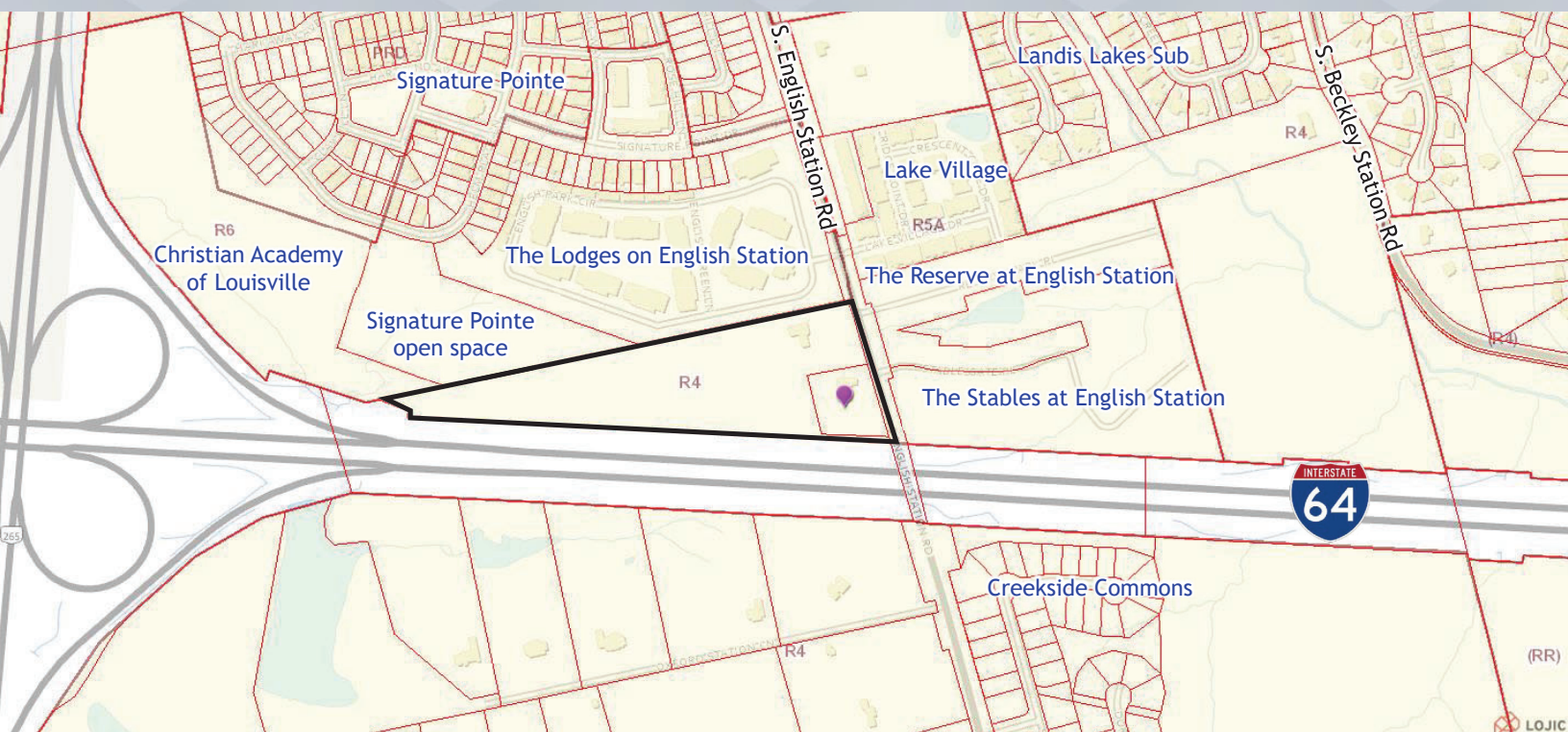


Louisville Metro Planning Commission Public Hearing - June 6, 2024
Louisville Metro Land Design & Development Committee Meeting - May 9, 2024
Neighborhood Meeting - January 30, 2024

DOCKET NO. 24-ZONE-0014

**ZONE CHANGE FROM R-4 TO C-M TO ALLOW A SELF STORAGE FACILITY WITH RV
AND BOAT PARKING ON PROPERTY LOCATED AT
908 & 910 S. ENGLISH STATION ROAD**

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.



