

21-VARIANCE-0112

1500 Crums Ln



Board of Zoning Adjustment

Jay Lockett, AICP, Planner I

October 4, 2021

Requests

Variance

1. Variance of Land Development Code section 5.5.1.A.2 to exceed the maximum 5-foot corner lot setback by up to approximately 540 ft from the Crums Ln right-of-way and by up to approximately 65 feet from the Manslick Rd right-of-way as shown on the development plan.

• Waivers

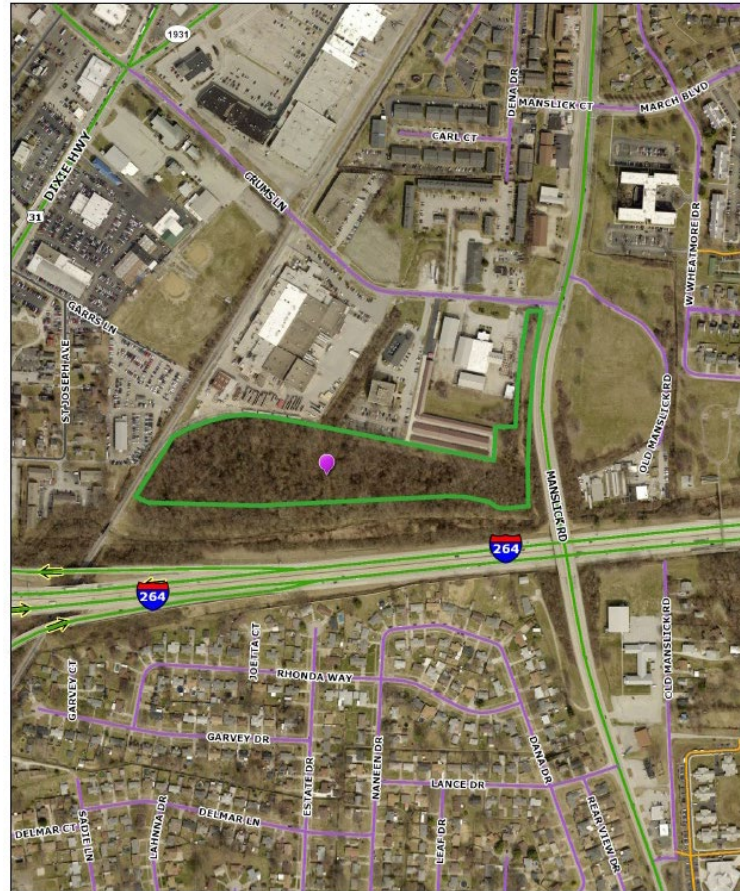
1. Waiver of Land Development Code section 5.9.2.C.4 to allow vehicular maneuvering in front of a structure within the Traditional Workplace form district.

2. Waiver of Land Development Code section 5.5.1.A.2 to not orient building entrances towards the adjacent streets.

Project Summary

- The applicant is proposing to construct a storage use including 18,000 SF of mini-warehouse space and 250,000 SF of outdoor storage space.
- The site is approximately 14.9 acres and zoned M-2 in the Traditional Workplace form district near a mixed area of office and industrial uses.
- The site will be accessed through an existing mini storage facility via Crums Ln and will be an expansion of that storage use.

Site Aerial



21-CAT2-0018

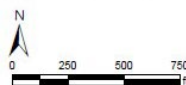
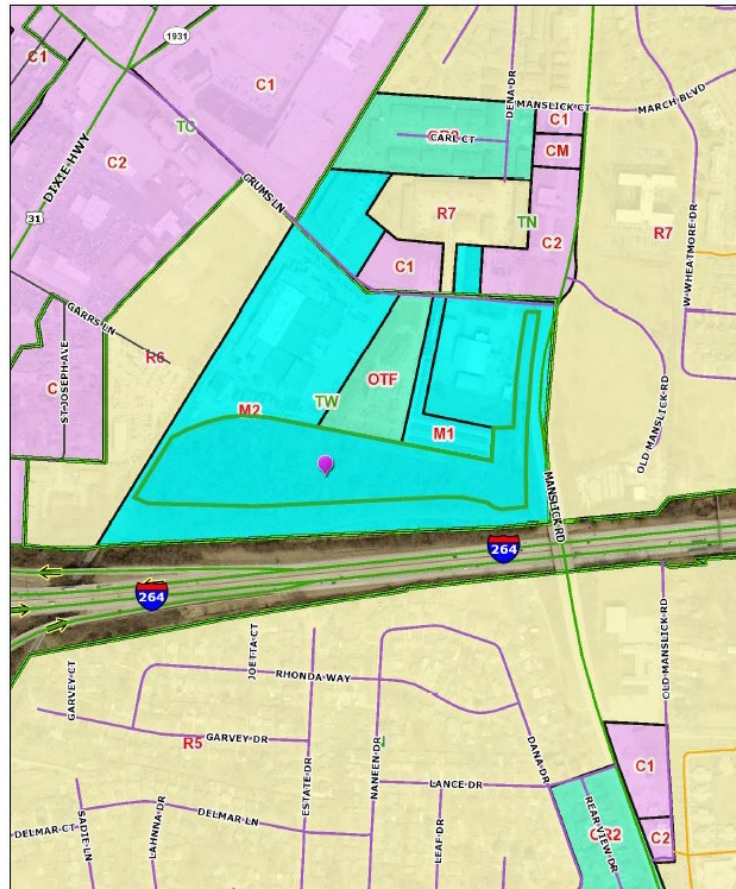
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Site Zoning



