

**18ZONE1047**

**3<sup>rd</sup> Street Mini-Storage**



**Louisville Metro Land Development and  
Transportation Committee**

**Julia Williams, AICP, Planning Supervisor**

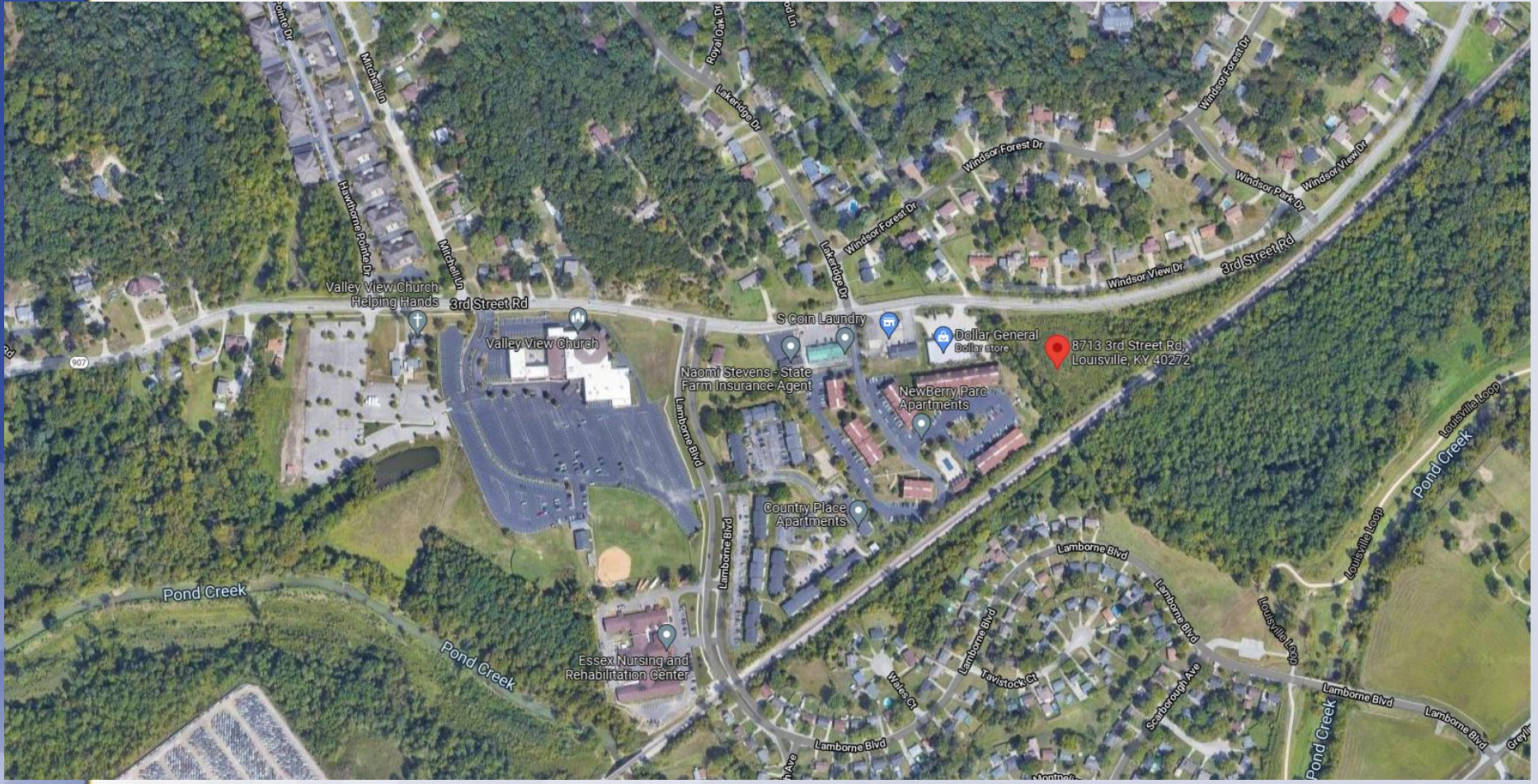
**9/23/21**

# Request(s)

- Change in zoning from R-4 to C-2
- Conditional Use Permit for mini-warehouse with relief from 4.2.35.B (21-CUP-0123)
- Variance from Table 5.3.2 to reduce the required setback from 65' to 5' (60' Variance)
- Waiver from 10.2.4 to reduce the 25' LBA to a 5' LBA.
- Detailed District Development plan



