

21-CUP-0050

2001 Crums Lane



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator
July 12, 2021**

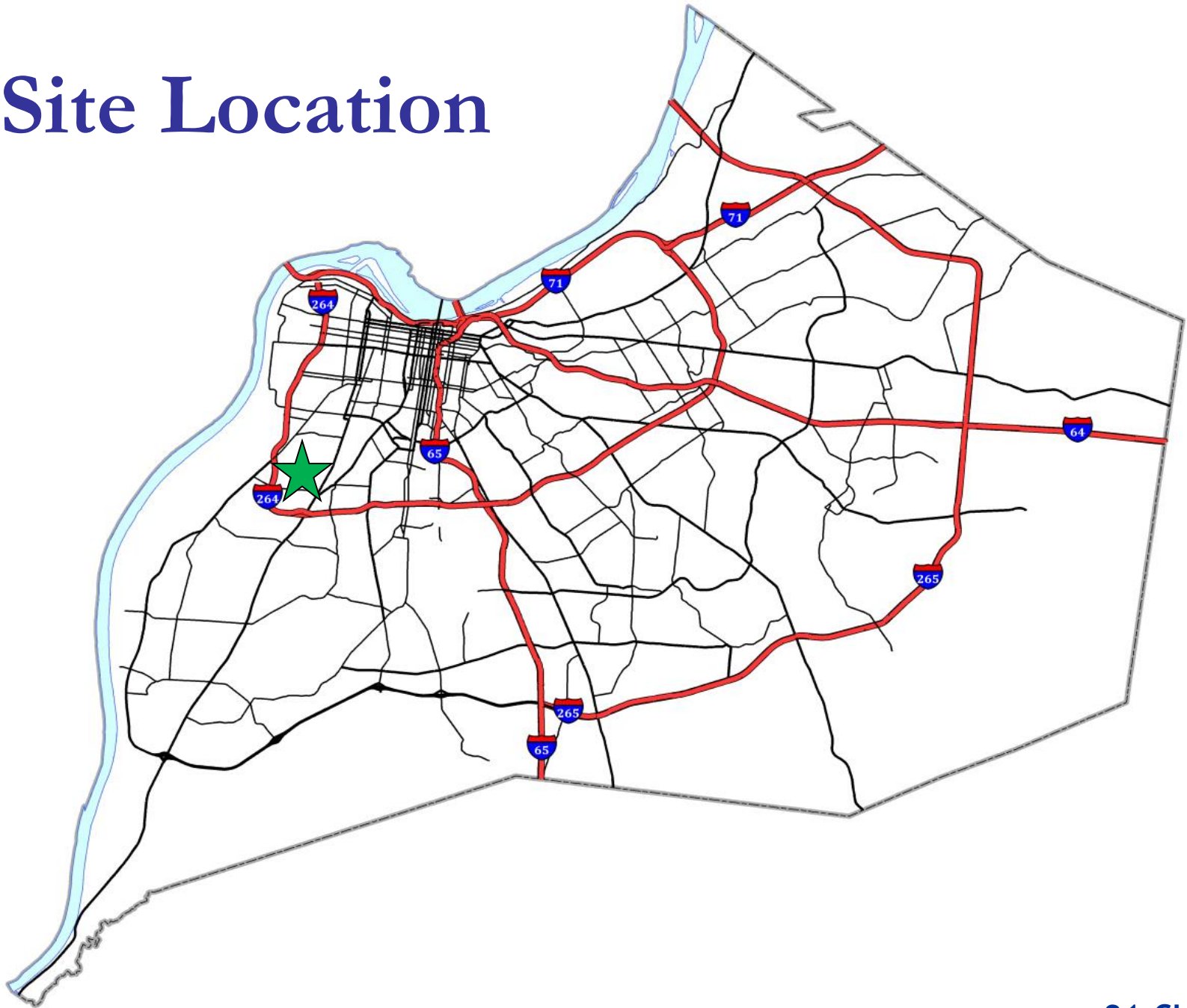
Request(s)

