

ENGINEERING

AL Engineering, Inc.
13000 Middletown Industrial Blvd.
Suite A
Louisville, Kentucky 40223
(502) 254-2245

November 16, 2020

Steve Hendrix
Louisville Metro Planning & Design
444 South 5th Street
Louisville, Kentucky 40202

RE: Strike & Spare Storage
2001 Crums Lane

Dear Steve,

On behalf of my clients, Strike and Spare Storage, we are submitting a Pre-Application for a Conditional Use Permit for a proposed Mini-Warehouse facility. The proposed development is repurposing the existing building formerly known, to locals of the area, as Thelma Lanes Bowling Alley. We look forward to your review.

Your consideration in this matter is greatly appreciated.

Sincerely,

Alex Rosenberg, P.E.

NOV 16 2020
PLANNING & DESIGN
11:12 AM

20. CUPPA-0154

Strike & Spare Mini Storage
Virtual Neighborhood Meeting

Case # 20-CUPPA-0154

Date of Meeting: Wednesday, January 13th 2021, 6:30 PM - 7:30 PM (EST)

Location: **Go To Meeting**
<https://global.gotomeeting.com/join/902041445>
You can also dial in using your phone.
United States: +1 (669) 224-3412
Access Code: 902-041-445

Summary of Meeting

Attendees:

Alex Rosenberg
Mitchell Abel, Strike & Spare
Luca Wallace, Strike & Spare
Beverly Chester-Burton, Shively Mayor
Colonel, Charles Mucker, Shively Fire Chief



No other neighbors logged on to the call. A brief PowerPoint presentation was given showing existing photos and the site development plan. A general explanation of the project was given as to the proposed mini storage use.

Mayor Chester-Burton asked how many units are proposed? It was explained that the architect has not determined the final unit mix but of the approximate 50,000 S.F., 35,000 S.F. will be mini storage rental space.

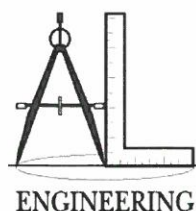
Mayor Chester-Burton asked what the scheduled timeline for starting construction and proposed completion. Mitchell Abel answered that construction could begin sometime in May with a 6 to 8 month construction timeline.

Colonel Mucker has general concerns about the details of amount of water available to the site and will each unit be sprinkled? Colonel Mucker acknowledge that it doesn't look the plans are that far along yet, but he and the Fire Marshal are looking forward to seeing a Fire Plan as the project develops. Mitchell gave a general explanation of the unit layouts and the building will be sprinkled.

Mayor Chester-Burton invited the developers to meet with the City of Shively officials so they can get any of their questions answered at that time.

There was some discussion about possible community meeting space being provided within the facility.

Meeting was adjourned at 6:45pm.



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June 28, 2021

Jon Crumie
Louisville Metro Planning & Design
444 South 5th Street
Louisville, Kentucky 40202

RE: Strike & Spare Storage
2001 Crums Lane

Dear Jon,

On behalf of my clients, Strike and Spare Storage, we offer the following justification statements detailing the relief requested for the Conditional Use Permit requirements set forth in Section 4.2.34 of the Land Development Code.

4.2.34 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 as designated in the Comprehensive Plan for all of Jefferson County, Kentucky, upon the granting of a Conditional Use Permit and compliance with the listed requirements.

- 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 nonindustrial nature.

The property will be landscaped and must be approved by staff landscape architect.

- 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.

The structure is existing and will be repurposed, so it is not feasible to move the structure to meet the required landscape buffer areas. Therefore, relief is sought to allow the structure to remain closer than 30 feet to the side property lines. The existing building is 21.5' from the Park Drive, 9.6' from Crums Lane and 3.2' to the closest point from the side property line to the west. Landscaping will be provided along Park Drive and Crums Lane.

- C. No outside storage shall be allowed on the property.

Outdoor storage is not proposed.

- D. No storage of toxic or hazardous materials shall be allowed on the property.

Toxic or hazardous materials will not be allowed on the property.

E. There shall be no retail or wholesale sales or distributing activities on site.

There will be no wholesale sales or distributing activities on site.