# Site Context



# Case Summary

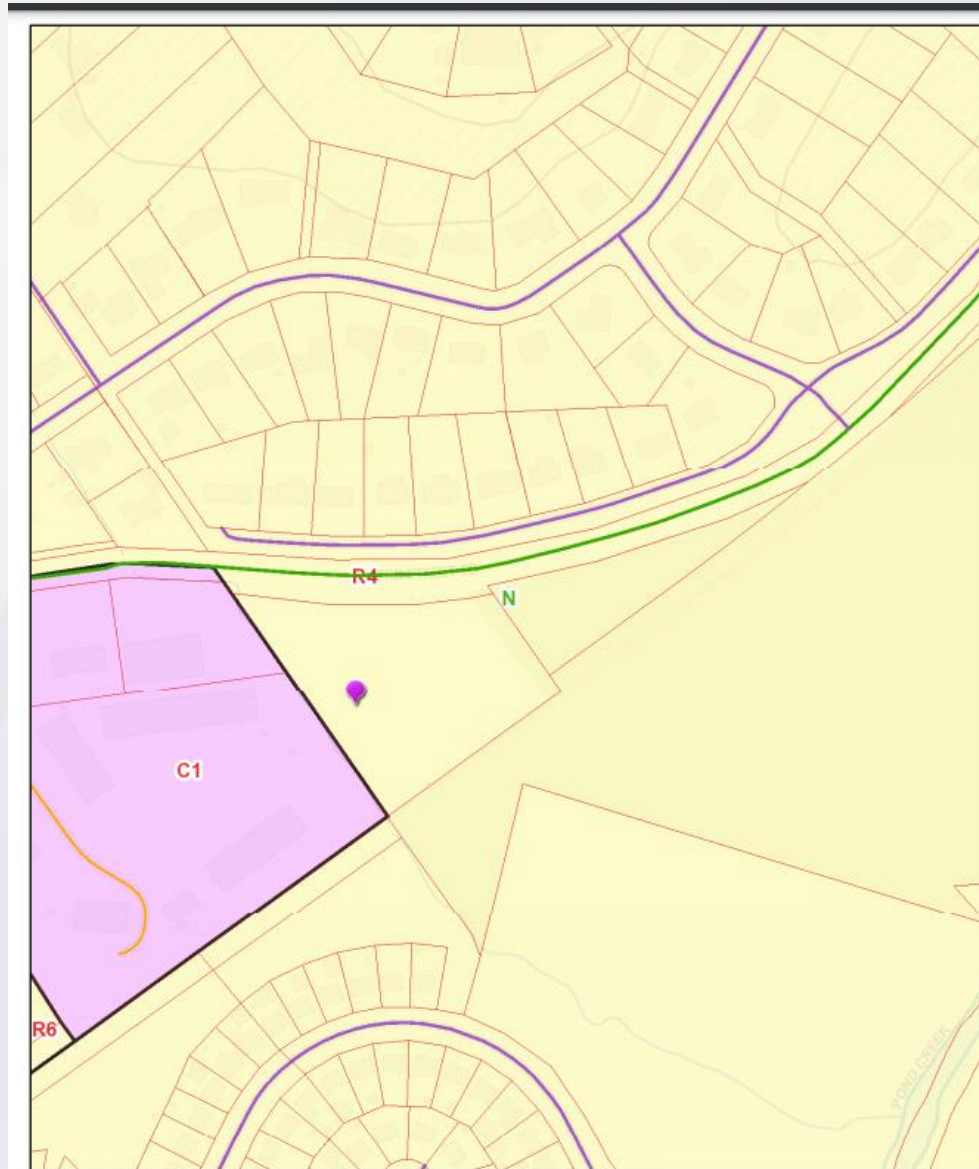
- 8 mini-warehouse buildings
- 3.63 acres
- Relief from 4.2.35.B, buildings need to be located 30' away from adjacent property
- 3<sup>rd</sup> Street Road access

