

October 31, 2019

Mr. Joel P. Dock, AICP
Office of Planning and Design Services
Develop Louisville
444 S. 5th Street
Louisville, Kentucky, 40202

Re: U-Haul Preston Agency

Dear Mr. Dock

We are in receipt of your review comments regarding the above referenced project, dated Wednesday, September 25, 2019. Following are our responses to those comments.

Reviewer: Joel Dock

1. Please indicate the written scale of the drawing on the plan.
Response: The written scale of the Zoning Site Plan is provided.
2. Please include proposed zoning in site data on plan
Response: The proposed zoning has been added to the Site Information.
3. Existing property lines should be shown as to be consolidated using tie (-z-) lines
Response: Existing property lines to be consolidated have been revised accordingly.
4. Internal division of structures shall be removed. Only the footprint shall be used. It creates confusion on the plan drawing.
Response: The internal division of the three proposed buildings have been removed.
5. Please include exiting form district – ‘SMC’ in site data
Response: The existing form district “Suburban Marketplace Corridor” has been added to the Site Information.
6. Add note: Compatible utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
Response: The requested note has been added to the Zoning Site Plan.
7. Add note: Off-street loading and refuse collection areas shall be located and screened so as not to be visible from adjacent public streets and residential uses.
Response: Refuse areas to be located internal to the building. The location is shown and labeled on the Zoning Site Plan. A corresponding note has been added to the Zoning Site Plan.
8. Show refuse collection area
Response: Refuse areas to be located internal to the building. The location is shown and labeled on the Zoning Site Plan.

RECEIVED

NOV 01 2019

PLANNING &
DESIGN SERVICES

9. Please indicate compliance with 4.9.3 which indicates that a karst survey is required, and a note be placed on the plan that indicates who did the survey and when it was completed.

Response: *No Karst topography was noted onsite per Geotech Report completed by Terracon Consultants Inc., dated 09/09/2019. A corresponding note has been added to the Zoning Site Plan.*

10. Images/pictures on rendering are considered signage and count against permitted signage. No more than 3 attached signs are permitted on any one façade. These images must be removed as 2 signs are shown. Please refer to Table 8.3.2 for suburban marketplace for signage guidelines. Signage on the rendering does not provide approval for signage and all signs must comply with Ch. 8 of the LDC.

Response: *Renderings are being updated to reflect conformance to the signage standards of Chapter 8 of the LDC*

11. An entrance is needed to face the abutting public right-of-way (Preston) serving the development. Principal buildings and building entrances on a site shall have entrances and glazing, display windows or windows affording views into the business which face the abutting public street serving the development.....Structures located at a street corner may have a single entrance, located at the corner of the building. Buildings with frontage on two streets shall have consistent building design and materials on each façade. Internally oriented structures closest to the public street(s) serving the development shall also have doors or windows facing the street.

Response: *This business will be run remotely from a nearby U-Haul facility located at 4612 Preston Hwy, approximately 500 feet north. Only customers who have already established and secured a storage unit at this location will have access to the building through a secure card-swipe system. Because any retail sales or operations related to this business will occur at the nearby existing U-Haul facility, customers will visit this facility solely to access their storage units, presumably by automobile. The parking and access for this building will be at the rear of the building near for convenience. For these reasons this building does not function in a way to necessitate an entrance along the street frontage as it would not be utilized.*

12. Parking lot connectivity required to the northwest. Vehicular and pedestrian connections between parking lots of abutting developments are required. Abutting non-residential uses shall provide for vehicular and pedestrian circulation between their sites, through parking lot or alley connections, hard surface walkways, and similar measures

Response: *Additional sidewalk has been added to provide connectivity between the parking lot and Preston Highway.*

13. The site contains a great deal of impervious surface that has been left undefined. Please provide an explanation or demonstrate on the plan the use of the impervious space between the primary structure and the storage units along the northwest property line.