Transmission Line Easement



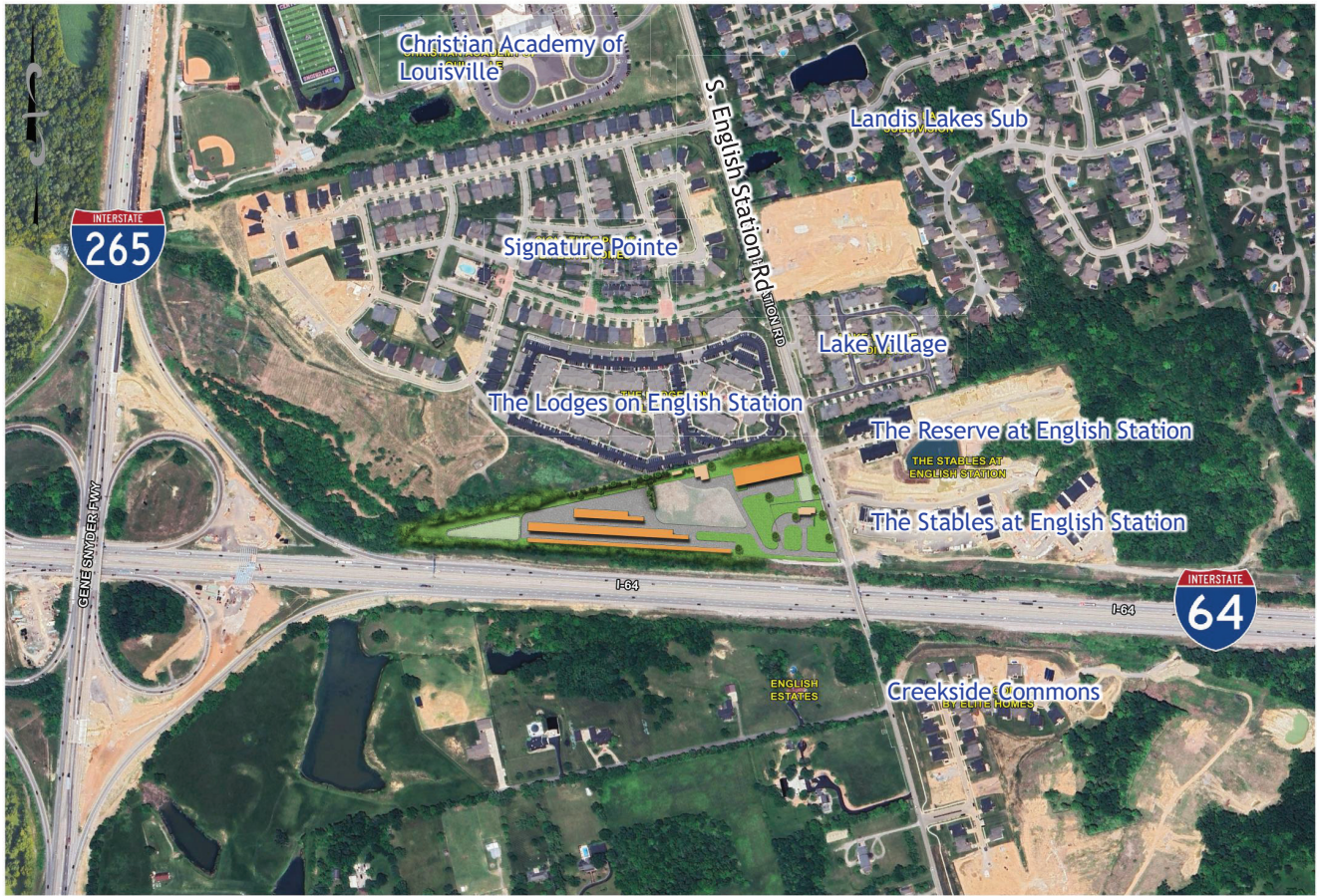




View of S. English Station Road, looking south. Site is to the right.