# Technical Review

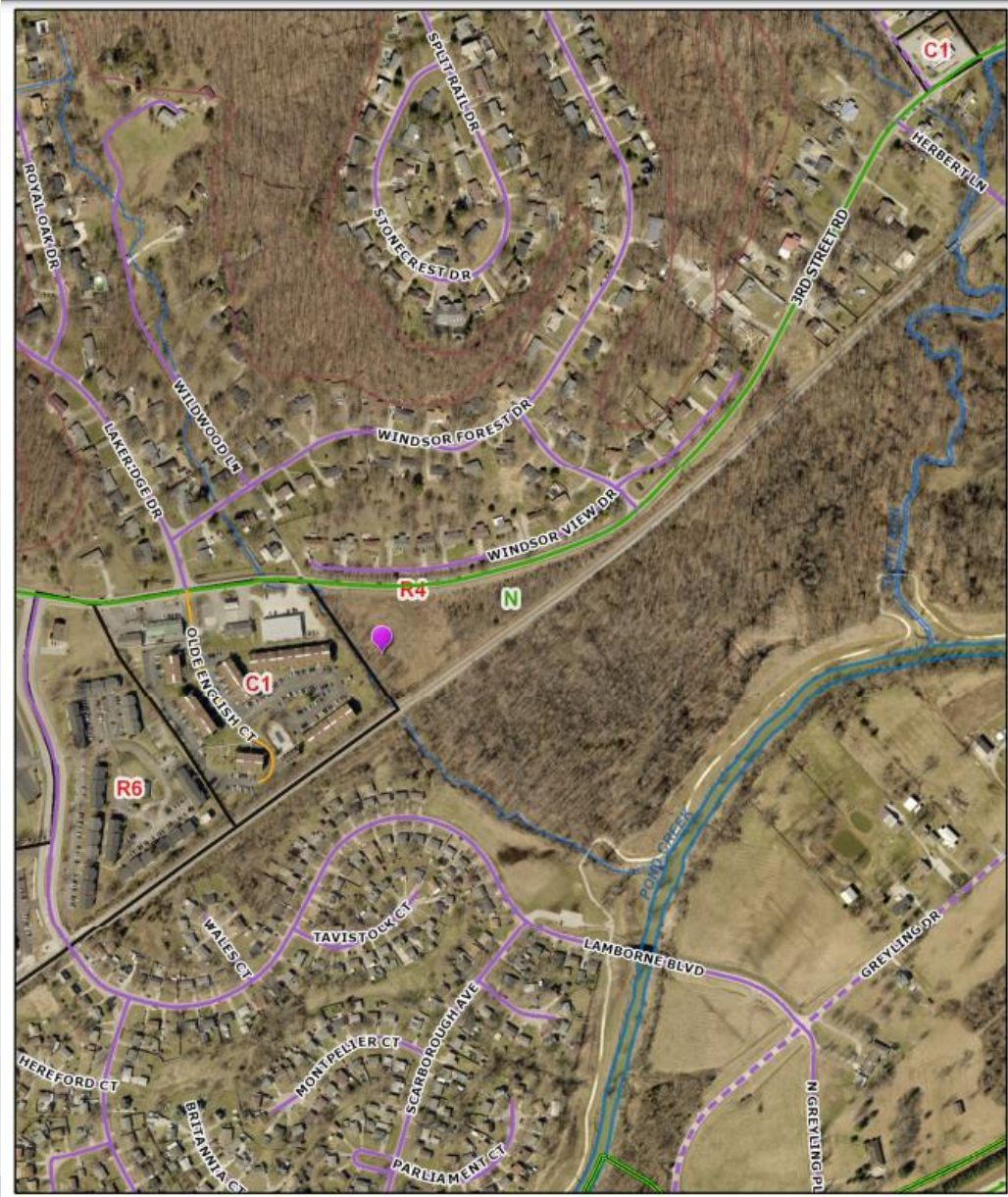
- There are ongoing conversations regarding the land use permitted for a portion of the property (Tax Block 1049 Lot 927). A deed restriction from the original land owner restricted the property to “park use”. Subsequent deeds do not show the restriction.



