

Development Review Committee

Staff Report

October 18, 2017



Case No:	17WAIVER1034
Project Name:	Poplar Level Road Storage
Location:	4530 Poplar Level Road
Owner:	Poplar Level Road Self Storage, LLC, Mark Williams
Representative:	Arnold Consulting Engineering Services, Brandy Zackery
Project Area/Size:	4.71 acres
Existing Zoning District:	M-2, Industrial
Existing Form District:	SW, Suburban Workplace
Jurisdiction:	Louisville Metro
Council District:	21 – Dan Johnson
Case Manager:	Steve Hendrix, Planning Supervisor

REQUESTS

Waiver of the Land Development Code section 5.5.4.B.1 to reduce the required 50 foot landscape buffer area between an industrial zoned property and residentially zoned property to 25 feet.
(Suburban Workplace **Form District Specific Compatibility Standard**).

Waiver of the Land Development Code, section 10.2.4.. to reduce the Landscape Buffer Area from 50 feet to 25 feet.

CASE SUMMARY/BACKGROUND

The subject site is adjacent and to the south of Churchill Downs' proposed Trackside facility, 17CUP1055, modification of an existing Conditional Use Permit, Monday, October 16, 2017 with the Board of Zoning Adjustment. The applicant proposes a self-storage facility on the properties known as 4524 and 4530 Poplar Level Road. The 4524 Poplar Level Road property is currently vacant and will have almost 40,000 square feet of new buildings while the existing structures at 4530 will be utilized along with the proposed office. In all, approximately 80,000 square feet for the facility.

STAFF FINDING

The waivers are adequately justified and meet the standards of review. The affected area is adjacent to the 869 foot long entrance to Churchill Downs's proposed Trackside facility which has an R-1, Residential Single Family zoning classification.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Proposed	Self-Storage Facility		
Existing	Vacant, Fertilizer Company	M-2	Suburban Workplace
Surrounding Properties			
North	Trackside Entry Drive	R-1	Neighborhood
South	Coffey's Towing & Recovery	M-2	SW
	Animal Clinic, Auto, Truck Repair		
East		M-2	SW
West	Wooded Area	M-2	SW

INTERESTED PARTY COMMENTS

Staff has not received any inquiries on this proposal.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

Section 5.5.5.B.1 to reduce the 50 foot landscape buffer area between industrial and residentially zoned properties to 25 feet.

Suburban Workplace Form District Specific Compatibility Standard

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

Section 10.2.4. to reduce the 50 foot perimeter landscape buffer area to 25 feet.

- (a) The waivers will not adversely affect adjacent property owners; and

STAFF: The waivers will not adversely affect the adjacent property owner since the adjacent land use is the 869 foot long entry drive to the proposed Trackside facility.

- (b) The waivers will not violate specific guidelines of Cornerstone 2020.

STAFF: Guideline 3, Policy 9 of Cornerstone 2020 calls for protection of the character of residential areas, roadway corridors and public spaces from visual intrusions and mitigation when appropriate. Guideline 3, Policies 21 and 22 call for appropriate transitions between uses that are substantially different in scale and intensity or density, and mitigation of the impact caused when incompatible developments occur adjacent to one another through the use of landscaped buffer yards, vegetative berms and setback requirements to address issues such as outdoor lighting, lights from automobiles, illuminated signs, loud noise, odors, smoke, automobile exhaust or other noxious smells, dust and dirt, litter, junk, outdoor storage, and visual nuisances. Guideline 3, Policy 24 states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets

should be screened or buffered. Guideline 13, Policy 4 calls for ensuring appropriate landscape design standards for different land uses within urbanized, suburban, and rural areas. The waiver requests are consistent with these principals as the required planting material and screening will be provided.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant when combining the existing buildings with the new structures and maneuvering area.

- (d) Either:
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant since the proposal includes existing buildings and pavement with new structures, while having an entrance driveway on the adjacent property to the north being zoned R-1, Residential Single Family.

STAFF CONCLUSIONS

The waivers have been adequately justified and meet the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for approving a waiver as established in the LDC.