View of site from S. English Station Road.

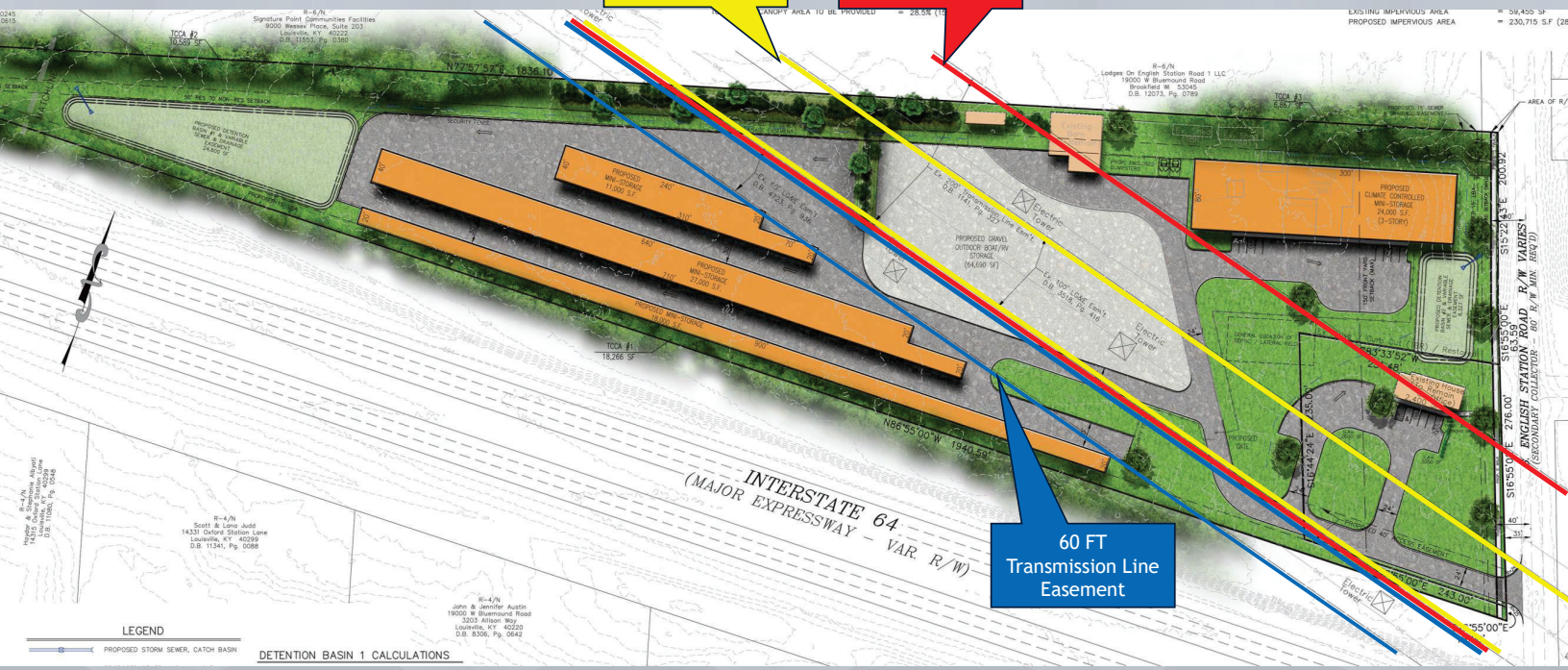


PROPOSED DEVELOPMENT PLAN

100 FT
LG&E Easement

200 FT
Transmission Line
Easement