# Zoning/Form Districts



# Aerial Photo





# Site Photos-Subject Property



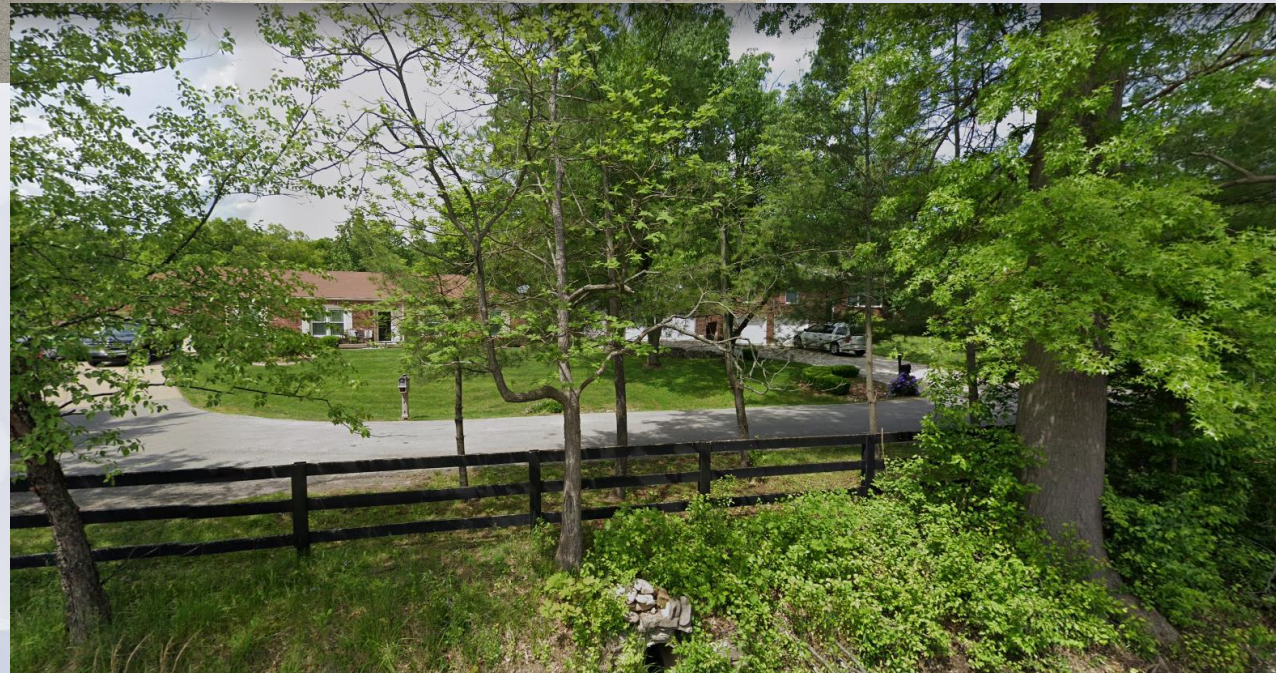


# Site Photos-Surrounding Areas



Adjacent  
commercial and  
multi-family to  
west

Subdivision  
across 3<sup>rd</sup>  
Street Road





# Site Photos-Surrounding Areas

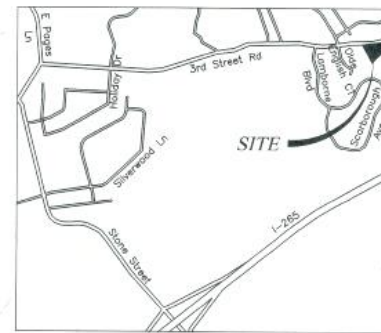