- Conditional Use Permit to allow mini-warehouses

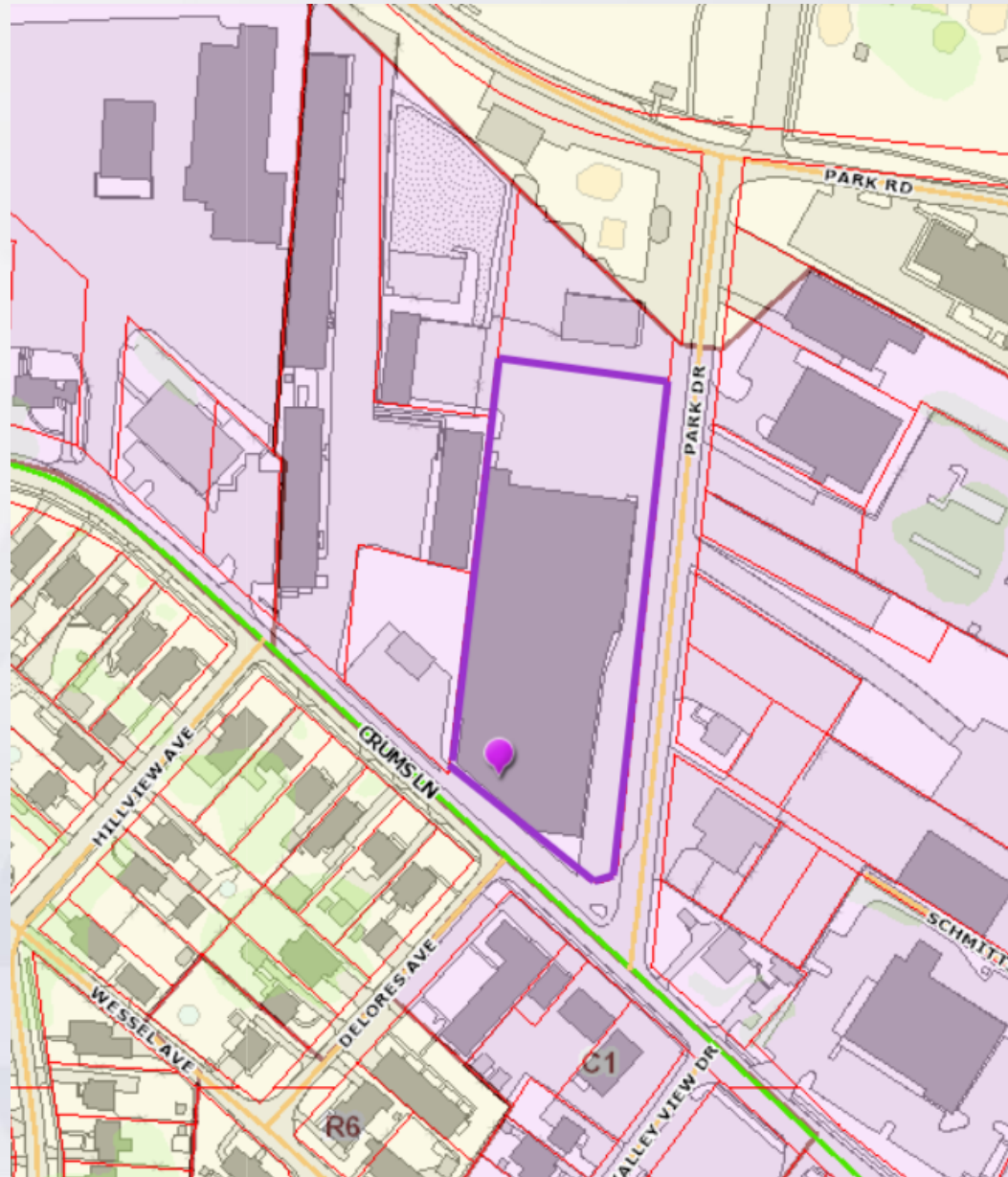
Case Summary/Background

- The applicant is repurposing the existing structure which was for a bowling alley to mini-warehouses.