F. Loading doors and vehicle maneuvering areas shall be located away from the exterior of the property.

Loading doors and vehicle maneuvering will be located on the North end of the building. Relief is sought to allow there to be an office entrance facing the Park Drive frontage.

G. 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).

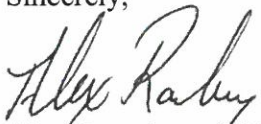
Relief is sought to allow portions of the existing building will remain two stories.

H. Signs - Only one freestanding sign shall be allowed and shall conform to limits established for the form district in which the sign is located.

The existing freestanding sign located near the corner of Park Drive and Crums Lane will be used.

Your consideration in this matter is greatly appreciated.

Sincerely,


Alex Rosenberg, P.E.

Crumbie, Jon

From: Richard Storm <rstorm@bryant-engrs.com>
Sent: Friday, May 14, 2021 2:35 PM
To: Stuber, Elizabeth W.; Crumbie, Jon
Cc: Alex Rosenberg; Jeff Early
Subject: FW: 2001 Crums Lane
Attachments: 565 DDP Shively 5-14-21.pdf

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Beth/Jon, the City of Shively has no objection to this plan. Please let me know if you need anything additional.

Thanks.

Richard A. Storm, PE
Director of Operations - KY
Senior Project Manager



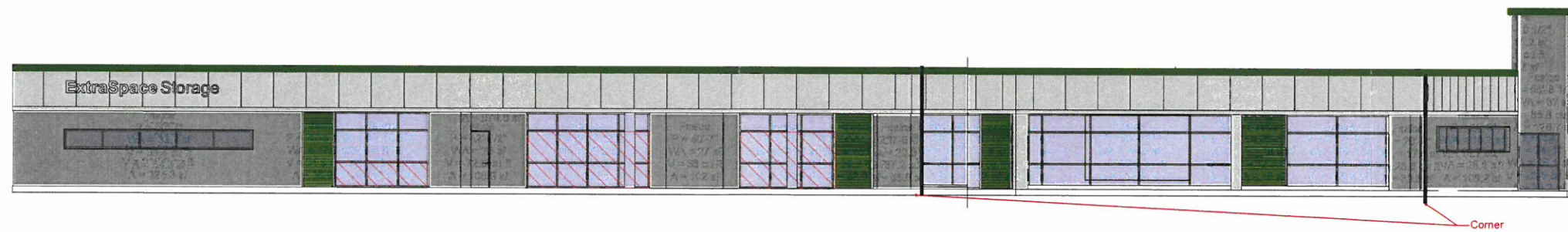
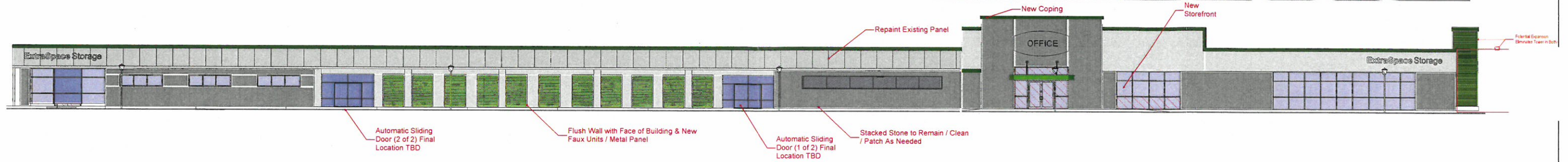
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From: Alex Rosenberg <alex@alengrinc.com>
Sent: Friday, May 14, 2021 2:28 PM
To: Richard Storm <rstorm@bryant-engrs.com>
Subject: RE: 2001 Crums Lane

Hi Rick,
Attached is the latest plan being resubmitted to P&Z. If you have no further comments, could you please pass your prelim approvals on to Beth Stuber and Jon Crumbie?
Thanks
Alex
Elizabeth.Stuber@louisvilleky.gov



PROPOSED BUILDING ELEVATIONS

RECEIVED

MAY 17 2021

PLANNING &
DESIGN SERVICES

21-CUP-0050