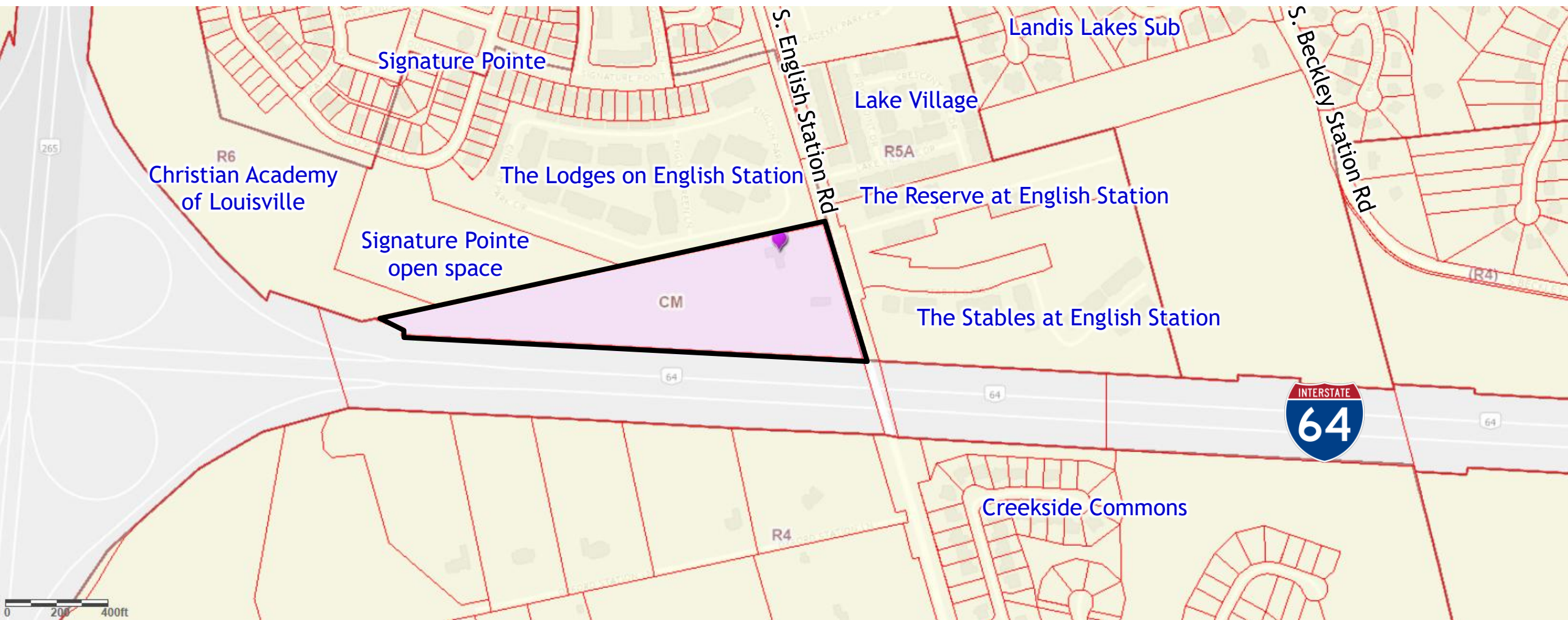


Louisville Metro Planning Commission Public Hearing - June 18, 2026
Louisville Metro Planning Commission Public Hearing - June 6, 2024 (Approved)

DOCKET NO. 26-AMEND-0002

**AMENDMENT TO BINDING ELEMENT #15 IN DOCKET NO.
24-ZONE-0014 TO ALLOW A SHORT-TERM RENTAL ON PROPERTY
LOCATED AT 908 S. ENGLISH STATION ROAD**



Northern building requested for STR until such time as the mini-storage building is constructed



[illegible]

EXISTING IMPERVIOUS AREA
PROPOSED IMPERVIOUS AREA

$$= 230,715 \text{ S.F. (2)}$$

R-6/N
Lodges On English Station Road 1 LLC
19000 W Bluemound Road
Brookfield WI 53045
D.B. 12073, Pg. 0789

TCCA #3
6.867 SF

PROPOSED 15" SEWER
& TRINAGE EASTMENT

— AREA OF R_1

TCCA #2
10,589 SF

N77°57'57"E 1836.10'

