

April 13, 2020

Emily Liu, Director  
Division of Planning and Design Services  
444 South Fifth Street  
Louisville, KY 40202

***Re: 718-722 E. Chestnut St. – Conditional Use Permit Letter of Explanation***

Dear Emily:

Please accept this letter as an explanation for the conditional use permit requested by Matt Ellis & Daughters, LLC (the “applicant”). The proposed conditional use permit will allow the applicant to develop three parcels located at 718, 720, and 722 E. Chestnut Street into an indoor self-storage facility. The proposal calls for a three-story building with drive-in vehicle access for loading and vehicle storage on the first floor, storage units of various sizes on the second and third floors, and a small office space.

The subject properties are in the Traditional Neighborhood Form District and are currently zoned OR-2 Office-Residential. The applicant proposes to re-zone the properties to C-2 Commercial. Pursuant to Section 2.4.4(D) of the Land Development Code (“LDC”), the conditional uses in zone C-2 are set forth in Chapter 4, Part 2 of the LDC.

Section 4.2.35 of the LDC provides that “Mini-warehouses may be allowed in the C-2 District where the premises abut on a roadway classified as a collector or major or minor arterial . . . upon the granting of a Conditional Use Permit and compliance with the listed requirements.” Section 4.2.35 sets forth the following additional conditions for approval:

- A. The property shall be landscaped so as to blend in with the surrounding area and shall be screened and buffered from adjacent uses of a non-industrial nature.
- B. No building, structure or pavement shall be located closer than 30 feet to side property lines or property lines abutting residential areas. This area is reserved as a landscape buffer area.
- C. No outside storage shall be allowed on the property.

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- D. No storage of toxic or hazardous materials shall be allowed on the property.
- E. There shall be no retail or wholesale sales or distributing activities on site.
- F. No structure on the site shall be taller than one story and shall not exceed 15 feet in height (except for one freestanding sign as allowed in H below).
- G. Signs - Only one freestanding sign shall be allowed and shall conform to limits established for the form district in which the sign is located

Here, the proposal meets each of the requirements for a conditional use permit for mini-warehouses within a C-2 zone, with limited exceptions based on its site context.

First, the proposed development abuts Chestnut Street, which is classified as a minor arterial road.

Second, the proposal development will provide sufficient buffering areas for the abutting residential properties, which are zoned OR-2.

Third, the applicant will seek a waiver from the landscape buffer requirements of the Land Development Code, but will provide adequate buffering areas for the abutting residential properties, which are zoned OR-2.

Fourth, no outside storage will be allowed on the property.

Fifth, no storage of toxic or hazardous materials will be allowed on the property.

Sixth, no retail or wholesale sales or distributing activities will be allowed on the property.

Seventh, the applicant will seek a variance for the proposed height of 45', which is consistent with other commercial and industrial uses in the area and with the recently-approved multi-family development to the south of Springer Alley.

Finally, the proposed development will comply with the signage requirements for the Neighborhood Form District.

For the foregoing reasons, the applicants' proposal meets all the requirements for mini-warehouses within a C-2 zoning district. Thank you for your consideration, and please docket this case for consideration by the appropriate committee at your earliest convenience.

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Sincerely,



Clifford H. Ashburner

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