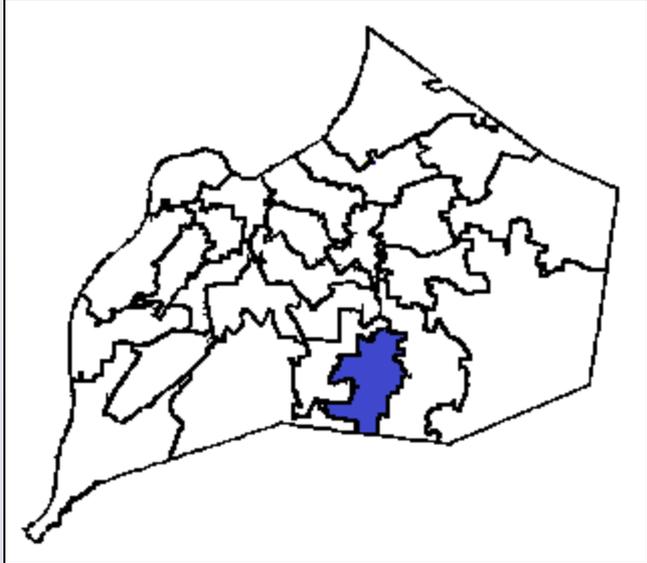
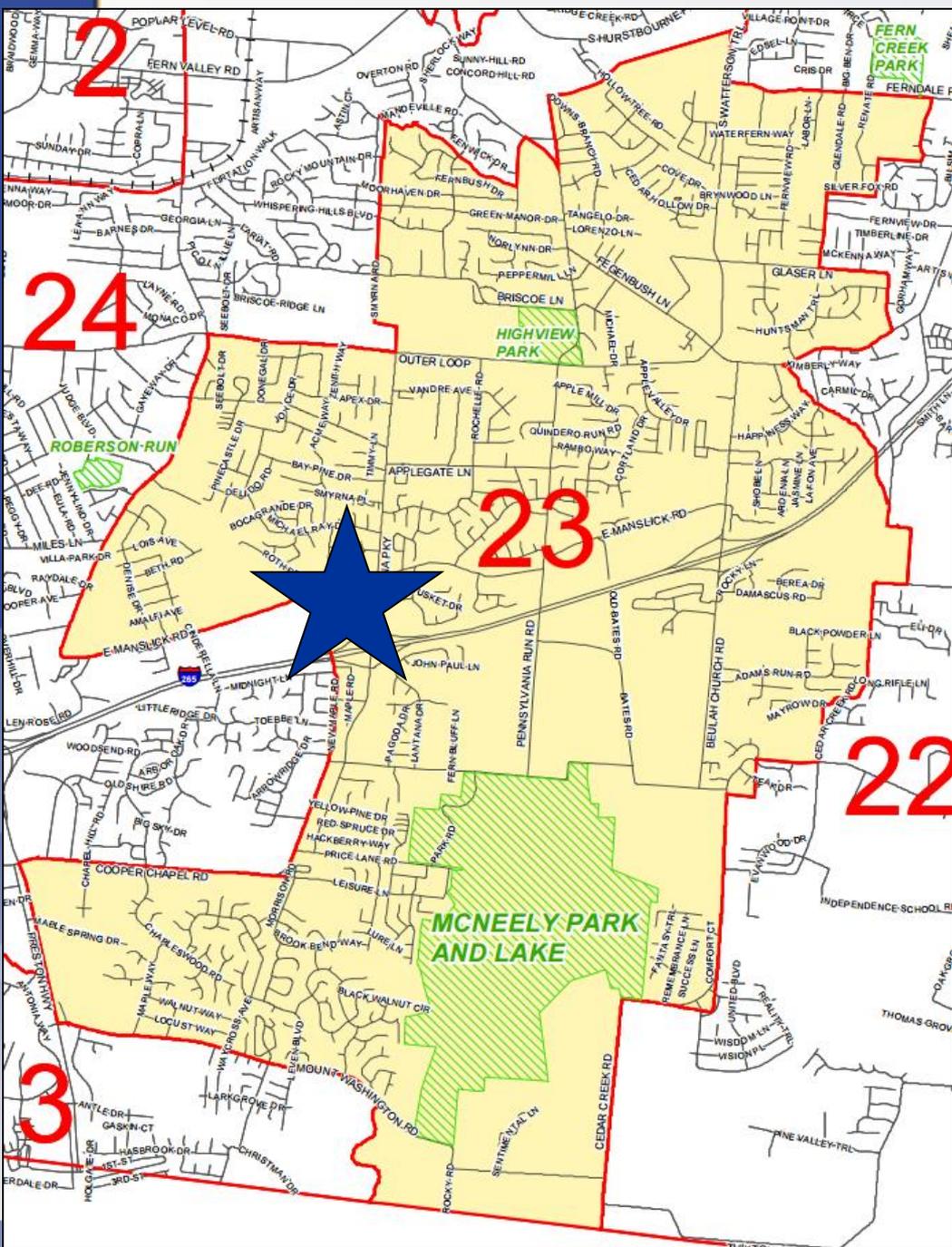