0' RES TO NON-RES SETBACK

PROPOSED DETENTION
BASIN #1 & VARIABLE
SEWER & DRAINAGE
EASEMENT
24,600.00

PROPOSED 15' LBA

40' 240' PROPOSED MINI-STORAGE 11,000 S.F. EX. 60' LG. B.B. 47'

240' 310' 20' Ex. 50' LG&E ES
D.B. 4723, Pg. 9

Ex. 200' Transmission Line
D.B. 1141, Pg. 327

 Electric Tower

PROPOSED
CLIMATE CONTROLLED
MINI-STORAGE
24,000 S.F.
(3-STORY)

EXISTING
PARKING

80' 300'

43"E 200'

TCCA #1
18.266 SE

N86°55'00"W 1940

INTERSTATE 64
(MAJOR EXPRESSWAY - VAR. R/W)

Existing Ho
(To Rema
as Offi
2402

HOUSE
IN
D'

276.00
ENGLISH
NDARY

5'02"E
S. EN
(SECO

Price: \$16.50

A diagram showing a tree trunk and a branch. The angle between the trunk and the branch is labeled 40° . The angle between the branch and the ground is labeled 31° .

A diagram showing a circular arc. A radius is drawn from the center of the circle to the arc, labeled with the value 24". The central angle subtended by the arc is labeled with the value 60°.



3.00'

S16°55'00"E
16.00'

100

R-4/N
Scott & Lana Judd
14331 Oxford Station Lane
Louisville, KY 40299
D.B. 11341, Pg. 0088

R-4/N
John & Jennifer Austin
19000 W Bluemound Road
3203 Allison Way
Louisville, KY 40220
D.B. 8306, Pg. 0642