Site Location

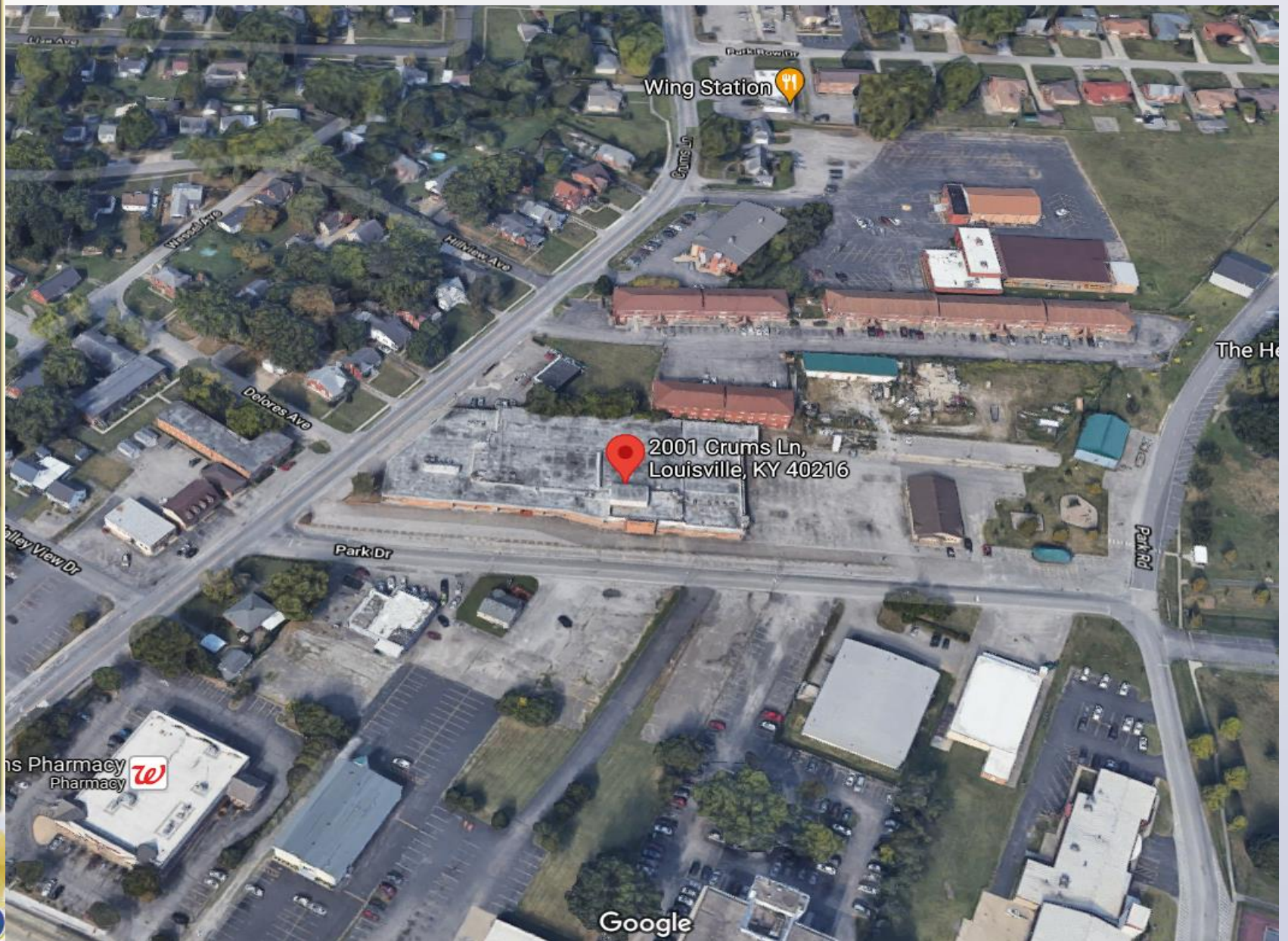


Zoning/Form Districts



Aerial Photo





Site Plan

Site Development Data

Location:	2001 CRUMS LANE
Inst. No.	D.B. 11785 P.G. 41
Tax Block:	1015 0142 0000
Lot, Sublot:	2.24 Acres
Area:	97.574 S.F.
Zoning:	C2
Form District:	TOWN CENTER
Enterprise Zone:	YES
Existing Use:	VACANT BUILDING
Proposed Use:	MINI STORAGE
Plan Certain:	NO

