓	Proposed use is same as current use on adjoining parcel.
2	B.8: Provides accommodations for transit users, pedestrians and bicyclists and provides connectivity to adjacent developments.	NA	Site will be accessed only via adjoining parcel.
3	B.8: Includes a compact group of buildings using the same curb cut, parking and signs, and that have a common buffering or streetscape plan with respect to any abutting lower density or intensity uses.	✓	Site will be accessed only via adjoining parcel.
4	B.8: Medium to high density designed to be compatible with both non-residential development in the corridor and adjacent low density residential development in other form districts.	-	Proposal includes waiver of buffer and landscaping requirements for adjacent residential uses.
5	B.8: Located within the boundaries of the existing form district. If expanding an existing corridor, the justification addresses the use or reuse of land within the existing corridor, the potential for disruption of established residential neighborhoods, and compliance with LDC site and community design standards.	-	Requested waivers will adversely affect adjacent neighborhoods.

Community Form/Land Use Guideline 2: Centers

6	A.1/7: If creating a new center, is located in the Suburban Marketplace Corridor Form District and includes new construction or the reuse of existing buildings to provide commercial, office and/or residential use.	NA	Proposal is not located within and does not create a center.
7	A.3: Retail commercial development is located in an area that has a sufficient population to support it.	NA	
8	A.4: Is compact and results in an efficient land use pattern and cost-effective infrastructure investment.	NA	
9	A.5: Includes a mix of compatible land uses that will reduce trips, support the use of alternative forms of transportation and encourage vitality and sense of place.	NA	
10	A.6: Incorporates residential and office uses above retail and/or includes other mixed-use, multi-story retail buildings.	NA	

#	Plan Element	Staff Finding	Staff Comments
11	A.12: If a large development in a center, it is designed to be compact and multi-purpose and is oriented around a central feature such as a public square or plaza or landscape element.	NA	
12	A.13/15: Shares entrance and parking facilities with adjacent uses to reduce curb cuts and surface parking, and locates parking to balance safety, traffic, transit, pedestrian, environmental and aesthetic concerns.	NA	
13	A.14: Designed to share utility hookups and service entrances with adjacent developments, and utility lines are placed underground in common easements.	NA	
14	A.16: Designed to support easy access by bicycle, car and transit and by pedestrians and persons with disabilities.	NA	

Community Form/Land Use Guideline 3: Compatibility

15	A.2: Building materials increase the new development's compatibility.	+/-	More information needed.
16	A.4/5/6/7: Does not constitute a non-residential expansion into an existing residential area, or appropriately mitigates impacts on existing residences (including traffic, parking, signs, lighting, noise, odor and stormwater).	-	Expands a non-residential use into a residential area and requests waivers of buffering and landscaping requirements.
17	A.5: Mitigates any potential odor or emissions associated with the development.	-	More information needed. Would recommend binding element regarding idling due to close proximity to residential uses.
18	A.6: Mitigates any adverse impacts of its associated traffic on nearby existing communities.	✓	Proposal is not expected to result in adverse traffic impacts.
19	A.8: Mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	+/-	More information needed.
20	A.11: If a higher density or intensity use, is located along a transit corridor AND in or near an activity center.		
21	A.21: Provides appropriate transitions between uses substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	-	Proposal requests waivers from all landscaping and buffering requirements.
22	A.22: Mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	-	Proposal requests waivers from all landscaping and buffering requirements.
23	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	-	Proposal requests waivers from all setback requirements.
24	A.24: Parking, loading and delivery areas located adjacent to residential areas are designed to minimize adverse impacts of lighting, noise and other potential impacts, and that these areas are located to avoid negatively impacting motorists, residents and pedestrians.	-	Proposal appears to place vehicle circulation along property lines with adjacent residential uses.

#	Plan Element	Staff Finding	Staff Comments
25	A.24: Includes screening and buffering of parking and circulation areas adjacent to the street, and uses design features or landscaping to fill gaps created by surface parking lots. Parking areas and garage doors are oriented to the side or back of buildings rather than to the street.	+/-	It is not apparent where doorways to warehouse units will be located.
26	A.25: Parking garages are integrated into their surroundings and provide an active, inviting street-level appearance.	NA	Proposal does not include a parking garage.
27	A.28: Signs are compatible with the form district pattern and contribute to the visual quality of their surroundings.	+/-	More information needed. It would not appear that the proposal would require additional signage.

