



KO Storage of Louisville

Proposed Modified Conditional Use Permit

Submitted by KO Construction, LLC

8204 and 8213 Nash Road (8202 National Turnpike)

Project Narrative

KO Construction, LLC submits this application for a modified conditional use permit to expand an existing self-storage facility. The project site involves two sites, one is at 8204 National Turnpike, and the other at 8213 Nash Road also known as 8202 National Turnpike, Louisville, KY. The site at 8204 is an existing fully developed self-storage facility. The second, and adjacent site, is vacant and is the subject of the proposed expansion.



8204 National Turnpike – Existing Self-Storage



8213 Nash Road a.k.a 8202 National Turnpike -Vacant Site

The original self-storage facility was approved under a conditional use permit. Subsequently the adjacent site was proposed for an expansion of the self-storage facility and the modified CUP was approved, MCUP record number 16CUP1040. However, the expansion was never built.

Record Detail Information

Record Type: **Modified Conditional Use Permit**

Record Number: **16CUP1040**

Record Status: **APPROVED** File Date: **August 29, 2016**

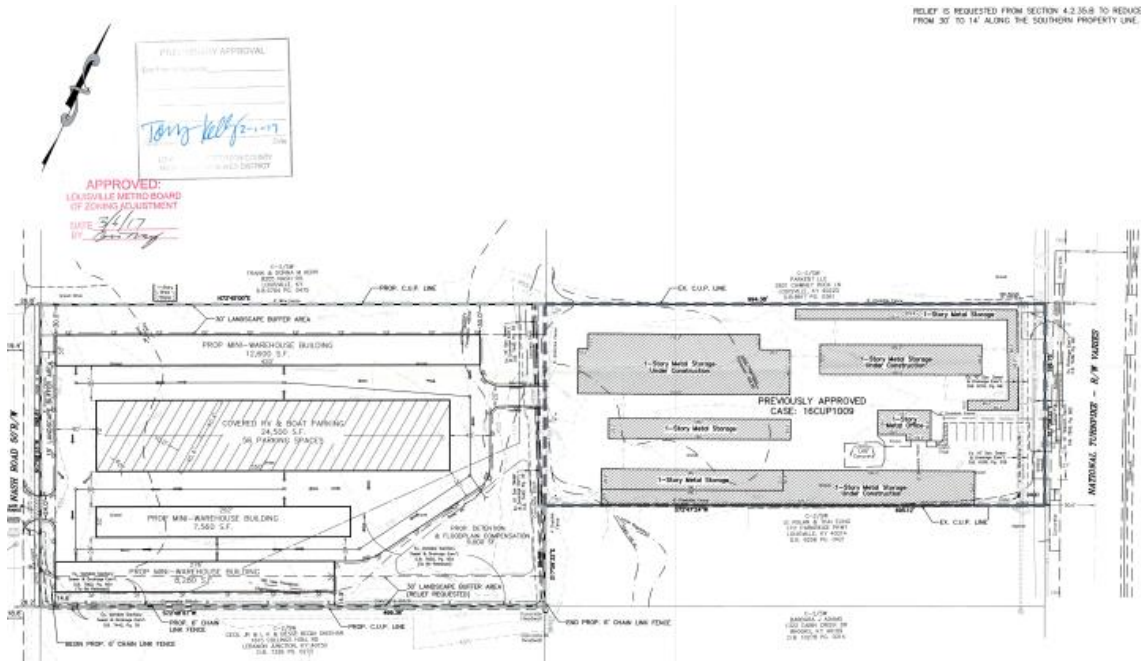
Expiration Date:

Record Name: **National Tpke Mini Warehouse**

Parent Record Number:

Address: 8202 NATIONAL TPKE, LOUISVILLE, KY 40214-0000

City's record information of previously approved modified conditional use permit.



Site plan of previously approved modified conditional use permit for an expansion of the existing self-storage facility.

This application for a modified conditional use permit includes a site plan that is virtually the same as the previously approved site plan. Buildings and storage units, drive lanes and the stormwater pond are virtually the same location. An existing concrete pad at the south property line, that was originally meant for the construction of a building, will be left unchanged. A building will not be placed on this pad, it will also NOT be used for any outdoor storage purpose. We respectfully submit that there's no material difference from the proposed changes to this site plan from what was previously approved in the modified conditional use permit.

The expansion includes a total of 32,900 square feet of self-storage units. All units are individually accessed via a roll-up door, the doors are locked by the renters with a padlock. The rental agreement prohibits renters from storing hazardous and flammable materials. Trash dumpsters are intentionally omitted, rather, the rental agreement requires renters to properly dispose of the trash that they generate off-site.