LEGEND

PROPOSED STORM SEWER, CATCH BASIN

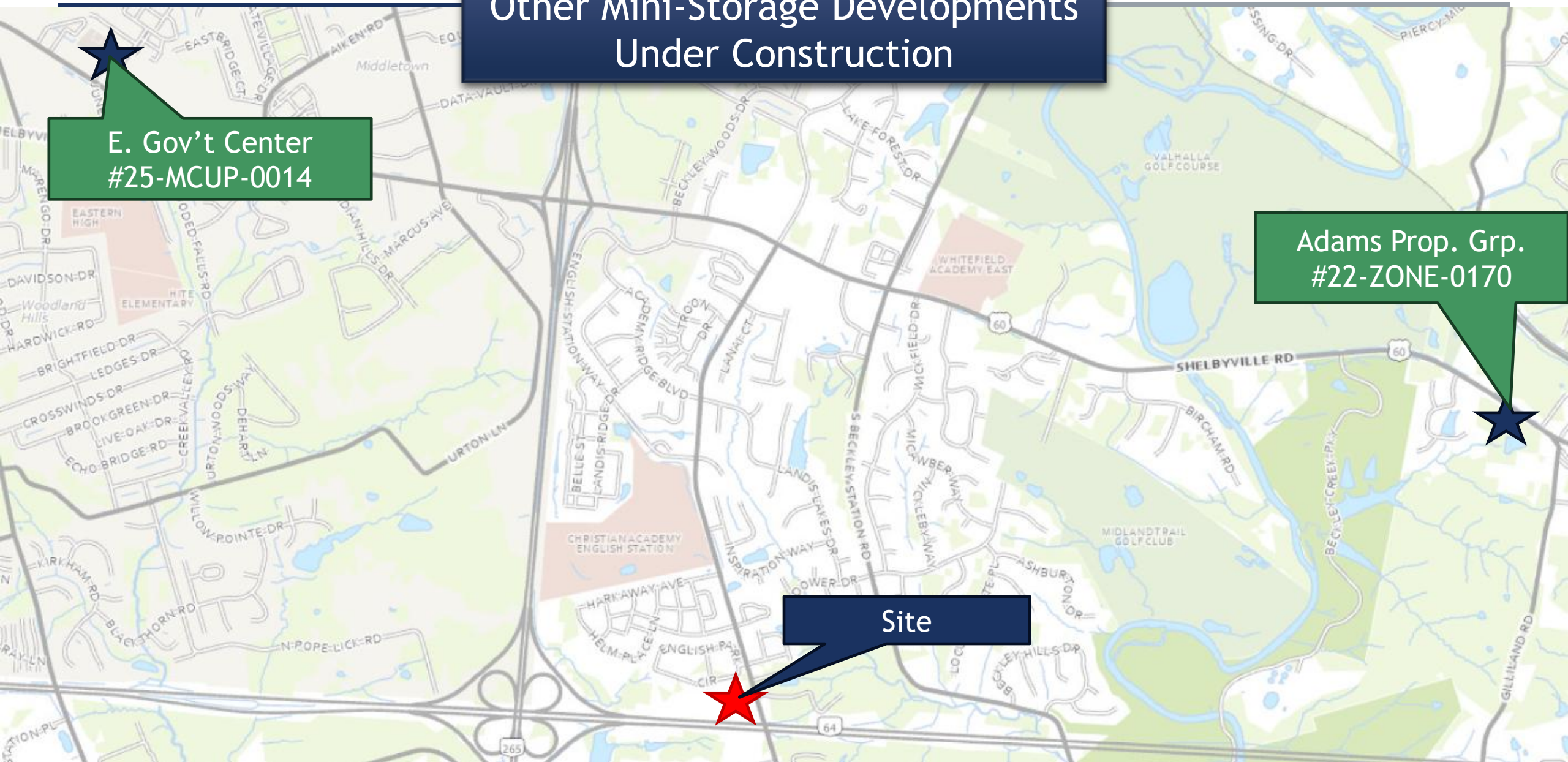
DETENTION BASIN 1 CALCULATIONS

Other Mini-Storage Developments Under Construction

E. Gov't Center
#25-MCUP-0014

Adams Prop. Grp.
#22-ZONE-0170

Site



Planning Commission
Staff Report
June 6, 2024



Case No:	24-ZONE-0014
Project Name:	S English Station Mini-Warehouse
Location:	908 & 910 S English Station Road
Owner(s):	Jeffrey Alan Vessels
Applicant:	Jeffrey Alan Vessels
Jurisdiction:	Louisville Metro
Council District:	11 – Kevin Kramer
Case Manager:	Dante St. Germain, AICP, Senior Planner

REQUESTS

- Change in zoning from R-4 Single Family Residential to C-M Commercial Manufacturing
- Parking Waiver to provide less than the required number of parking spaces (24-PARKWAIVER-0004)
- Detailed District Development Plan with Binding Elements

CASE SUMMARY/BACKGROUND

The subject site is located on S English Station Road at the overpass at I-64, and consists of two parcels developed with single-family structures. The applicant proposes to rezone the site in order to construct new mini-warehouses and a new barn, and to utilize the site for self-storage, and RV and boat parking.

The site is generally surrounded by residential development. I-64 is located immediately to the south. An overhead electric easement passes through the middle of the site. S English Station Road is a secondary collector at this location.

STAFF FINDING

Staff finds that the proposed zoning change does not meet the guidelines of the Comprehensive Plan. The parking waiver is adequately justified and meets the standard of review. The site plan meets the requirements of the Land Development Code, but does not meet the guidelines of the Comprehensive Plan.

TECHNICAL REVIEW

Plan 2040

Land Development Code (Louisville Metro)

MSD and Transportation Planning have provided preliminary approval of the proposal.

Staff Report from June 6, 2024 Planning Commission

Following is staff's analysis of the proposed rezoning against the Goals, Objectives and Policies of Plan 2040.

The proposed zoning district would permit higher-intensity and higher-density commercial uses and light industrial uses. The site is surrounded by residential uses. There is no interchange with I-64 at

Published Date: May 31, 2024

Page 2 of 16

Case 24-ZONE-0014

this location. Access to the site is through residential areas, and no commercial or industrial zoning or uses are located nearby. Industrial zoning is generally inappropriate for a Neighborhood form. The proposal would not support aging in place or the provision of fair and affordable housing in Louisville Metro by placing new industrial zoning next to residential uses. The proposal may displace existing residents by permitting industrial uses or higher-intensity regional-serving commercial uses which could create nuisances for residents.

The proposed zoning district is not generally in compliance with the plan elements and CHASE principles of Plan 2040. All other agency comments should be addressed to demonstrate compliance with the remaining Goals, Objectives and Policies of Plan 2040.

