

17ZONE1060

The Storage Project at Bardstown Road



Louisville Metro Planning Commission Public Hearing

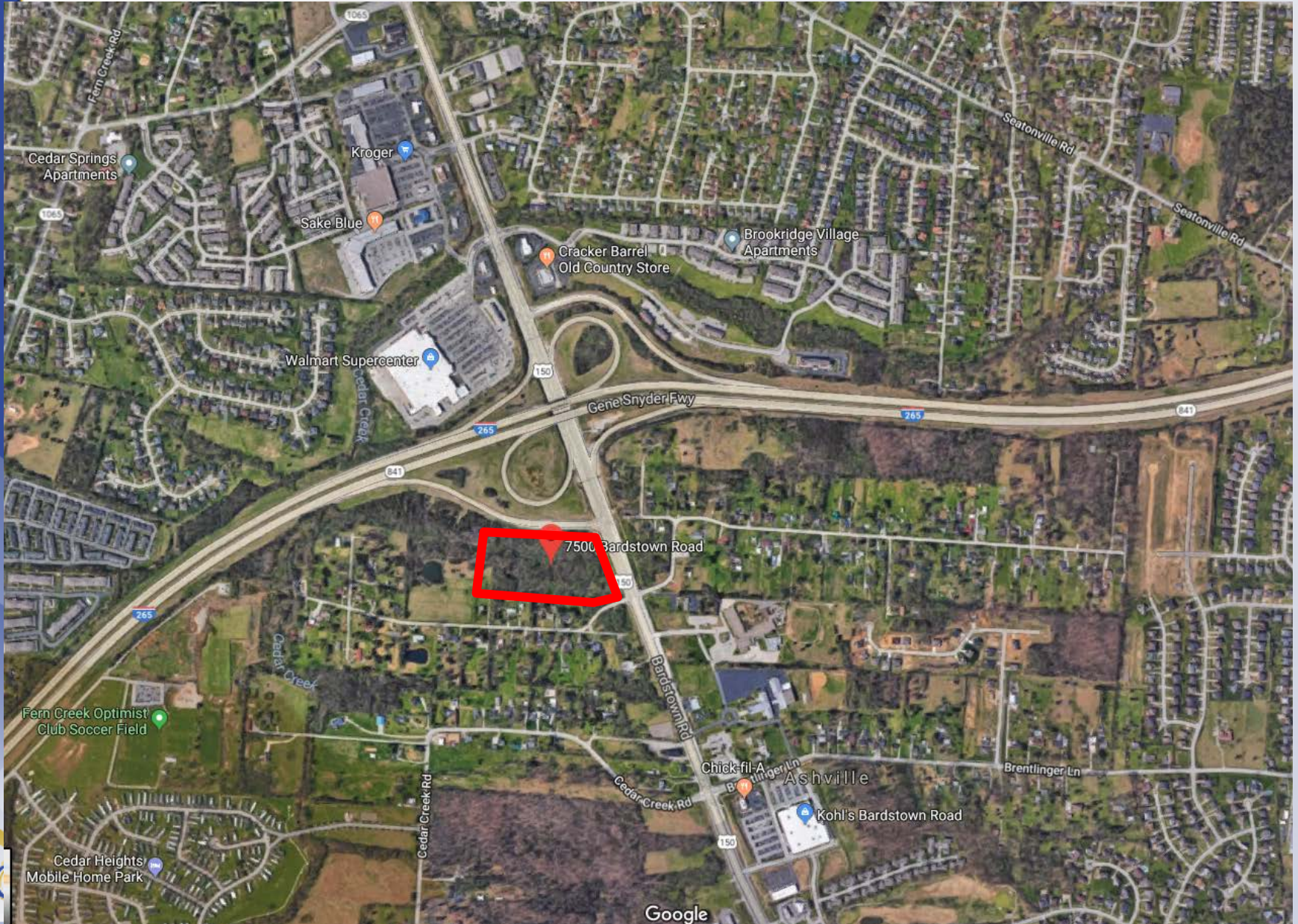
Joel Dock, Planner II

June 7, 2018

Request

- Change-in-Zoning from R-4, Single-Family Residential to C-2, Commercial
- Conditional Use Permit for mini-warehouse, Land Development Code, section 4.2.35
- Waiver of Land Development Code (LDC), section 10.2.B to allow LBA/Easement overlap in excess of 50%.
- Variance of LDC, section 5.3.5.C.3.a to reduce 50' non-res to res setback to 25'
- Detailed District Development Plan