REQUIRED ACTIONS

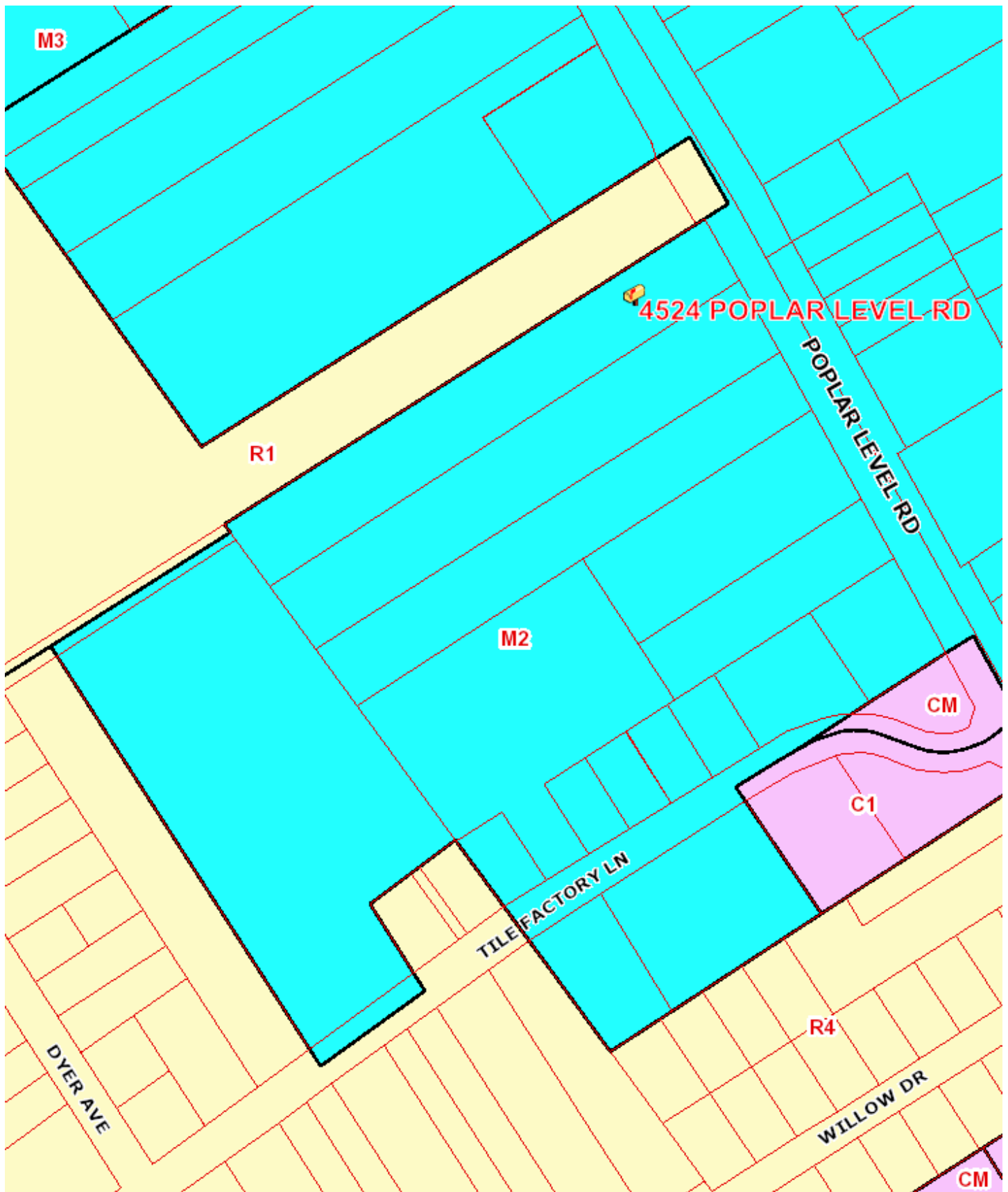
- **APPROVE** or **DENY** the **Waiver** of LDC,