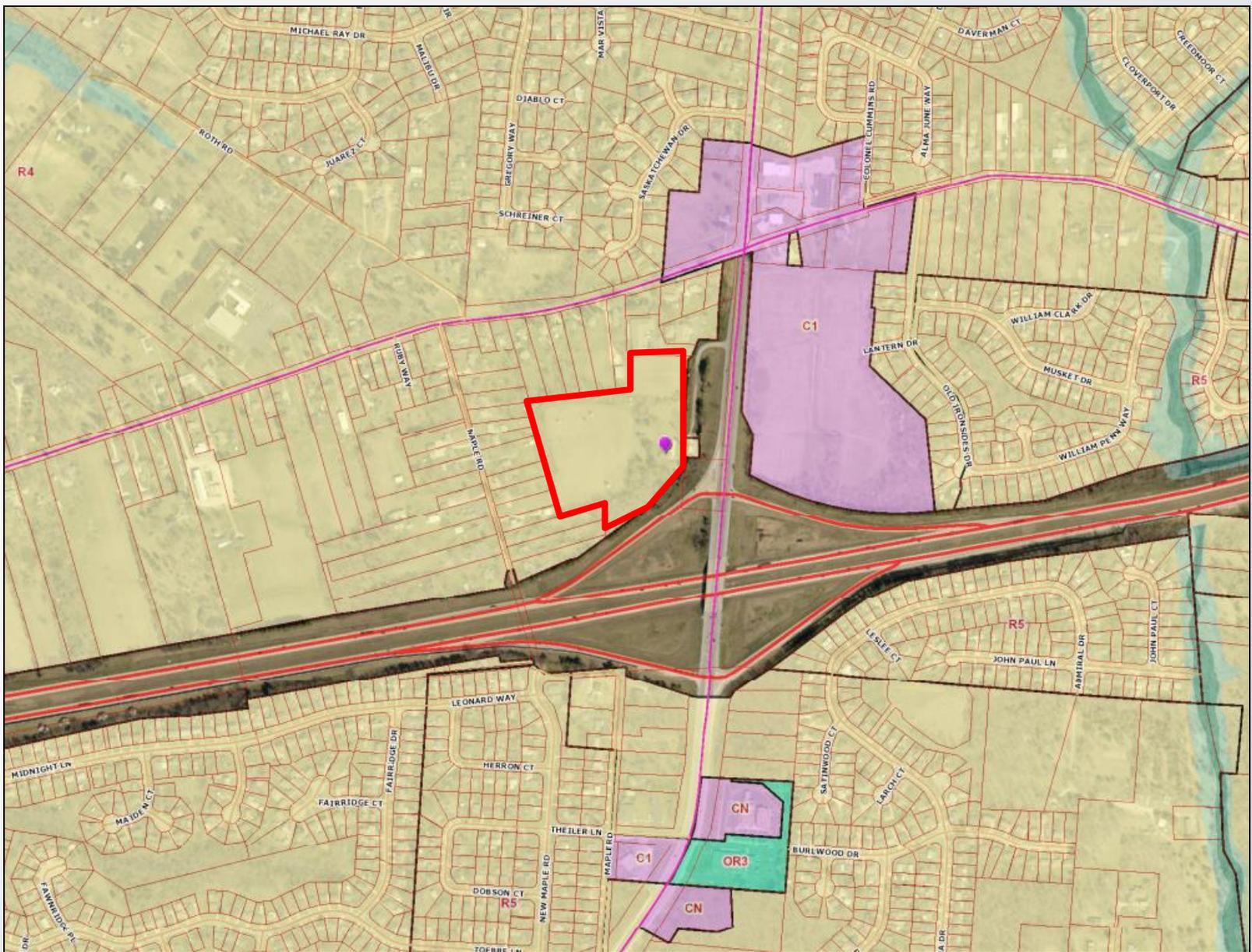
# 17ZONE1045 SMYRNA VILLAGE



Planning, Zoning & Annexation Committee  
April 17, 2018



8912 Smyrna Parkway  
 District 23 -  
 James Peden



Existing: R-4/N  
Proposed: C-2/N



**Existing: Single Family/Vacant  
Proposed: Retail/Mini Storage**

# Requests

- Change in Zoning from R-4, Single-Family Residential to C-2, Commercial on 10.66 acres
- Conditional Use Permit for mini-storage on 2.28 acres with relief for the 30' setback on the east property line of Lot 4
- Variances:
  - 1. Variance from Section 5.3.1.C.5 to allow primary retail building to exceed the maximum 150' setback
  - 2. Variance from Section 5.3.1.C.5 to allow pavement within a portion of the non-residential to residential 50' setback
  - 3. Variance from Section 8.3.3.B.10.d to allow freestanding signs to be 120 square feet in area and 26 feet in height