Site Context



Case Summary

- 100,925 square feet of mini-warehouse space
- 4,265 square feet of retail
- Majority of units are climate controlled
- Structure nearest Bardstown Rd is 2-story
- Primary access from Bardstown Road via Bartley Drive
- Private access drive is proposed to facilitate development to the rear (west) of the site
- Public sidewalk and pedestrian connection to the facilities will be provided
- Intermittent stream intersects site

Fern Creek Small Area Plan (2001)

- Significant changes have occurred to the area south of the Interstate 265/Bardstown Road interchange since the adoption of the Fern Creek Small Area Plan on May 8, 2001

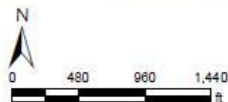
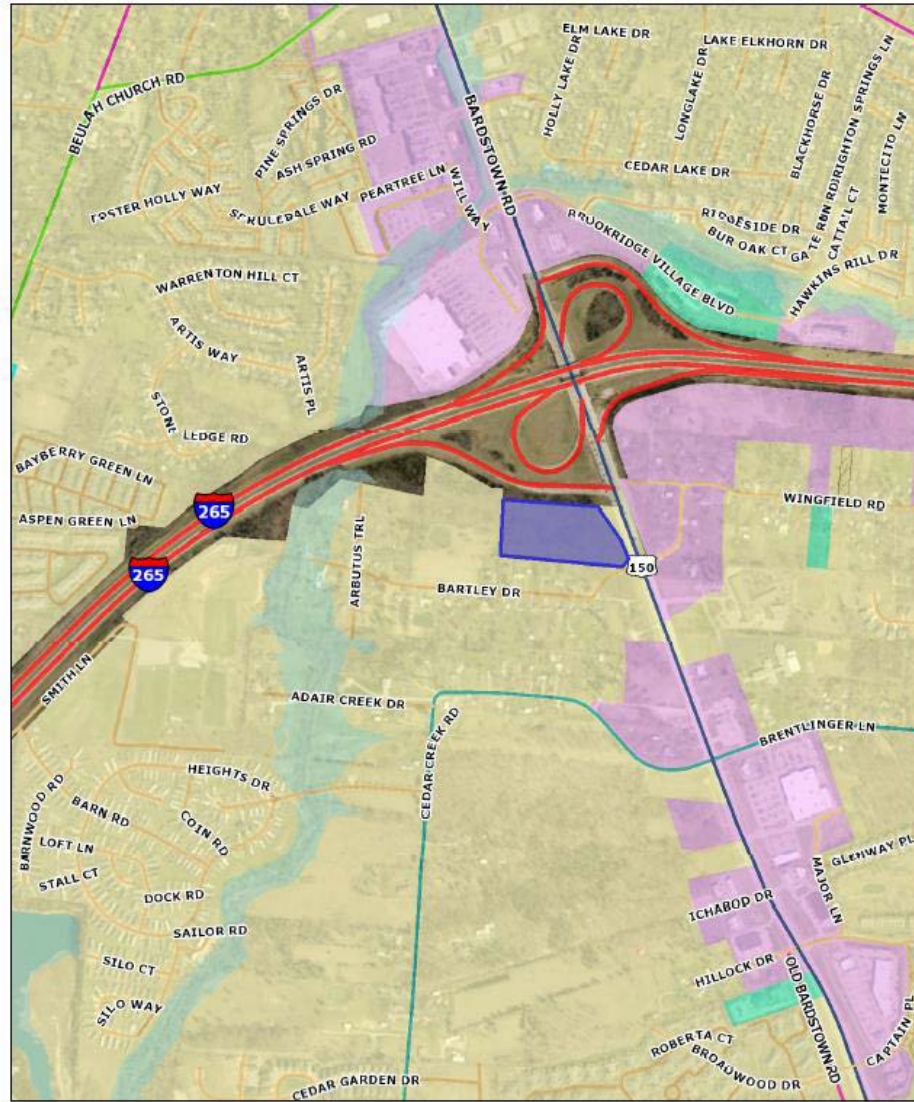
Retail Market Study (2008)