60 FT
Transmission Line
Easement

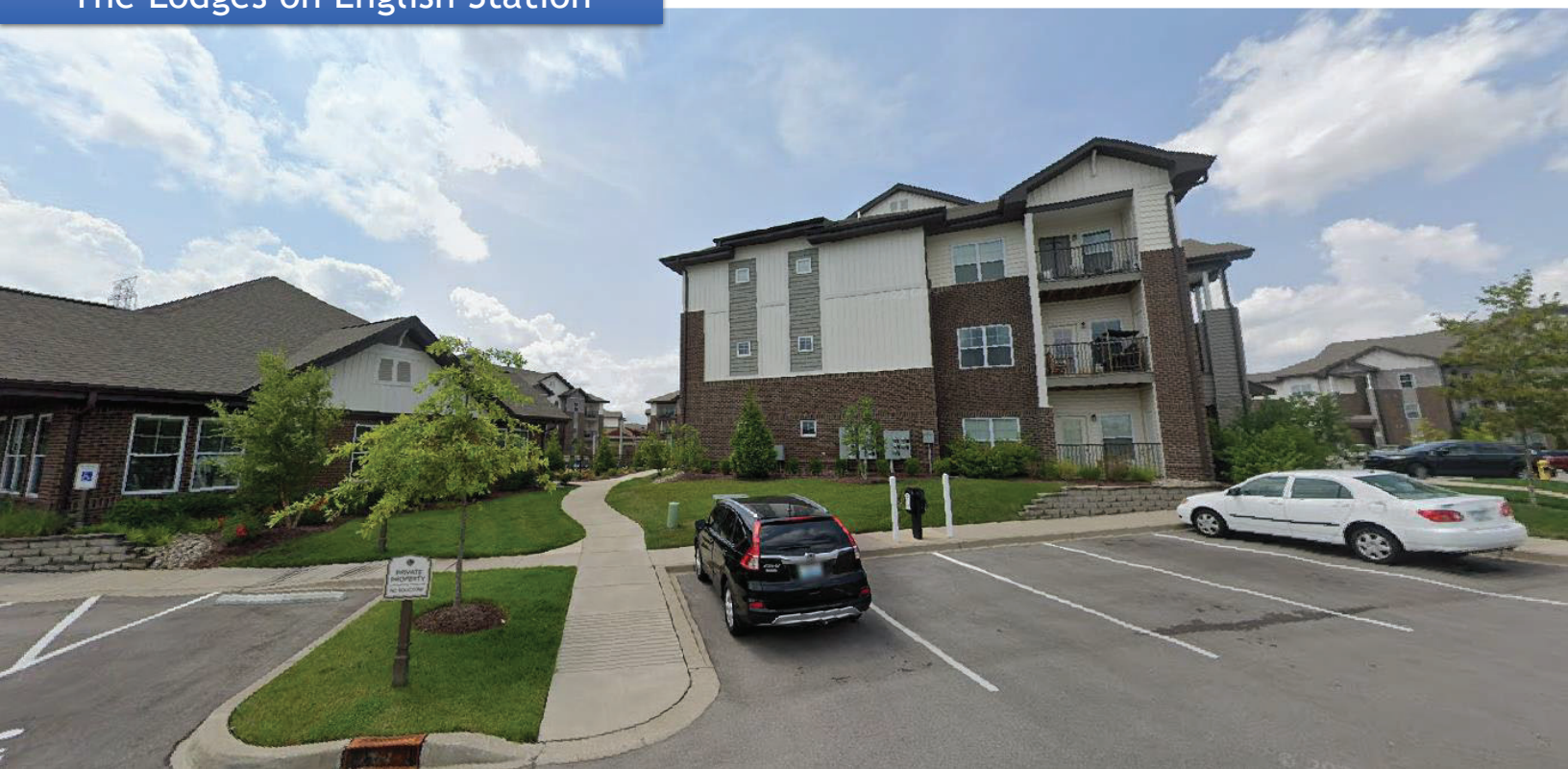


LEGEND
PROPOSED STORM SEWER, CATCH BASIN

DETENTION BASIN 1 CALCULATIONS

[illegible]