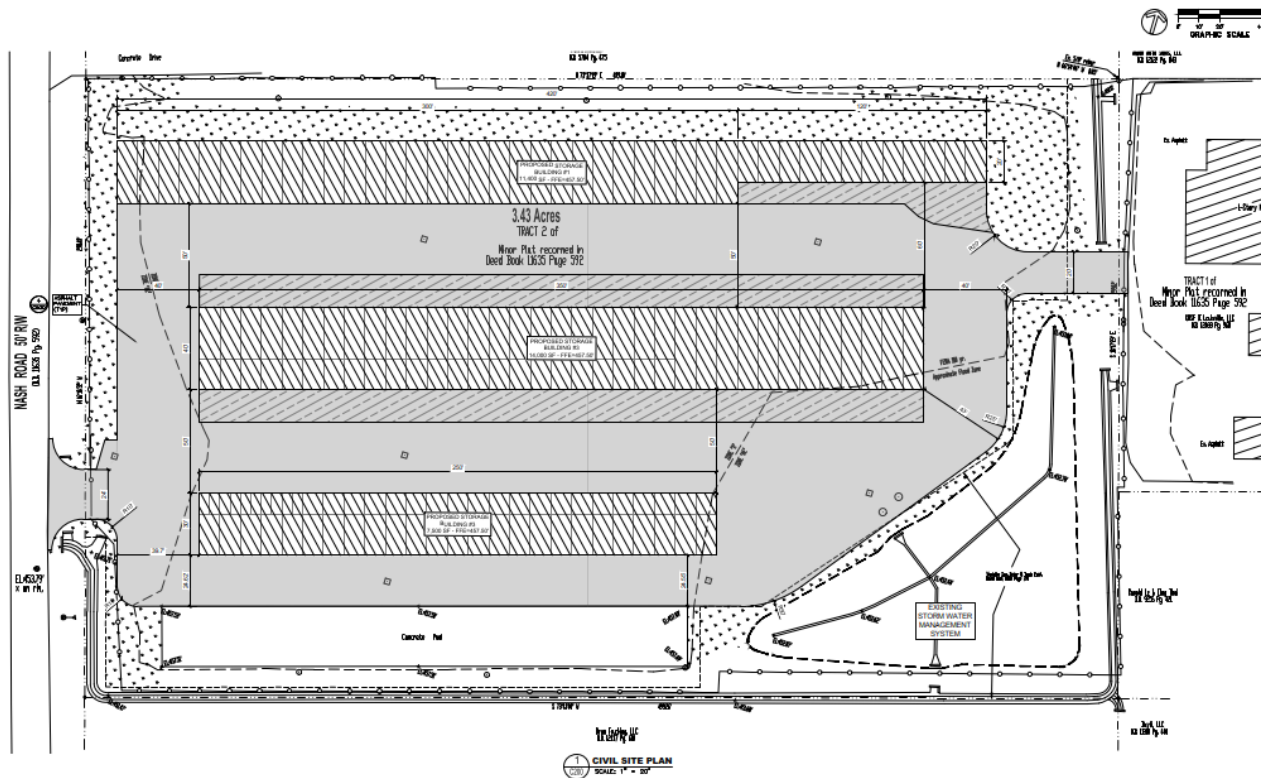
As the project area is comprised of two parcels, the application will, after approval of the modified conditional use permit, combine the sites into one parcel.

The proposed expansion of the self-storage facility is further supported by our internal market research that demonstrates that there is a continuing and growing need for self-storage in this market.

The proposed expansion is consistent and compatible with the surrounding predominantly industrial and commercial uses. The site will be secured with fencing and building mounted lighting will aid in with making the site secure. Lighting will directed downward so as to avoid glaring light onto the adjacent property. Access from Nash Road will be prohibited, the only point of access will be at the 8204 National Turnpike entry point.

The expansion does not impose a burden on the city's municipal systems. No additional sanitary sewer and water systems are to be built (restrooms or other rooms where water will be used is not a part of this development); stormwater is managed on-site; traffic on National Turnpike will be a negligible increase. Self-storage facilities are not generators of significant traffic movements. Further, renters don't frequent the site in concentrated numbers at any point of the day, rather, traffic is intermittent as renters have access to the site at their leisure, via a locked gate, that they can operate on their own.

Outdoor storage is not proposed and will be prohibited. There will not be any on-site staff. Screening as required by the zoning ordinance will be provided. Interior drive lanes will be paved with asphalt.



KO Construction's proposed site plan. See the full set of plans submitted separately with this application.

In summary, the proposed modification to the existing conditional use permit is consistent with the requirements of the zoning ordinance. The expansion of the use will serve the growing need for self-storage space in the city and will be a valued asset for the city.

Your consideration is greatly appreciated! We respectfully submit that an approval of the modified conditional use permit is within the spirit and intention of the previously approved modified condition use permit.