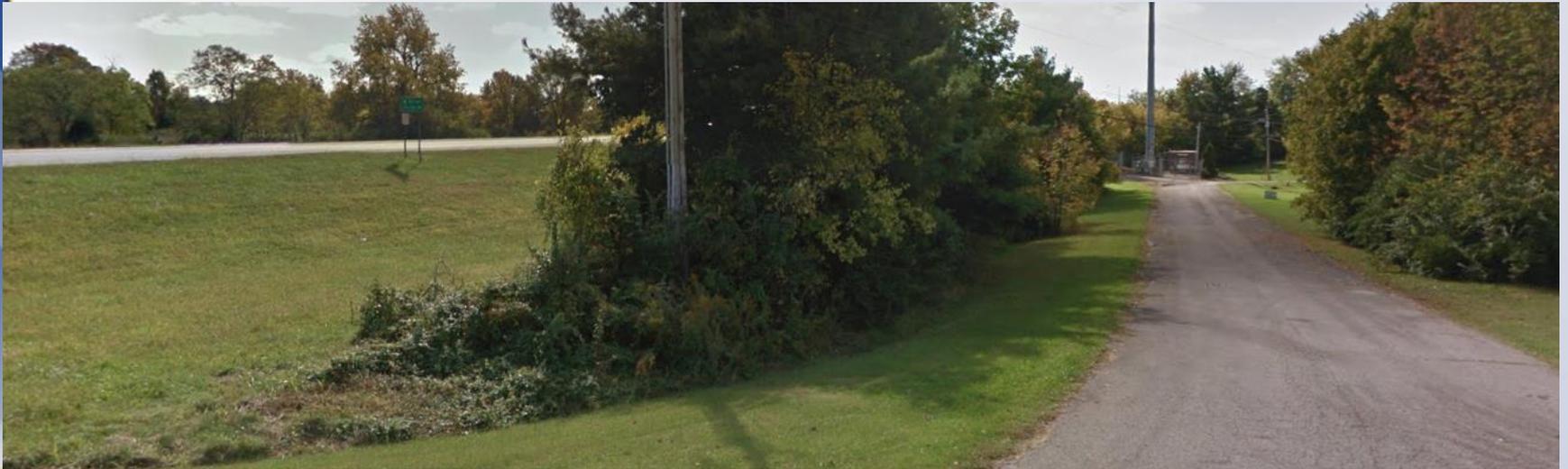
# Requests

- **Waivers:**
  - 1. Waiver from Section 5.8.1.B to omit a portion of sidewalk along Smyrna Pkwy
  - 2. Waiver from Section 10.2.4.B.3 to allow utility easements to encroach more than 50% into the required Landscape Buffer Area along the frontage of Lots 1 and 2
  - 3. Waiver from Section 10.3.5.A.1 to reduce the required 30' Parkway Buffer to 15' along a portion of Smyrna Pkwy
- **Detailed District Development Plan with Binding Elements**

# Case Summary

- Large agricultural site with a single family home (TBR)
- Located northwest of Smyrna Pkwy/I-264 interchange
- Commercial development with 2 free standing restaurants, mixed-retail/restaurant and mini-storage
- Access from a frontage road off of Smyrna

# Subject Site



# Subject Site



# Surrounding Area Photos



# Surrounding Area Photos



VOLUME REQUIRED:  
 $2.8/12 \times (0.85 - 0.26) \times 10.6 \text{ AC.} \times 1.5 \text{ (POND CREEK)} = 2.189 \text{ AC-FT or } 95,348 \text{ C.F.}$   
 APPROXIMATE VOLUME PROVIDED:  
 $25,643 \text{ SQ.FT.} \times 4' \text{ DEPTH} = 102,572 \text{ C.F.}$

**TREE CANOPY CALCULATIONS**

**TREE CANOPY CATEGORY CLASS C**

SITE AREA: 464,409 S.F.  
 EX. TREE CANOPY ON SITE: 125,891 S.F. (27%)  