Response: *The impervious surface shown on the Site Plan is necessary to provide a safe and effective maneuvering area for U-Haul equipment that may require a larger turning radius than typical passenger automobiles. In our experience, a tight or restricted area for maneuvering trucks and/or trailers can provide an inconvenient and unsafe environment for customers.*

RECEIVED
NOV 01 2019
PLANNING &
DESIGN SERVICES

14. Will the billboard on-site be removed. Please label accordingly.

Response: *The billboard will remain. The billboard has been labeled accordingly.*

15. Sidewalks shall be provided along all public streets. Please show and label all proposed and existing sidewalks

Response: *Proposed sidewalk has been added to Grade Lane. All proposed and existing sidewalks have been labeled on the Zoning Site Plan.*

16. Safe pedestrian connectivity from public ways to primary customer entrances shall be provided. Please show and label walks from public sidewalk to building entrances. A transit stop is present along the frontage. The pedestrian connectivity must be provided within 50' of the transit stop.

Response: *Additional sidewalk and striped pavement has been added to provide safe pedestrian connectivity from Preston Highway.*

17. Will the proposal have an office/retail component? Truck sharing appears to need some form of office staff.

Response: *The proposed building will not contain an office/retail component. All retail transactions or customer assistance will be provided at the nearby U-Haul facility located at 4612 Preston Hwy, approximately 500 feet north.*

18. Minimum compliance with Tree canopy (LDC 10.1) shall be demonstrated on the site plan. A minimum of 20% of the site area is required to be provided in tree canopy. Tree canopy calculations must include existing canopy, required canopy, preserved and proposed canopy. A landscape plan will be required to be approved prior to building permits.

Response: *The plan has been revised to provide the 20% site area as tree canopy.*

19. ILA shall be shown and labeled at a minimum dimension of 290 sq. ft.

Response: *ILAs have been added and labeled to the Zoning Site Plan.*

20. A 15' VUA LBA is required between VUA and the Preston Highway right-of-way.

Response: *A 15' LBA adjacent to Preston Highway right-of-way has been added to the Zoning Site Plan.*

21. A minimum 15-20' LBA is required adjacent to highway right-of-way

Response: *A 15' LBA adjacent to Preston Highway right-of-way has been added to the Zoning Site Plan.*

22. A written description of the total extent/area proposed for rezoning.

Response: *A sketch and legal is being prepared and will be submitted at a later date.*

23. A zoning boundary plan on a separate sheet from the written description.

Response: *A Zoning Boundary Plan Exhibit will be prepared and submitted with the sketch described in comment 22.*

24. A demonstration of appropriateness with Plan 2040 for the change in zoning.

Response: *The 2040 Plan initiates a goal of Encouraging sustainable growth and density around mixed use centers and corridors. As a business model, U-Haul's practices sustainability in many ways, truck sharing being a major part of that. By offering affordable, convenient access to a variety of sizes of vehicles, many customers can easily access a fleet of*

U-Haul equipment in their own neighborhood. It makes occasional use of a moving truck affordable, while providing an incentive to minimize driving and rely on alternative travel options such as public transportation as much as possible.

Sustainable population growth and the promotion of higher-density living is another challenge facing many communities as populations rise. The 2040 plans also speaks to incentivizing higher density development. U-Haul has found that self-storage is a much-needed service in places of high population growth. We have found that people are more comfortable living in places of higher density if they have a safe and convenient place to store their belongings. The access to this location is prime for community residents to conveniently access a storage facility as it lies along Interstate 65 but also in close proximity to several large residential areas.

Reviewer: Olivia Troehler

1. The parking spots that are 8' wide need to be labeled as compact and there can only be one compact space per row.

Response: The parking layout has been revised to meet the provided requirements.

2. The entrance off of Preston needs to be closed.

Response: KYTC is only requiring the closest driveway to the Grade Lane intersection to be closed which is consistent with our plan.

3. Pedestrian connection from the sidewalk needs to be established.

Response: Additional sidewalk has been added to provide connectivity between the parking lot and Preston Highway.

4. Sidewalks are required where they do not exist.

Response: Proposed sidewalk has been added to Grade Lane. All proposed and existing sidewalks have been labeled on the Zoning Site Plan.

5. Provide a connection point to the neighboring lot for any future development

Response: A connection point has been provided at the north side of the site.