Building Summary

Area:	97629	S.F.
Building Area:	52748	S.F.
Office:	900	S.F.
1st Tier Warehouse:	51850	S.F.
2nd Floor:	25000	S.F.
Future Building:	7800	S.F.
F.A.R.		
Max. Allowed F.A.R.		
Building Height:		

MSD NOTES WM# 12221

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND Jefferson County Metropolitan Sewer District's DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. SANITARY SEWER SERVICE BY EXISTING PROPERTY SERVICE CONNECTION.
3. THIS PROJECT IS SUBJECT TO MS4 WATER QUALITY REGULATIONS (ONCE THE INCREMENTAL AREA OF DISTURBANCE SUMS EQUAL TO OR GREATER THAN 1 ACRE OF DISTURBANCE AREA). THE PRELIMINARY DEVELOPMENT PLAN, THE AREA OF DISTURBANCE IS 26,184 S.F.
4. PRIOR TO CONSTRUCTION PLAN APPROVAL, AN EASEMENT PLAT SHALL BE REQUIRED FOR ANY THRU DRAINAGE ON SITE.
5. SHIVELY APPROVAL REQUIRED PRIOR TO MSO CONSTRUCTION PLAN APPROVAL.

Parking Summary

	Min	Max
Office	1SP/1000SF 900 1	1SP/500SF S.F. 2
Warehouse	1SP/30 CCU 420 14	1SP/15 CCU Units 28
Total Spaces Required	15	30
Spaces Provided	15 7 16	spaces ADA spaces

PUBLIC WORKS NOTES

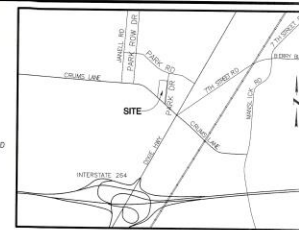
1. **FOURTY EIGHT (48) HOURS PRIOR TO CONSTRUCTION, NOTICE SHALL BE GIVEN BY THE CONTRACTOR TO LOUISVILLE METRO PUBLIC WORKS DEPARTMENT FOR REVIEW OF THE PROPOSED CONSTRUCTION PROJECT.**
2. **ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF DESIGN.**
3. **HIGHWAYS STANDARD SPECIFICATIONS AND SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION SHALL BE USED. THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF DESIGN KENTUCKY STANDARD DRAWINGS WILL ALSO APPLY UNLESS OTHERWISE NOTED ON THE DRAWINGS.**
4. **CONSTRUCTION PLANS, ROAD AND ENCROACHMENT PERMIT IS REQUIRED BY LOUISVILLE METRO PUBLIC WORKS DEPARTMENT, FOR ANY WORK IN PUBLIC RIGHT OF WAY.**
5. **ALL SIDEWALK RAMPS SHALL CONFORM TO ADA STANDARD SPECIFICATIONS, THE "SPECIAL NOTE" FOR DETECTABLE WARNING FOR RAMPS, PER KIT SPECIFICATIONS, AND THE ADA COMPLIANCE MANUALS AND PER ADA STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.**
6. **ALL SIDEWALKS, PEDESTRIAN RAMPS, LANING(S) AND CROSSWALKS, ALONG THE ACCESSIBLE ROUTE SHALL CONFORM TO THE AMERICAN DISABILITIES ACT (A.D.A.).**
7. **SHARPLY APPROVED, REQUIRED PRIOR TO PUBLIC WORKS CONSTRUCTION PLAN**