 EX. TREE CANOPY TO BE PRESERVED: 39,707 S.F. (8.5%)  
 TREE CANOPY REQUIRED: 92,882 S.F. (20%)  
 TOTAL SITE HAS 2-40% EX. CANOPY (COVERAGES)  
 ADDITIONAL TREE CANOPY REQUIRED: 53,175 S.F. (11.5%)  
 ADD. TREE CANOPY TO BE PROVIDED: 63,280 S.F.  
 74 "TYPE A" TREES @ 220 SQ.FT.  
 TOTAL TREE CANOPY TO BE PROVIDED: 92,987 S.F. (20%)



R-4 w/C.U.P. / NFD  
 SHEPHERD ONE REALTY GROUP, LLC  
 5100 JEFFERSON DRIVE  
 LOUISVILLE, KY 40228-1407  
 D.B. 10844, PG. 20-21

R-4/NFD  
 JEFFREY A. & BURGESS S. SMITH  
 3811 MARCA ROAD  
 LOUISVILLE, KY 40228-1407  
 D.B. 10826, PG. 24E

R-4/NFD  
 BRUCE A. & JOY A. WOLGASTENSEL  
 3813 MARCA ROAD  
 LOUISVILLE, KY 40228-1407  
 D.B. 10842, PG. 22D

R-4/NFD  
 PREGO W. & LOUISE JACON WISCON  
 3815 MARCA ROAD  
 LOUISVILLE, KY 40228-1407  
 D.B. 8611, PG. 20B

R-4/NFD  
 EDWARD F. & GAYLE F. GOSK  
 3817 MARCA ROAD  
 LOUISVILLE, KY 40228-1409  
 D.B. 3442, PG. 21A

R-4/NFD  
 DERRICK W. & JENNIFER M. GOSK  
 3819 MARCA ROAD  
 LOUISVILLE, KY 40228-1409  
 D.B. 10893, PG. 26A

R-4/NFD  
 WILLIAM A. & WENDY WOLGASTENSEL  
 3821 MARCA ROAD  
 LOUISVILLE, KY 40228-1409  
 D.B. 65A, PG. 27D

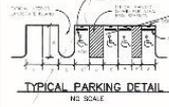
R-4/NFD  
 MARCA K. WOLGASTENSEL  
 3823 MARCA ROAD  
 LOUISVILLE, KY 40228-1409  
 D.B. 8616, PG. 251