- Site-specific recommendation calling for “Town Center-like, “super community center” development including a mix of “shops, restaurants, offices and services as well as some residential uses” with an anchor tenant (pg. 27)
- Any significant new retail development occurring within a Neighborhood Form District should be included as part of a mixed-use development within an activity center (pg. 30)
 - To ensure that future development in the area adheres to “smart growth” principals

Southeast Metro Regional Center Plan (2012)

- Mixed land uses organized around compact activity centers (pg. 15)
- Ensure that land uses and transportation facilities are located, designed and constructed to be compatible with nearby land uses (pg. 15)
- The subject site is recommended for a change from Neighborhood Form to Regional Center Form District (pgs. 18-20).
 - The RCFD should support dense centers; economic opportunities; sense of place; mixed use, multi-modal streets; and connections to adjoining residential and commercial properties

Zoning/Form District



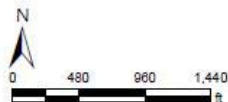
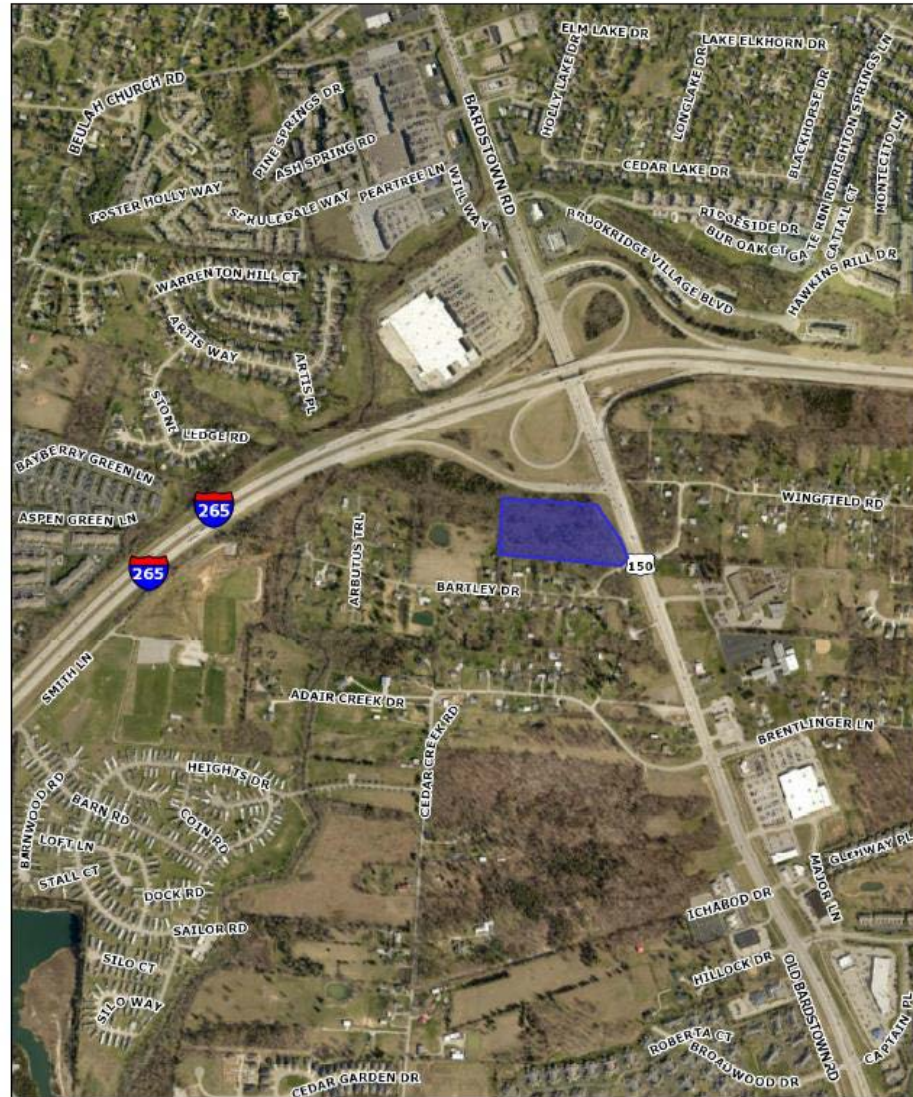
Friday, December 1, 2017 | 11:21:59 AM



LOJIC © 2017

This map is not a legal document and should only be used for general reference and identification.