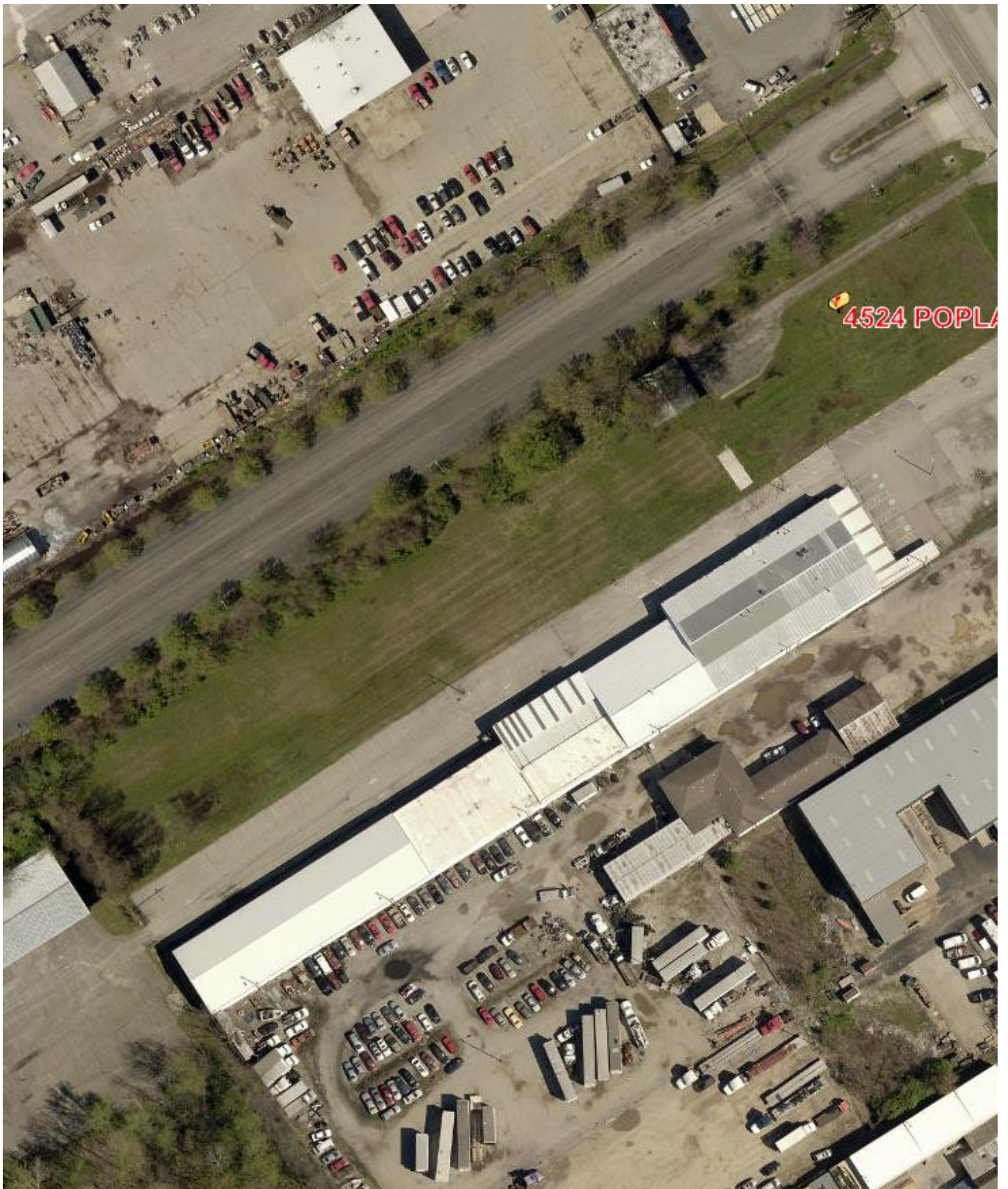
NOTIFICATION

Date	Purpose of Notice	Recipients
October 4, 2017	DRC	Adjoining property owners, applicant, owner, and registered users of Council District 21

ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Site Plan
4. Pictures





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From Poplar Level Road (northern boundary to the right)



View of the entry drive which is the affected adjacent property north of subject site.

