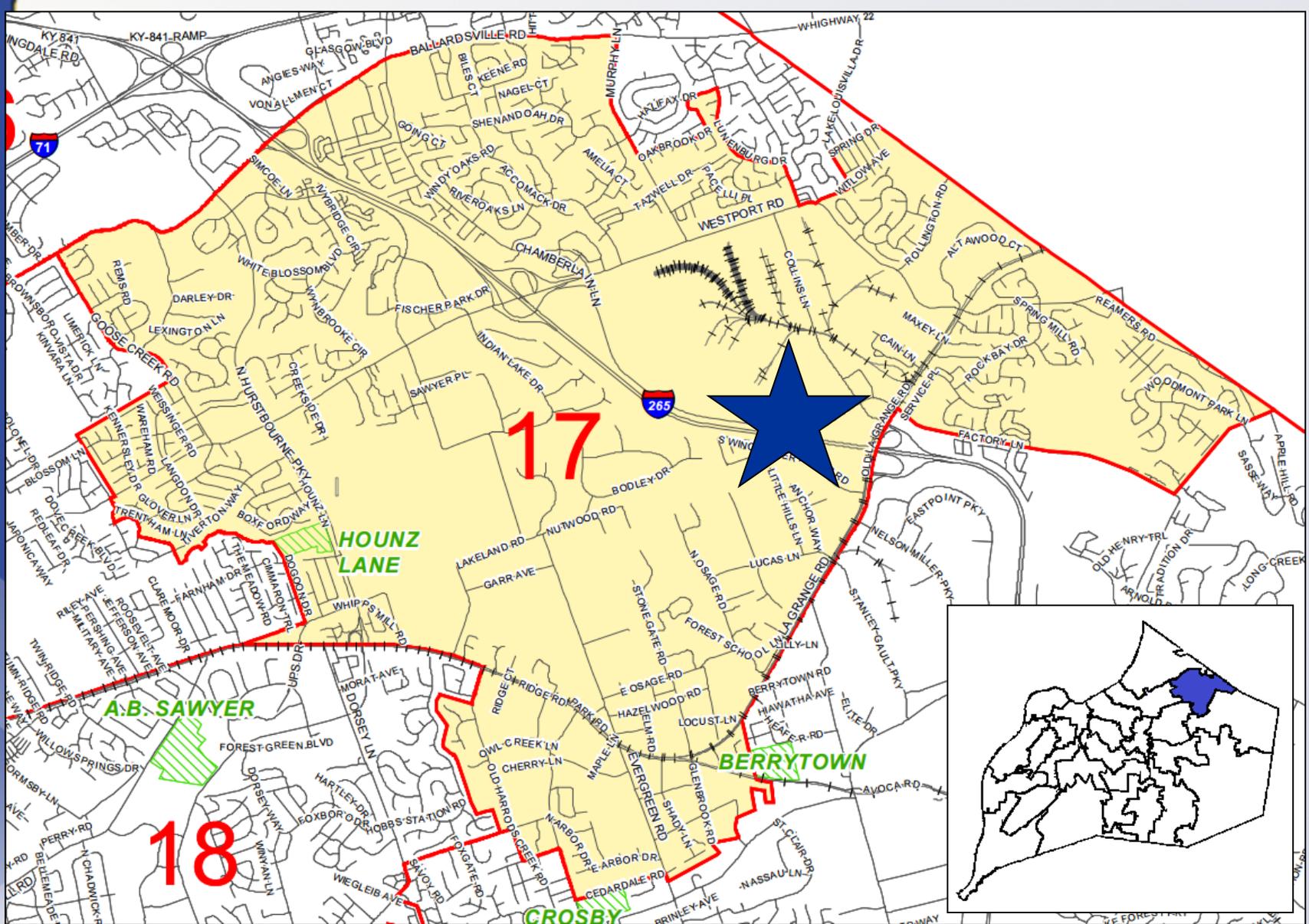


18ZONE1058
WINCHESTER ACRES
SELF STORAGE

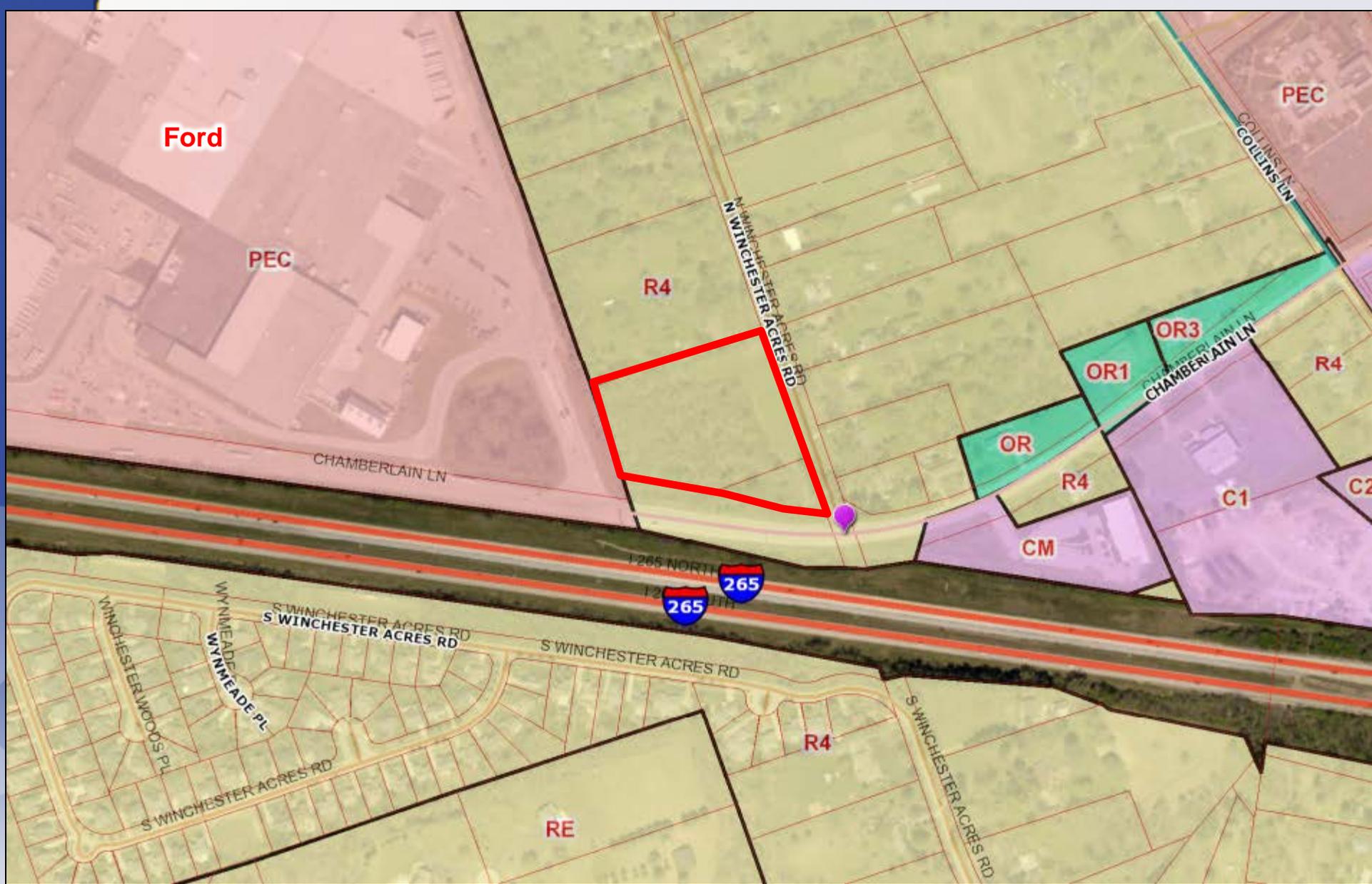


Planning, Zoning & Annexation Committee
December 4, 2018



3014 N. Winchester Acres Road and
 2801 Chamberlain Lane
 District 17 - Glen Stuckel

18ZONE1058





Requests

- **Change-in-Zoning** from R-4 Single-family Residential to C-M Commercial-Manufacturing on 5.45 acres
- **Detailed District Development Plan**

Case Summary

- 155,000 square foot mini-storage facility
- Adjacent to the Ford Kentucky Truck Plant
- Primary access to the site is provided from Winchester Acres Road
- The subject sites are within the Suburban Workplace Form.

Subject Site



Subject Site



Development Plan (received 11/1/18)

INSTRUCTION SITE. ANY MODIFICATION TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MDOT'S PRIVATE DEVELOPMENT REVIEW OFFICE. SC BMP'S SHALL BE INSTALLED PRIOR TO THE PLAN AND MSD STANDARDS.

TENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDED AND STABILIZED.

TRUCKS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM INSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ADJACENT ROADWAY SHALL BE REMOVED DAILY.

ALL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES OR CATCH BASINS. STOCKPILES SHALL BE SEEDED, MAINTAINED, AND EQUALLY CONTAINED THROUGH THE USE OF SALT PILES.

WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICAL, BUT NOT LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.

WHERE THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OFF TO THE RIGHT-OF-WAY.