Aerial Photo



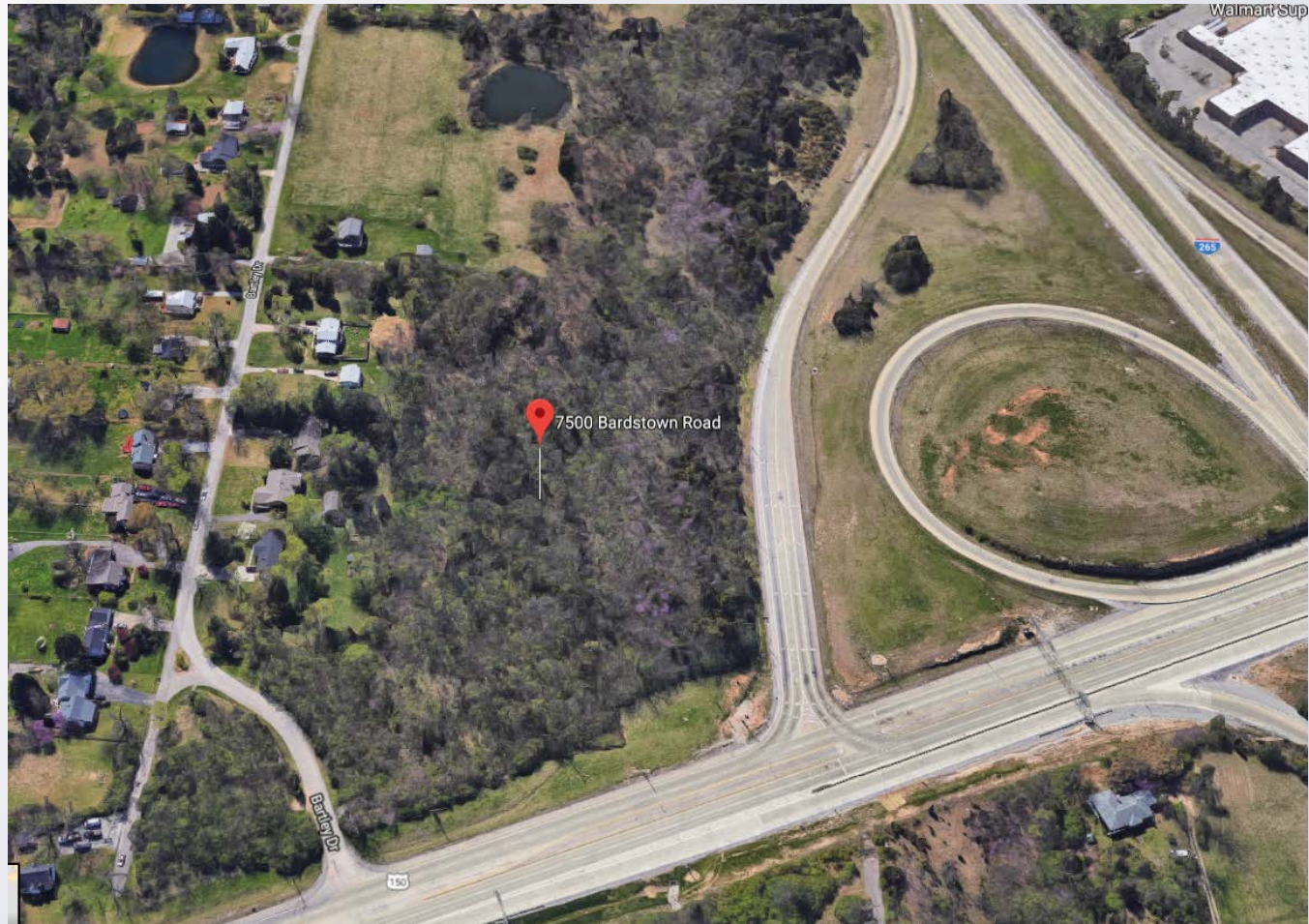
Friday, December 1, 2017 | 11:22:47 AM



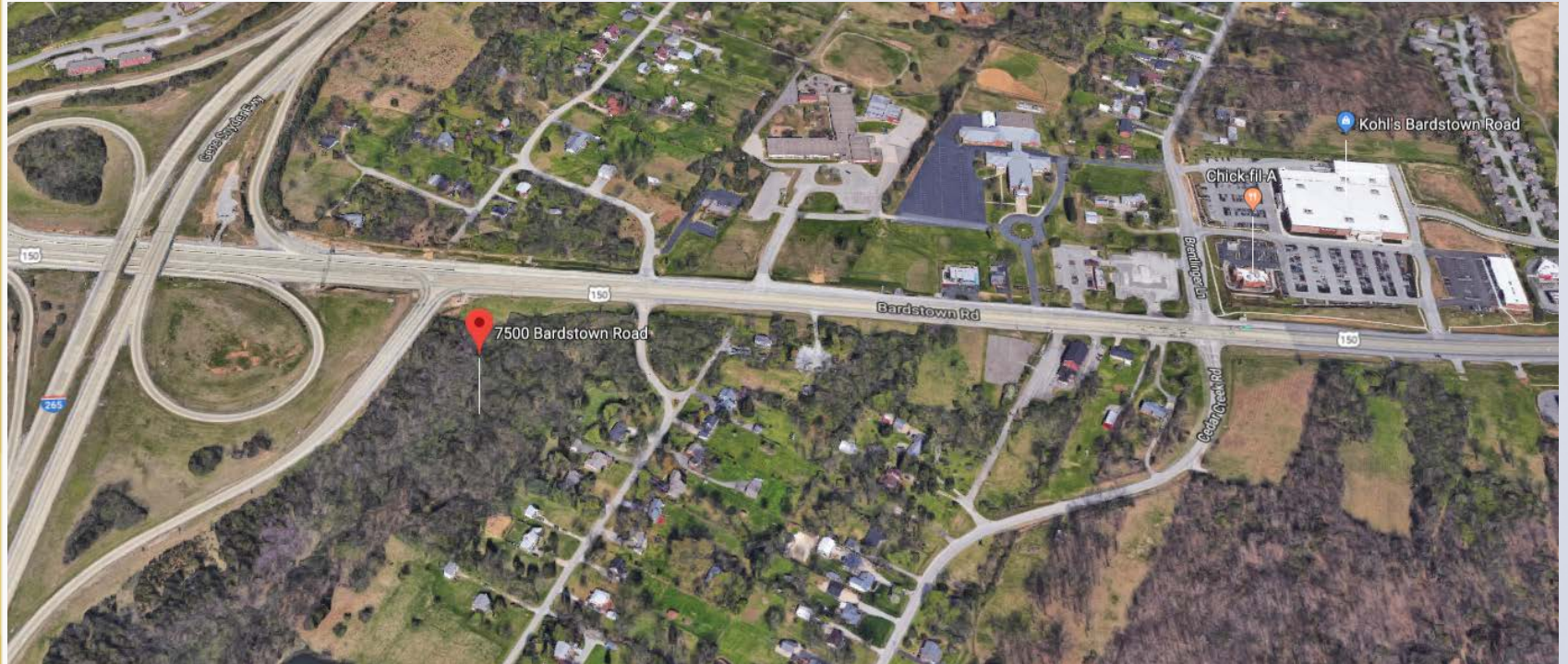
LOJIC © 2017

This map is not a legal document and should only be used for general reference and identification.

