

**LAND DEVELOPMENT & TRANSPORTATION COMMITTEE MINUTES**  
**January 8, 2015**

**NEW BUSINESS**

**CASE NO. 14ZONE1051**

Request: Re-Zoning from R-4 and C-1 to CM for Mini Storage, Waivers, Detailed District Development Plan, and Binding Elements

Project Name: Buechel Mini Storage

Location: 3818 – 3824 Bardstown Road

Owner: KSB Sycamore, LLC

Applicant: Pinnacle Properties

Representative: Bardenwerper, Talbott & Roberts, PLLC  
Mindel, Scott & Associates, Inc.

Jurisdiction: Louisville Metro

Council District: 10 – Jim King

**Case Manager: David B. Wagner – Planner II**

The staff report prepared for this case was incorporated into the record. This report was available to any interested party prior to the LD&T meeting. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5<sup>th</sup> Street.)

**Agency Testimony:**

00:54:10 Mr. Wagner discussed the case summary, standard of review and staff analysis from the staff report.

**The following spoke in favor of this request:**

Bill Bardenwerper, Bardenwerper, Talbott and Roberts, 1000 North Hurstbourne Parkway, Louisville, Ky. 40223  
Kathy Linares, Mindel, Scott & Associates, 5151 Jefferson Boulevard, Louisville, Ky. 40219

**Summary of testimony of those in favor:**

01:00:40 Mr. Bardenwerper said the mini storage facilities are the best when located on a busy road because they pick up a lot of business from people driving by and they're convenient. "We don't know exactly what the sizes of the units or how many units there will be but I don't know if that makes any difference. We try to achieve a good street appearance and a good appearance from the sides that need to be meaningfully screened and buffered."

01:04:54 Ms. Linares said the drainage will flow to the 2 front detention basins into the existing storm system. "Along the boundary where we abut residential, there's a landscape requirement and we will comply." There will be an 8+ foot tall screen with

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some plantings. Also, the buildings were shifted slightly and some configurations changed.

**Deliberation**

01:10:08      Planning Commission deliberation.

**An audio/visual recording of the Land Development & Transportation Committee meeting related to this case is available on the Planning & Design Services website, or you may contact the Customer Service staff to view the recording or to obtain a copy.**

**The Committee, by general consensus, placed Case No. 14ZONE1051 on the February 5, 2015 Planning Commission meeting to be held at the Old Jail Building at 1:00 p.m.**