21-CAT2-0018

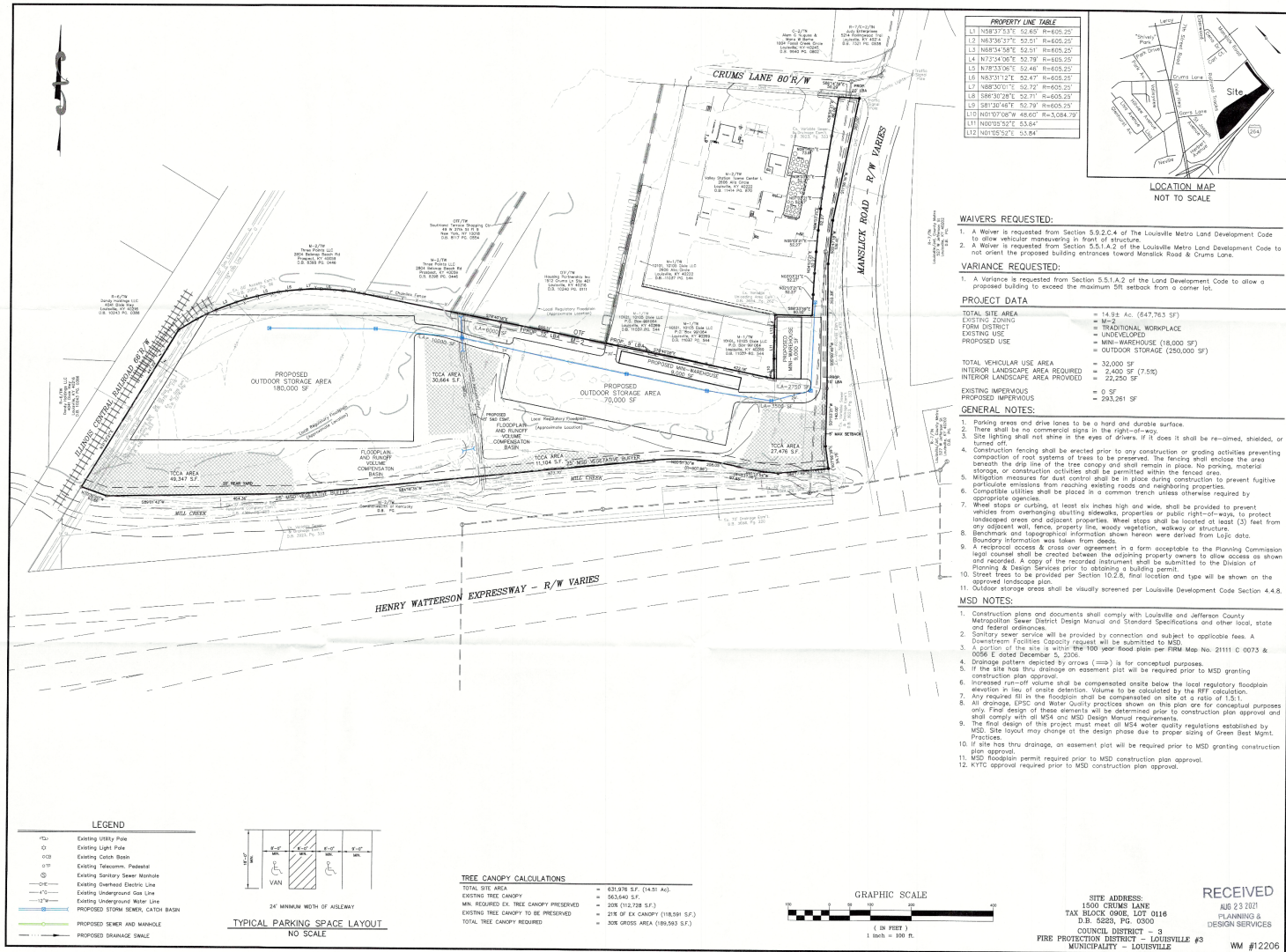
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Proposed Plan



| REVISIONS | | PROJECT DATA | | ENGINEER'S SEAL | | SURVEYOR'S SEAL | |
|----------------------|---------|----------------------|---------|----------------------|---------|----------------------|------|
| NO. | DATE | BY | DATE | NAME | DATE | NAME | DATE |
| 1 | 8/23/20 | AL | 8/23/20 | AL | 8/23/20 | | |
| 1500 CRUMS LANE | | 1500 CRUMS LANE | | 1500 CRUMS LANE | | 1500 CRUMS LANE | |
| AL CAT LLC | | AL CAT LLC | | AL CAT LLC | | AL CAT LLC | |
| 2606 ALA CR | | 2606 ALA CR | | 2606 ALA CR | | 2606 ALA CR | |
| LOUISVILLE, KY 40222 | | LOUISVILLE, KY 40222 | | LOUISVILLE, KY 40222 | | LOUISVILLE, KY 40222 | |

Corner of lot



Development Site from Manslick Rd



Site entrance at existing mini storage use



Staff Findings

- The requests are adequately justified and meet the standards of review. The shape of the lot makes meeting the required setback practically impossible, as only a narrow strip of property touches street corner. The use is compatible with the area, and all required screening will be provided. The waivers allow for an expansion of an existing storage use and provide for opportunities for outdoor storage on an appropriately zoned site.

Required Actions

- **APPROVE or DENY the Variance**
- **APPROVE or DENY the Waivers**