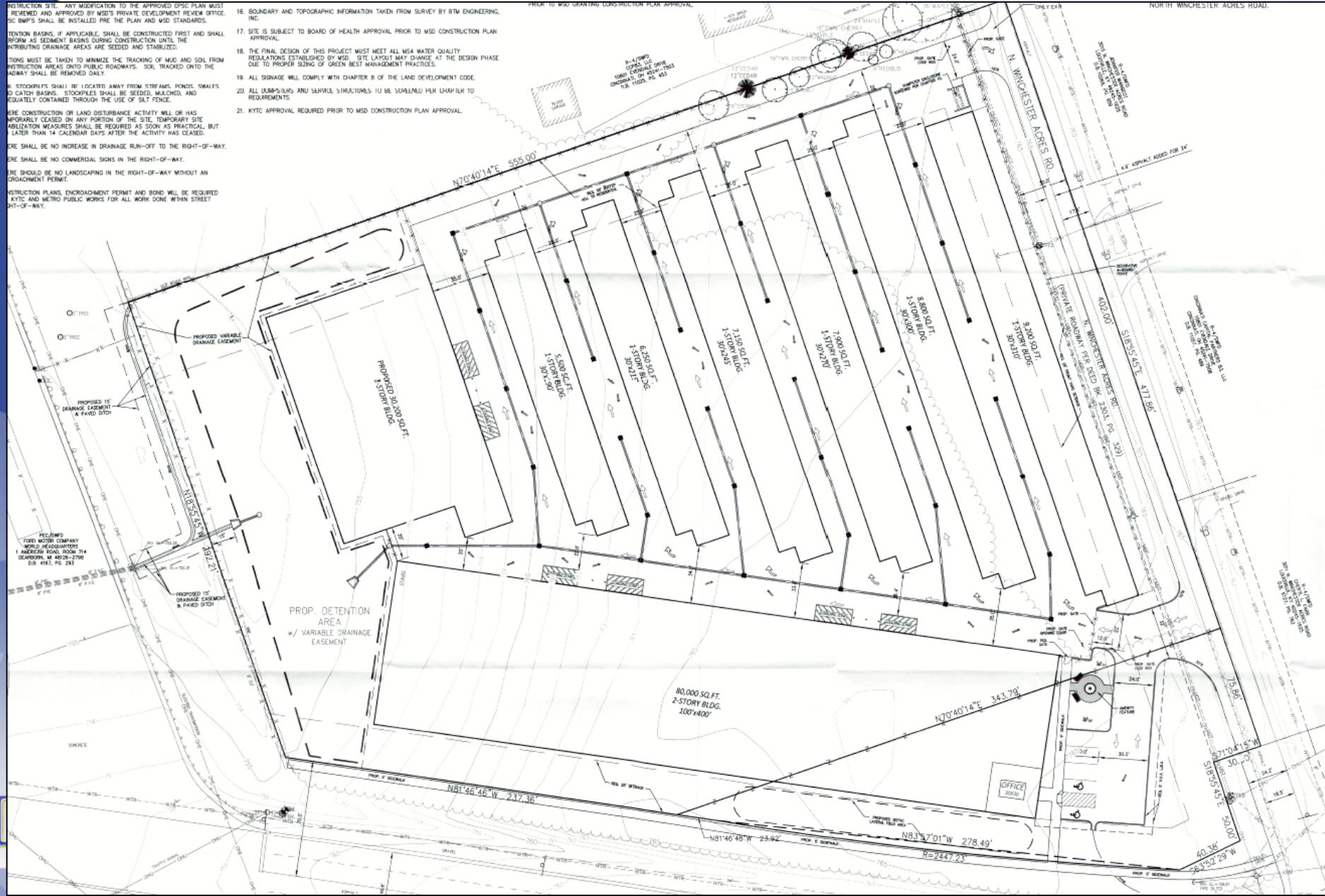
WHERE THERE SHALL BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.

WHERE THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENCROACHMENT PERMIT.

CONSTRUCTION PLANS, ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.

16. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM SURVEY BY BTM ENGINEERING, INC.
17. SITE IS SUBJECT TO BOARD OF HEALTH APPROVAL PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.
18. THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AT THE DESIGN PHASE DUE TO PROPER SIZING OF GREEN BEST MANAGEMENT PRACTICES.
19. ALL SIGNAGE WILL COMPLY WITH CHAPTER 8 OF THE LAND DEVELOPMENT CODE.
20. ALL UMBRELLAS AND SEWAGE STRUCTURES TO BE SCHEDULED PER CHAPTER 10 TO REQUIREMENTS.
21. KYTC APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

PRIOR TO MSD GRANTING CONSTRUCTION PLAN APPROVAL.



Rendering



Public Meetings

- Neighborhood Meeting on 8/14/2018
 - Conducted by the applicant, 11 people attended the meeting
- LD&T meeting on 10/11/2018
- Planning Commission public hearing on 11/1/2018
 - Four people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to C-M with a vote of 7-0 (three members were not present).