R-4/NFD  
 CHARLES STANLEY WHITE  
 3825 MARCA ROAD  
 LOUISVILLE, KY 40228-1409  
 D.B. 10844, PG. 20B

R-4/NFD  
 DWIGHT A. & JENNIFER WOLGASTENSEL  
 3827 MARCA ROAD  
 LOUISVILLE, KY 40228-1409  
 D.B. 8623, PG. 26B

R-4/NFD  
 CHARLES STANLEY WHITE  
 3829 MARCA ROAD  
 LOUISVILLE, KY 40228-1411  
 D.B. 7351, PG. 26E

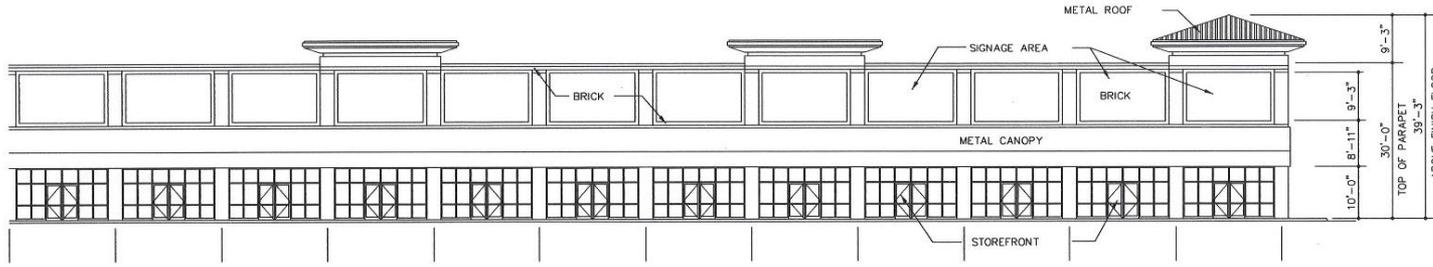
R-4/NFD  
 DWIGHT A. & JENNIFER WOLGASTENSEL  
 3831 MARCA ROAD  
 LOUISVILLE, KY 40228-1409  
 D.B. 8623, PG. 26B



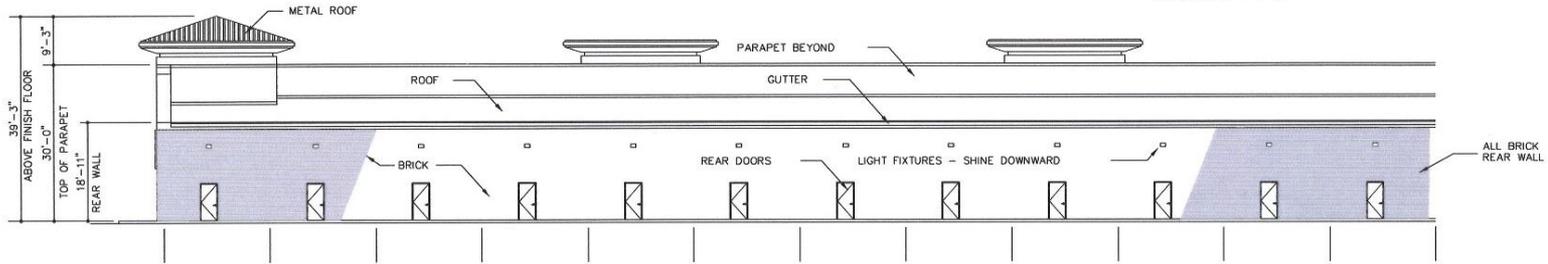
LINE BEARING	DISTANCE
L1 N 02°37'06" E 139.41'	
L2 N 79°48'01" W 14.90'	
L3 N 04°12'21" E 167.13'	