Aerial



Aerial



Subject Site: I-265 ramp



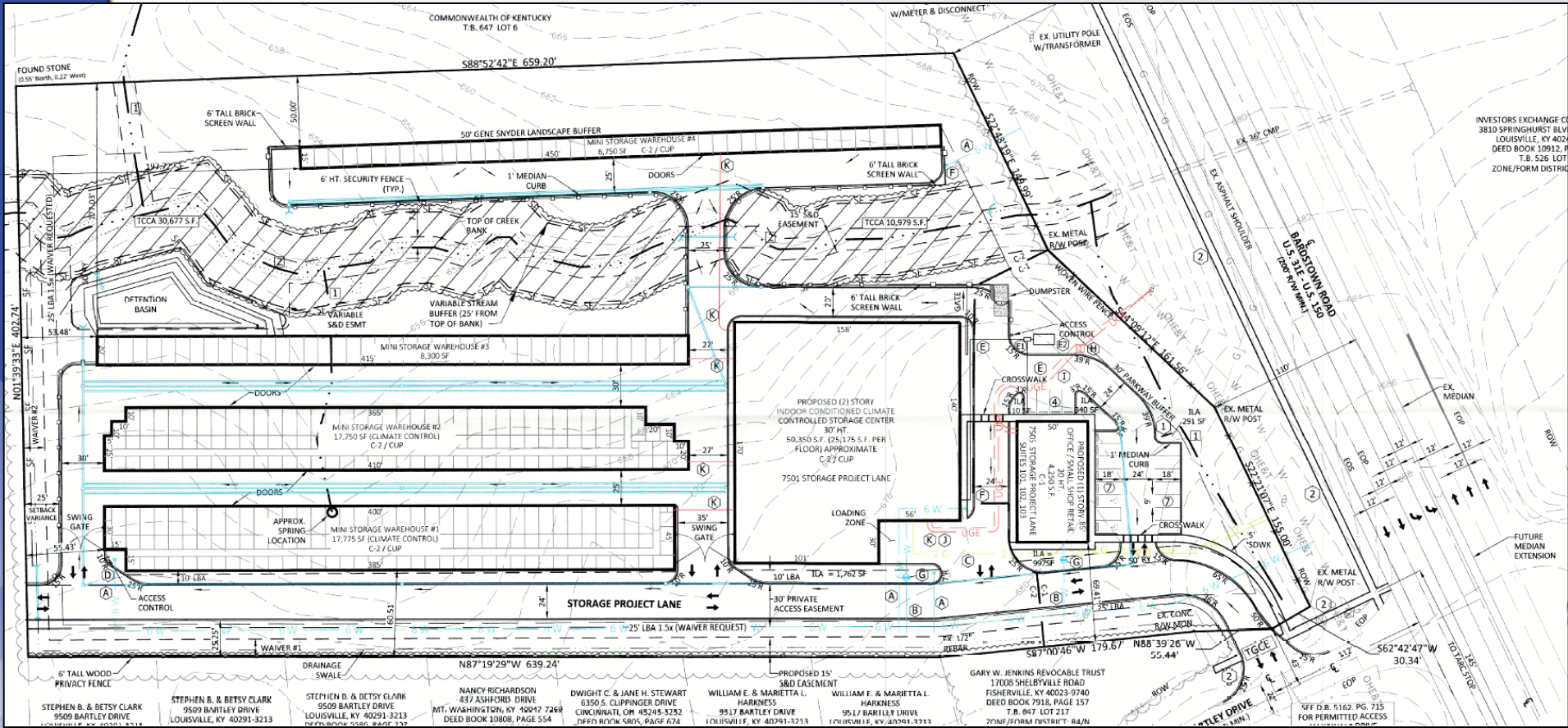
Subject Site: Bartley and Bardstown



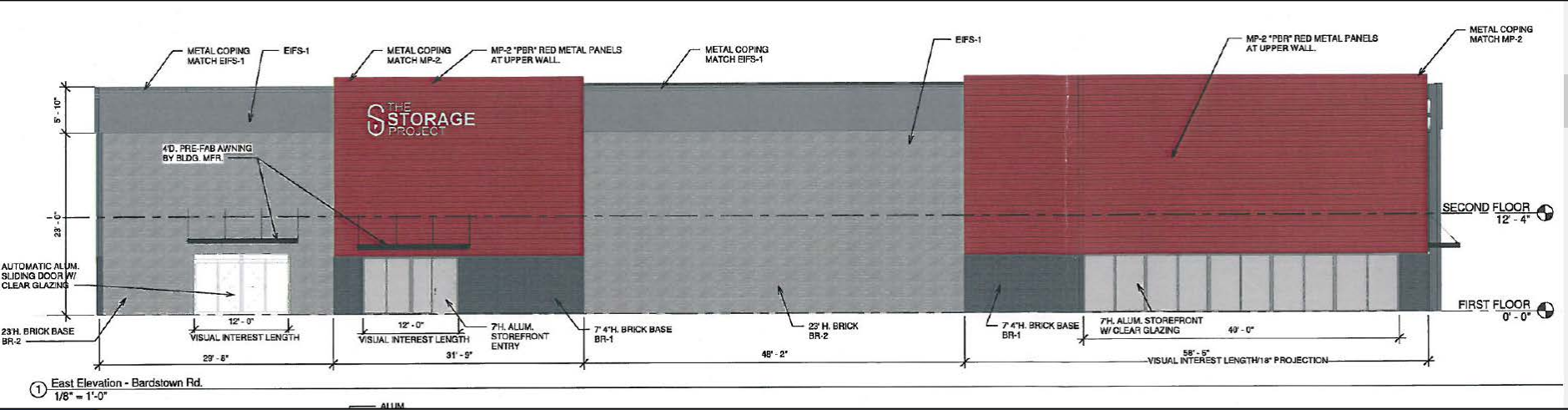
Subject Site: Bartley Drive



Development Plan

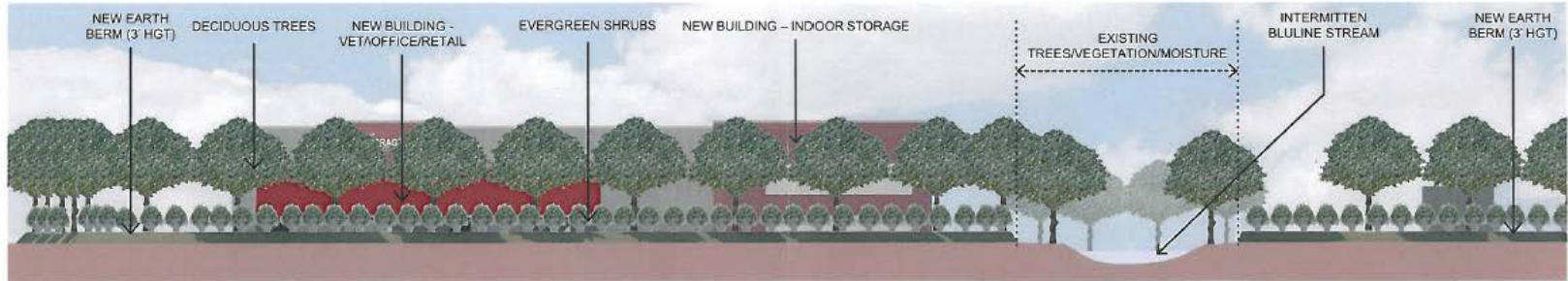


Bardstown Road Elevation



Landscape Rendering

RECEIVED
MAY 18 2018
PLANNING &
DESIGN SERVICES



SECTION 01 - NORTH/SOUTH



SECTION 02 - EAST/EAST

Staff Findings

- The proposal does not conform to the Comprehensive Plan, Retail Market Study, or Southeast Regional Center Plan.
- A solitary user is inconsistent with recommendations for a mixed-use center and does not promote functional multi-modal interaction
- The plan further fails to adhere to smart growth principles such as walkability, public space, or mixed-uses that would allow for the appropriate development of the area as suggested by the Retail Market Study
- Staff Proposed Findings of Fact included as *Attachment 4*

Required Actions

- RECOMMEND to the Louisville Metro Council that the change in zoning from R-4, Single-Family Residential to C-2, Commercial on property described in the attached legal description be APPROVED or DENIED
- APPROVE or DENY the Conditional Use Permit for mini-warehouse, Land Development Code, section 4.2.35
- APPROVE or DENY the Waiver of Land Development Code (LDC), section 10.2.B to allow LBA/Easement overlap in excess of 50%.
- APPROVE or DENY the Variance of LDC, section 5.3.1.C.5 to encroach upon the 50' non-res to res setback.
- APPROVE or DENY the Detailed District Development Plan