KYTC NOTES

1. CONSTRUCTION PLANS, BOND AND ENCROACHMENT PERMIT IS REQUIRED BY KENTUCKY TRANSPORTATION CABINET PRIOR TO ANY WORK BEGINNING IN USFVH RIGHT-OF-WAY.
2. CONSTRUCTION PLANS, BOND AND KTC PERMIT REQUIRED PRIOR TO METRO PUBLIC WORKS CONSTRUCTION APPROVAL.
3. ALL WORK DONE WITHIN THE DIXIE HIGHWAY RIGHT-OF-WAY IS SUBJECT TO KENTUCKY TRANSPORTATION CABINET REVIEW, APPROVAL AND ENCROACHMENT PERMITTING.
4. ALL CONSTRUCTION METHODS, MATERIALS AND WORK ACTIVITIES SHALL BE IN ACCORDANCE WITH THE KENTUCKY TRANSPORTATION CABINET DEPARTMENT OF HIGHWAYS DESIGN AND CONSTRUCTION SUPPLEMENT FOR ROAD AND BRIDGE CONSTRUCTION LATEST EDITION UNLESS OTHERWISE SPECIFIED. THE CURRENT KENTUCKY STANDARD DRAWINGS (KSD) ALSO APPLY.
5. ALL TRAFFIC SIGNS AND STRIPING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) FOR STREETS AND HIGHWAYS, CURRENT EDITION.

DEVELOPMENT NOTES

1. PROPERTY IS IN THE SHELVY FIVE DISTRICT AND SUBJECT TO APPROVAL.
2. ALL LUMINAIRES SHALL BE ARMED, DIRECTED, OR FOCUSED SUCH AS TO BE DIRECTED OR FOCUSED FROM THE LUMINAIRE TO BE DIRECTED TOWARD RESIDENTIAL USES OR PROTECTED OPEN SPACES ON QUALITY OF ENVIRONMENT. ALL LUMINAIRES SHALL BE PROHIBITED FROM OPERATING MOTOR VEHICLES ON PUBLIC STREETS AND HIGHWAYS.
3. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FURTHER PARTICULATE EMISSIONS FROM READING AND ROAD TRAFFIC.
4. THE EXISTING UTILITIES SHOWN ARE APPROXIMATE. THE CONTRACTOR SHALL CONTACT "800" TOLL FREE 1-800-752-6007 FOR LOCATION OF UNDERGROUND UTILITIES AND EROSION PREVENTION.
5. CHAIRPATE UTILITIES SHALL BE IN PLACE IN A COMMON TRENCH UNLESS OTHERWISE REQUIRED BY APPROPRIATE AGENCY.
6. ALL SERVICE STRUCTURES SHALL BE SCREENED IN ACCORDANCE WITH LAND DEVELOPMENT CODE CHAPTER 10, SECTION 10.2.2 AND 10.4.9.
7. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE PERSONAL CITY METRIC.