COMMONWEALTH OF KENTUCKY  
 DIVISION OF SURVEYING  
 2018-01-16  
 As shown on the Kentucky Geologic Survey's online map, Karst Potential on, and in proximity to the subject property is medium, and there are mapped sinkholes shown approximately 4500 feet to the

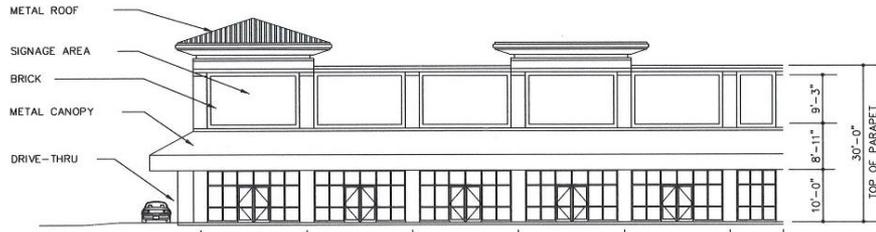




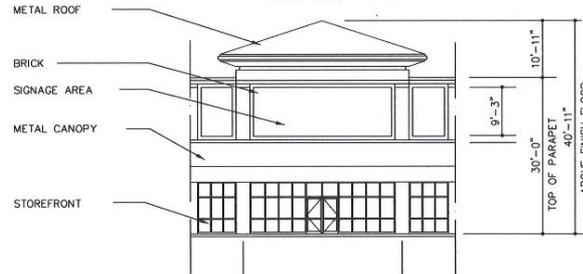
**MAIN - EAST - ELEVATION**  
SCALE: 3/32" = 1'-0"



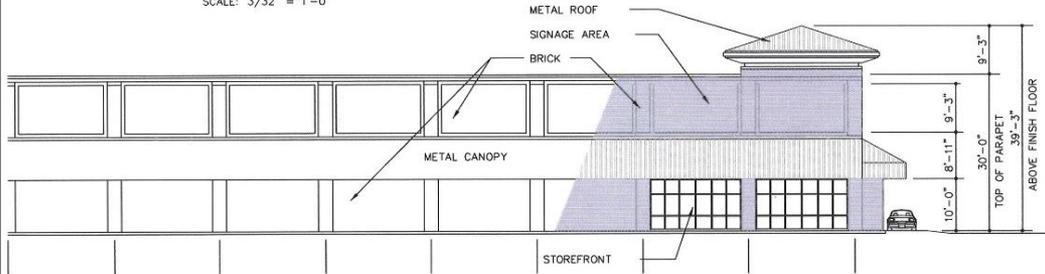
**REAR - WEST - ELEVATION - FACING MINI-STORAGE**  
SCALE: 3/32" = 1'-0"



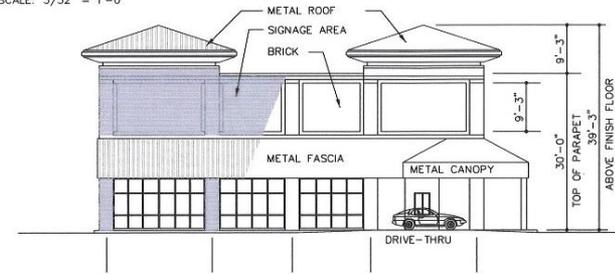
**MAIN - NORTH - ELEVATION**  
SCALE: 3/32" = 1'-0"



**MAIN CORNER - NORTHEAST - ELEVATION**  
SCALE: 3/32" = 1'-0"



**FREEWAY - SOUTH - ELEVATION**  
SCALE: 3/32" = 1'-0"



**DRIVE-THRU END - EAST - ELEVATION**  
SCALE: 3/32" = 1'-0"

# Public Meetings

- Neighborhood Meeting on 10/11/2017
  - Conducted by the applicant, 15 people attended the meeting
- LD&T meeting on 2/8/2018
- Planning Commission public hearing on 3/15/2018
  - No one spoke in opposition.
  - The Commission recommended approval of the change in zoning from R-4 to C-2 with a vote of 8-0 (two members were not present).