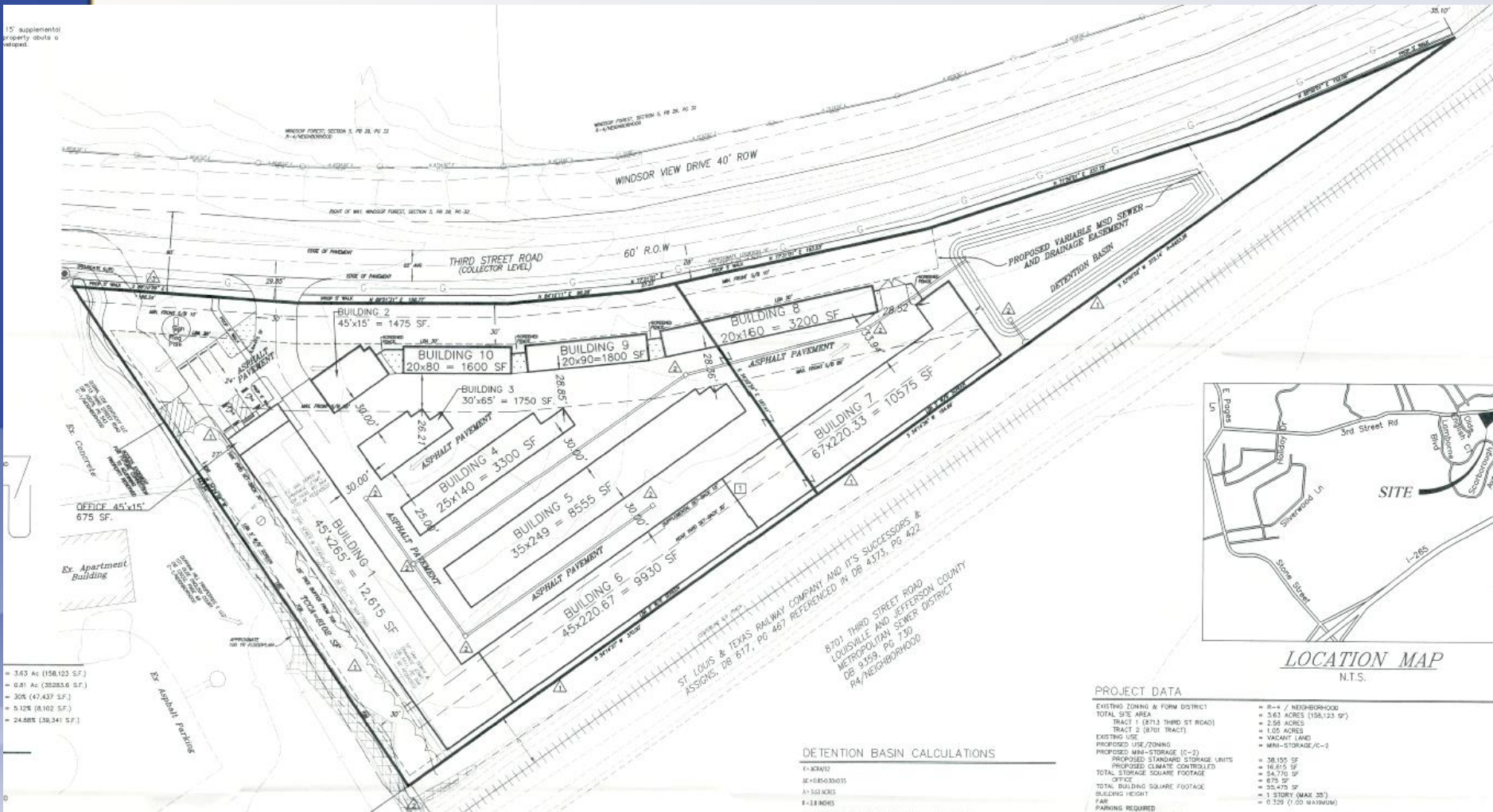


Adjacent railroad to the east



# Applicant's Development Plan

15' supplemental property abuts a wetland.



**LOCATION MAP**  
N.T.S.

- = 343 Ac (158,123 SF)
- = 0.81 Ac (352,816 SF)
- = 30% (47,437 SF)
- = 5.12% (8,102 SF)
- = 24.88% (38,341 SF)