VICINITY MAP
NO SCALE

Tree Canopy

Class C Tree Canopy Category

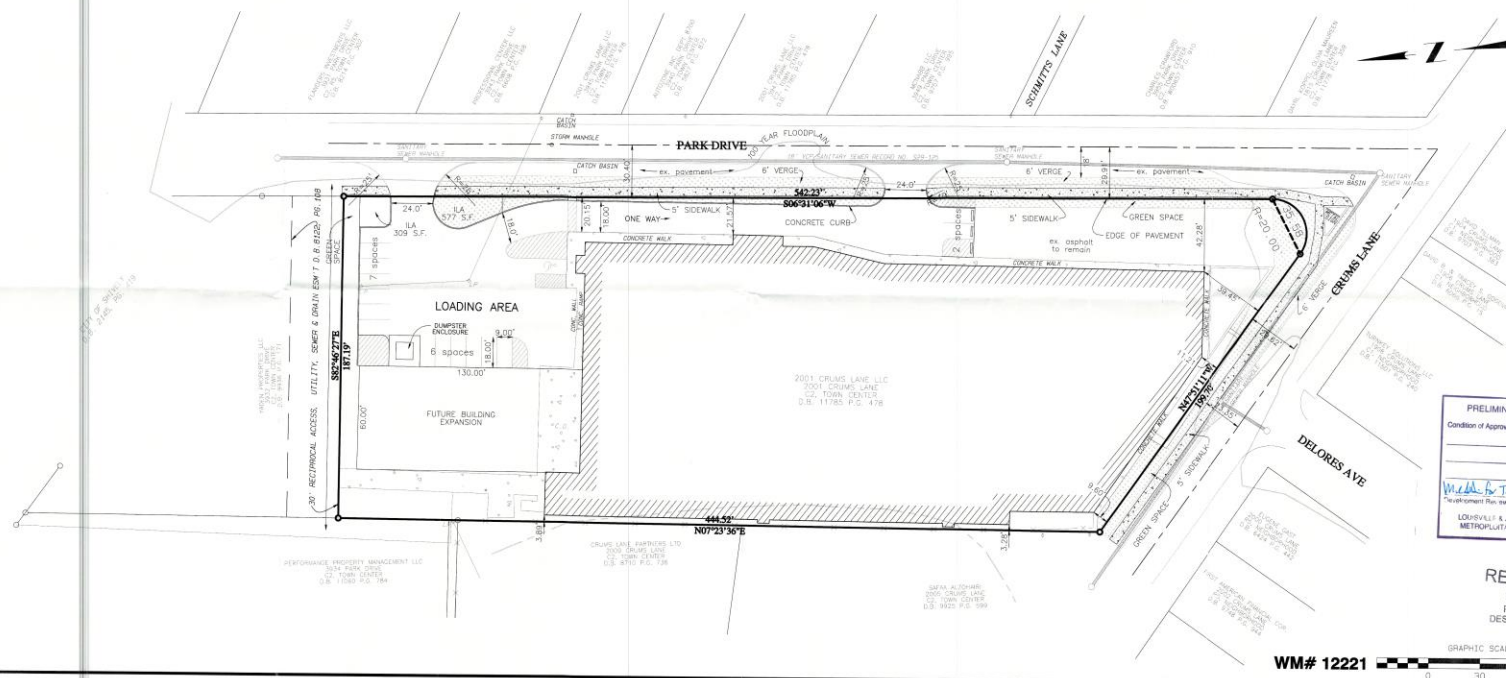
Gross Site Area	97,574 S.F.
Existing Tree Canopy	0 S.F.
Ex. Tree Canopy %	0.0 %
Preserved Tree Canopy Coverage Area	0 S.F.
Preserved Tree Canopy Coverage %	0.0 %
Tree Canopy Area Required	9,757.0 S.F.
Tree Canopy Area Required %	10.0 %
Tree Canopy Preserved	0 S.F.
New Tree Canopy Provided	9,792 S.F.
Tree Canopy Provided	9,792 S.F.
% Tree Canopy Provided	10.0 %

IL A Requirements

Vehicle Use Area:	15,757 S.F.
ILA Required:	(7.5%) 1,182 S.F.
ILA Provided:	(7.70%) 886 S.F.
ILA Trees Required:(1/4000 S.F.)	4 trees
ILA Trees Provided:	4 trees

Impervious Areas

Total Site Area	97,629 S.F.
Existing Conditions	
Impervious	97,629 S.F.
Pervious	0 S.F.
Proposed Conditions	
Impervious	91,274 S.F.
Pervious	6,356 S.F.



PRELIMINARY APPROVAL
Condition of Approval: _____

M. L. L. for J.K. 6-6-2
Development Review
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED

WM# 12221

GRAPHIC SCALE 1"=30'



A horizontal graphic scale bar with alternating black and white segments. It is marked with the numbers 0, 30, 60, and 90, representing feet. The text "GRAPHIC SCALE" is positioned above the bar, and "1"=30'" is positioned to the right of the bar.

AL ENGINEERING INC.

2001 Crums Lane LLC
9404 Glenview Circle, Bldg. 1000

Strike & Spare Mini Storage

CONDITIONAL USE
PERMIT DI-1A

1
SHEET

Crums Ln./Park Dr. Corner



Park Dr.



Loading Area



Park Dr.



Crums Ln.



Across Crums Ln.



Across Park Dr.



Staff Finding

- There are eight listed requirements for the mini-warehouse use. The applicant will need relief from items B., F., and G. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

APPROVE or DENY

Conditional Use Permit to allow mini-warehouses

Conditions of Approval

- 1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
- 2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for mini-warehouses until further review and approval by the Board.