6. Please add the following note to the plan: Upon development or redevelopment of adjacent properties, a unified access and circulation system shall be developed to eliminate preexisting curb cuts and provide for vehicular movement throughout adjacent sites as determined appropriate by the Department of Public Works. A cross access agreement to run with the land and in a form acceptable to Planning Commission legal counsel shall be recorded prior to the time of construction approval for the adjacent property to be developed

Response: The requested note has been added to the Zoning Site Plan.

Reviewer: Tony Kelly

1. WM#10888 (put this in the bottom right hand corner of the plan in bold print)

Response: The requested text has been added to the Zoning Site Plan.

2. Note: 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 Mgmt. Practices.

Response: This comment has been acknowledged.

RECEIVED
NOV 01 2019
PLANNING &
DESIGN SERVICES

3. Note: Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District's Design Manual and Standard Specifications and other local, state and federal ordinances.

Response: This comment has been acknowledged.

4. Note: KYTC approval required prior to MSD construction plan approval.

Response: This comment has been acknowledged.

5. Note: Onsite detention will be provided. Post developed peak flows will be limited to predeveloped peak flows for the 2, 10, 25 and 100-year storms.

Response: This comment has been acknowledged.

6. Note: Run off volume impact fee required, calculation based on RFF x 1.5

Response: It is understood that a fee will be required for additional run off volume that is created from the proposed development in comparison to the current site build out or any previous developments on the property.

7. Submit a downstream sanitary capacity facility request prior to preliminary plan approval.

Response: It is understood that a downstream capacity facility request will be required at construction document approval.

8. Note: Sanitary sewer service provided by PSC, subject to Fee's and any applicable charges

Response: This comment has been acknowledged.

Reviewer: Tony Kelly

1. Additional right of way may be required across the frontage of this tract to meet the current Metro Land Development Code. The requirements are determined by Louisville Metro Transportation Planning and Public Works departments.

Response: This comment has been acknowledged.

2. Calculations will be required for any runoff deemed necessary to be taken to the state right of way. Proposals to alter or significantly increase a drainage area or runoff factors or to change in any way the performance of an existing drainage structure shall be accompanied by a complete drainage survey and hydrologic analysis (upstream and downstream) based on 25-year and 100-year storms. This analysis shall include a comparison of existing and proposed conditions. Requests to alter drainage on a right of way shall result in conditions that are equal to or better than the existing facilities.

Response: This comment has been acknowledged.

3. There should be no commercial signs on the right of way.

Response: This comment has been acknowledged.

4. There should be no landscaping in the right of way without an encroachment permit. Tree species planted in the right of way must conform with District 5 list of approved trees.

Response: This comment has been acknowledged.

RECEIVED

NOV 01 2019

PLANNING &
DESIGN SERVICES

5. Site lighting should not shine in the eyes of drivers. If it does, it should be re-aimed, shielded or turned off.
Response: This comment has been acknowledged.
6. All drainage structures within state right of way shall be state design.
Response: This comment has been acknowledged.
7. All new and existing sidewalks shall be either brought up to or built to ADA current standards.
Response: This comment has been acknowledged.
8. There shall be no parking nor any portion of any parking lot on state right of way.
Response: This comment has been acknowledged.
9. Design of access to state highway shall comply with KYTC standard drawing.
Response: This comment has been acknowledged.
10. Site to be limited to a single access point on KY 61; existing entrance on KY 61 closest to intersection with Grade Ln to be removed.
Response: This comment has been acknowledged.
11. KYTC is okay with the concept on the plan with the exception of the comments in this review. This is just a preliminary okay. KYTC will review again if or when construction plans are submitted, and reserve the right to change or qualify the approval when construction plans are submitted for review.
Response: This comment has been acknowledged.

If you have any questions or require any additional information, please contact me at 317-912-4171

Sincerely,

Gregory Ripple, P.E.
Kimley-Horn and Associates, Inc.
Ph: (317) 912-4171
greg.ripple@kimley-horn.com

RECEIVED
NOV 01 2019
PLANNING &
DESIGN SERVICES