### DETENTION BASIN CALCULATIONS

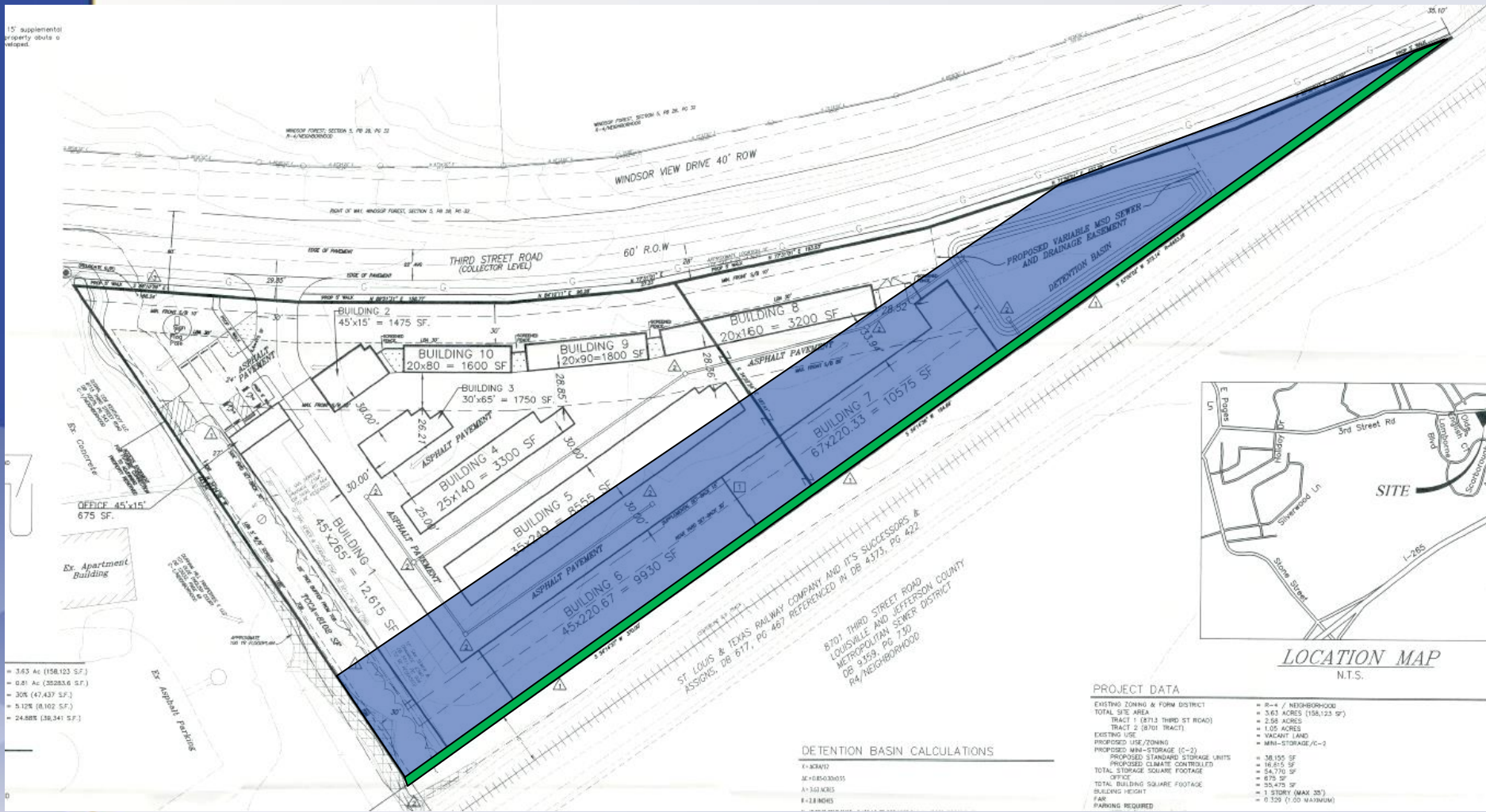
(1) 630412  
M=0.05030055  
A=1.00 ACRES  
F=1.8 INCHES

### PROJECT DATA

EXISTING ZONING & FORM DISTRICT = R-4 / NEIGHBORHOOD  
TOTAL SITE AREA = 3.63 ACRES (158,123 SF)  
TRACT 1 (8713 THIRD ST ROAD) = 2.58 ACRES  
TRACT 2 (8701 TRACT) = 1.05 ACRES  
EXISTING USE = VACANT LAND  
PROPOSED USE/ZONING = MINI-STORAGE/C-2  
PROPOSED MINI-STORAGE (C-2) = 38,195 SF  
PROPOSED STANDARD STORAGE UNITS = 16,810 SF  
PROPOSED CLIMATE CONTROLLED = 84,710 SF  
OFFICE = 675 SF  
TOTAL BUILDING SQUARE FOOTAGE = 55,475 SF  
BUILDING HEIGHT = 3 STORY (MAX 35')  
FAH = 0.320 (1.00 MAXIMUM)  
PARKING REQUIRED

# Waivers / Variances Requested

15' supplemental property abuts a wetland.