The Lodges on English Station

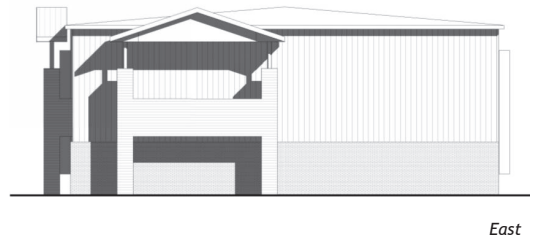


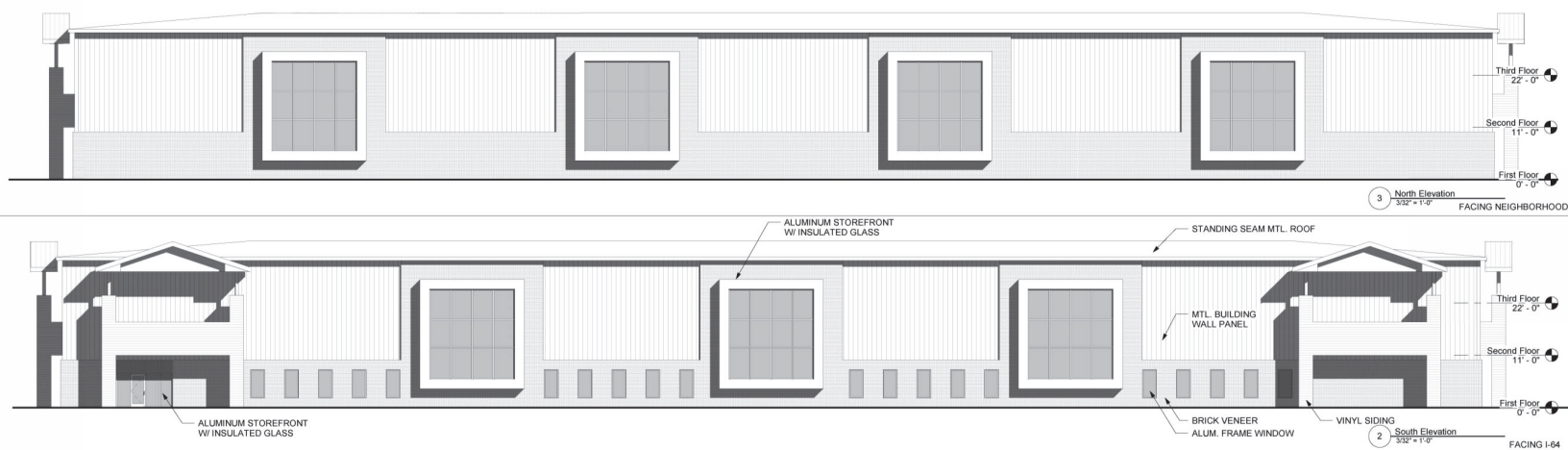
Proposed Elevation of Front Building



Proposed Binding Element:

- The color of the façade of the front three-story building shall be substantially the same as the Lodges apartment community to the north.





Proposed Additional Binding Element:

- Signage shall be illuminated with backlit halo style lighting. All signage shall be in compliance with Land Development Code Chapter 8.



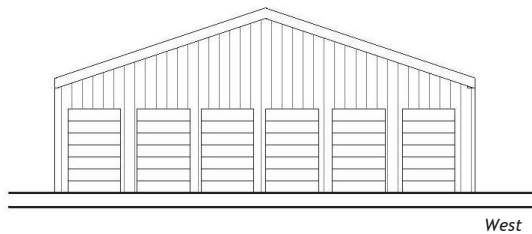
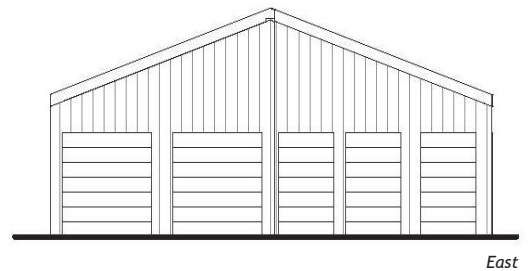
Proposed Elevation of Rear One-Story Buildings