Community Form/Land Use Guideline 4: Open Space

28	A.2/3/7: Provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	NA	Open space is not required per regulations.
29	A.4: Open space design is consistent with the pattern of development in the Suburban Marketplace Corridor form district.	NA	Open space is not required per regulations.
30	A.5: Integrates natural features into the pattern of development.	NA	These features do not exist on the site.

Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources

31	A.1: Respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	NA	These features do not exist on the site.
32	A.2/4: Preserves, use/adaptive reuse of buildings, sites, districts and landscapes with historic or architectural value and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	NA	These features do not exist on the site.
33	A.6: Encourages development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	NA	These conditions do not exist on the site.

Marketplace Guideline 6: Economic Growth and Sustainability

34	A.3: Encourages redevelopment, reinvestment and rehabilitation in the downtown where it is consistent with the form district pattern.	NA	Proposal is not located in a downtown area.
35	A.4: Encourages industries to locate in industrial subdivisions or adjacent to existing industry to take advantage of special infrastructure needs.	NA	Proposed use is not industrial.
36	A.6: Locates retail commercial development in activity centers. Locates uses generating large amounts of traffic on a major arterial, at the intersection of two minor arterials or at locations with good access to a major arterial; and where the proposed use will not adversely affect adjacent areas.	-	Proposal is not a retail activity and is located along major traffic corridor. Requested waivers will adversely affect adjoining residential uses.

#	Plan Element	Staff Finding	Staff Comments
37	A.8: Industrial development with more than 100 employees is located on or near an arterial street, preferably in close proximity to an expressway interchange. Industrial development with less than 100 employees located on or near an arterial street.	NA	Proposed use is not industrial.

Mobility/Transportation Guideline 7: Circulation

38	A.1/2: Contributes a proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	+/-	More information needed.
39	A.3/4: Promotes mass transit, bicycle and pedestrian use and provides amenities to support these modes of transportation.	NA	Site is only accessible via existing developed site.
40	A.6: Transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	NA	Site is only accessible via existing developed site.
41	A.9: Includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	NA	Site is only accessible via existing developed site.
42	A.10: Includes adequate parking spaces to support the use.	✓	Parking is provided on adjoining property.
43	A.13/16: Provides for joint and cross access through the development and to connect to adjacent development sites.	✓	Access to adjoining property is provided. Staff recommends consolidation of both lots.

Mobility/Transportation Guideline 8: Transportation Facility Design

44	A.8: Provides adequate stub streets for future roadway connections that support and contribute to appropriate development of adjacent land.	NA	Stub streets are not included in proposal.
45	A.9: Avoids access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	-	Access is not through lower intensity areas but interior circulation will create a significant nuisance.
46	A.11: Provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	NA	These conditions do not apply to the proposal.

Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit

47	A.1/2: Provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	NA	Site will be accessed only via adjoining parcel.
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Livability/Environment Guideline 10: Flooding and Stormwater

#	Plan Element	Staff Finding	Staff Comments
48	Drainage plans have been approved by MSD and mitigate negative impacts to the floodplain and minimizes impervious area. Solid blue-line streams are protected through a vegetative buffer and drainage designs accommodate upstream runoff assuming a fully-developed watershed. Uses best management practices for streambank restoration or preservation if necessary.	+/-	MSD has reviewed the proposal.

Livability/Environment Guideline 12: Air Quality

49	Reviewed by APCD and found not to have a negative impact on air quality.	✓	Review has been completed.
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Livability/Environment Guideline 13: Landscape Character

50	A.3: Includes additions and connections to a system of natural corridors to provide habitat areas and allow for migration.	NA	The characteristics do not exist on the site.
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Community Facilities Guideline 14: Infrastructure

51	A.2: Located in an area served by existing utilities or planned for utilities.	✓	The site is served by all utilities.
52	A.3: Has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	The site is served by all utilities.
53	A.4: Has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	✓	The site is served by all utilities.