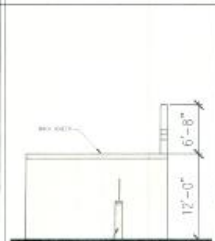


# Applicant's Rendering

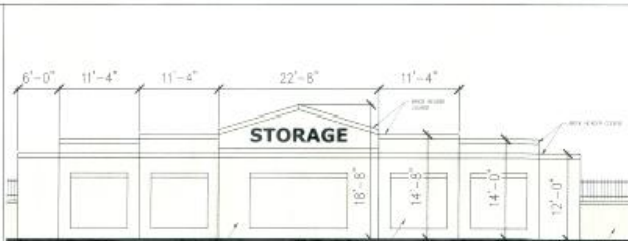


D - BUILDING-10 THIRD STREET ROAD COLOR ELEVATION

SCALE: 1/4" = 1'-0"

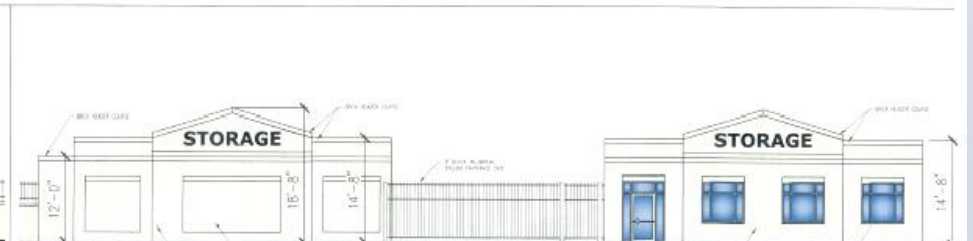


TYPICAL SIDE ELEVATION



BUILDING-10 THIRD STREET ROAD ELEVATION

SCALE: 1/8" = 1'-0"



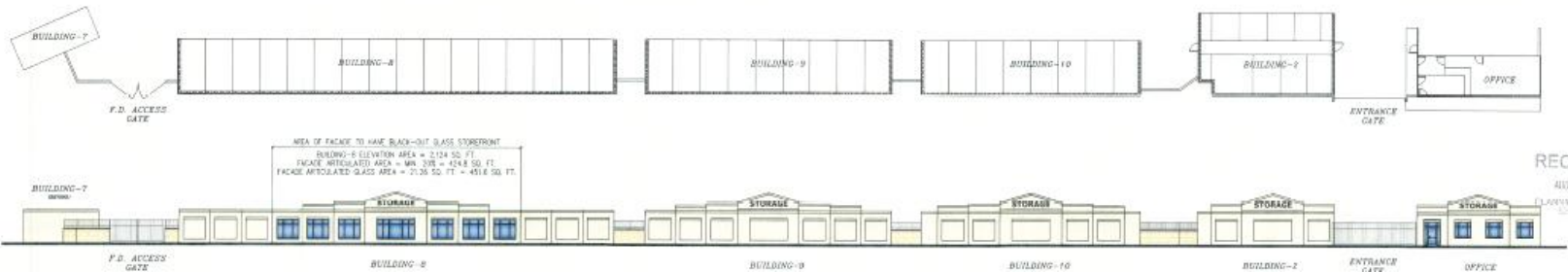
BUILDING-2 & OFFICE THIRD STREET ROAD ELEVATION

SCALE: 1/8" = 1'-0"

'C' SIDE ELEV SCALE: 1/8" = 1'-0"

'B' BUILDING-10 DETAIL ELEVATION

C - BUILDING-02 & OFFICE DETAIL ELEVATION



RECEIVED  
AUG 02 2021  
PLANNING & ZONING  
DEPARTMENT

# Staff Finding

- The proposal is ready for a public hearing date to be set.



# Required Actions

- Set a public hearing date.