PROPOSED AMENDMENT TO BINDING ELEMENTS

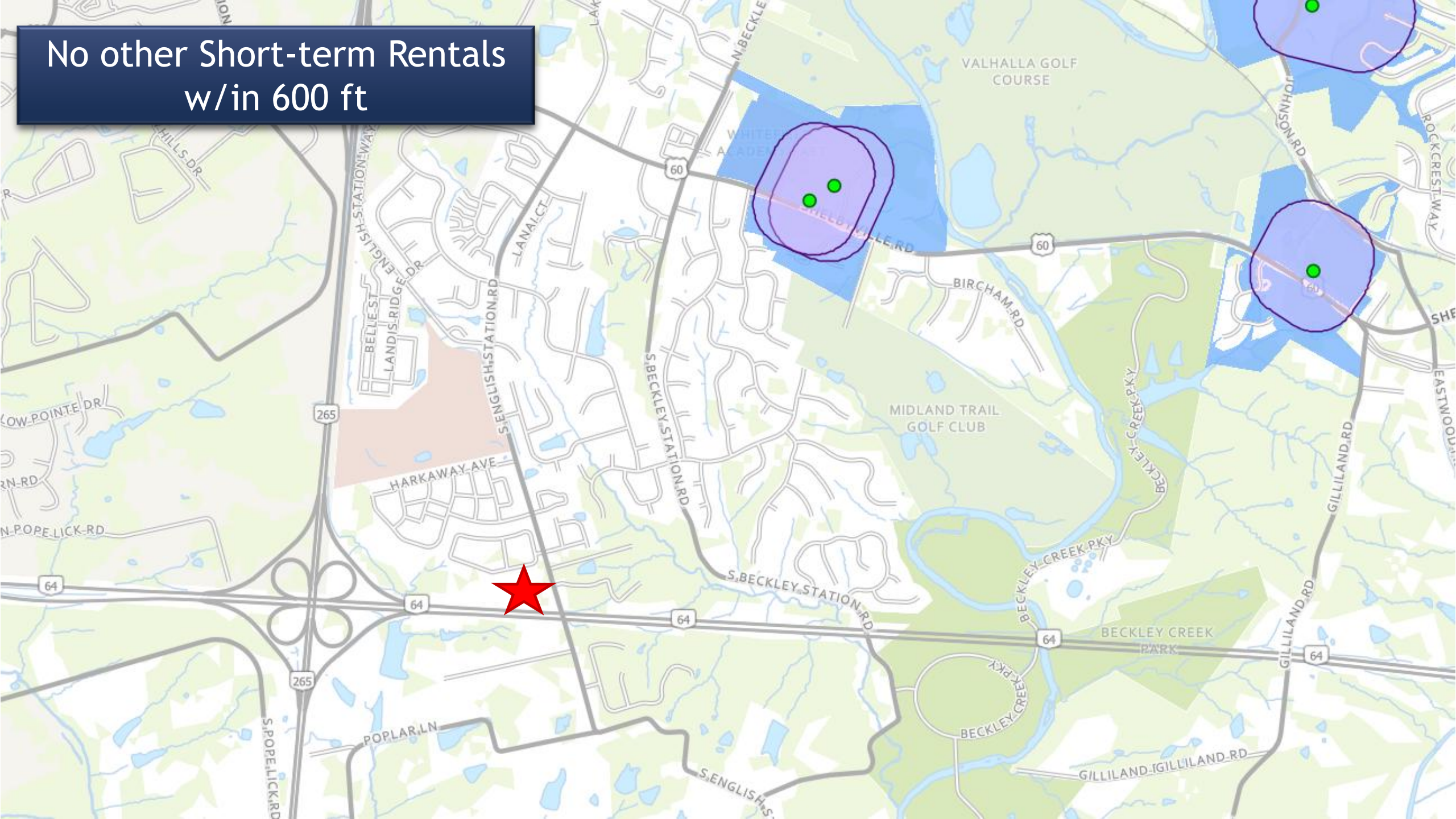
15. The only permitted C-1, C-2, M-1, or C-M use allowed on the property shall be mini-storage and Short-Term Rental of the existing north building on the site until such time as the mini-storage building is constructed.



View of site from S. English Station Road.



No other Short-term Rentals
w/in 600 ft



Questions?