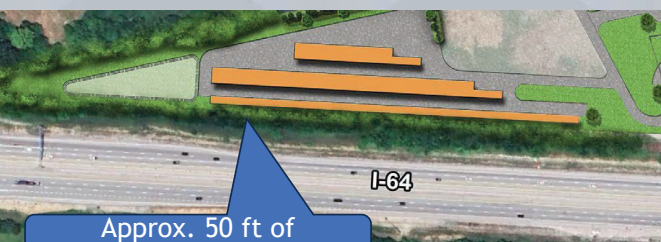
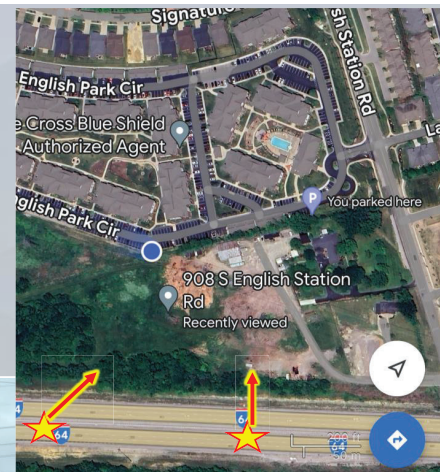


Storage Unit - Allan
12" = 1'-0"

Proposed Binding Element:

- The rear of the one-story mini-storage building facing I-64 shall be painted a color to blend in with the vegetation such as a dark grey, dark brown, or dark green.



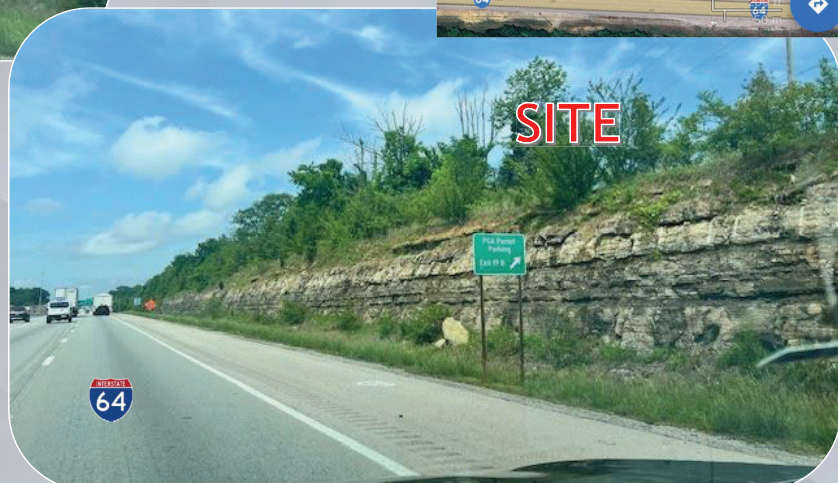
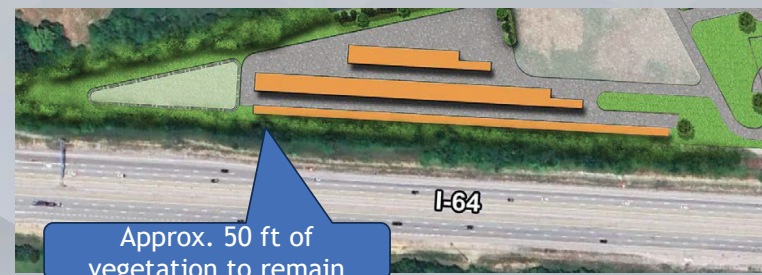
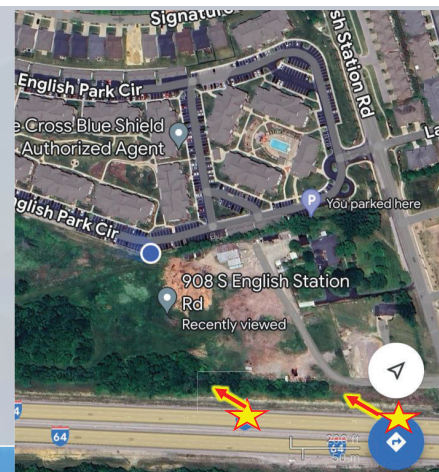


Approx. 50 ft of
vegetation to remain

I-64

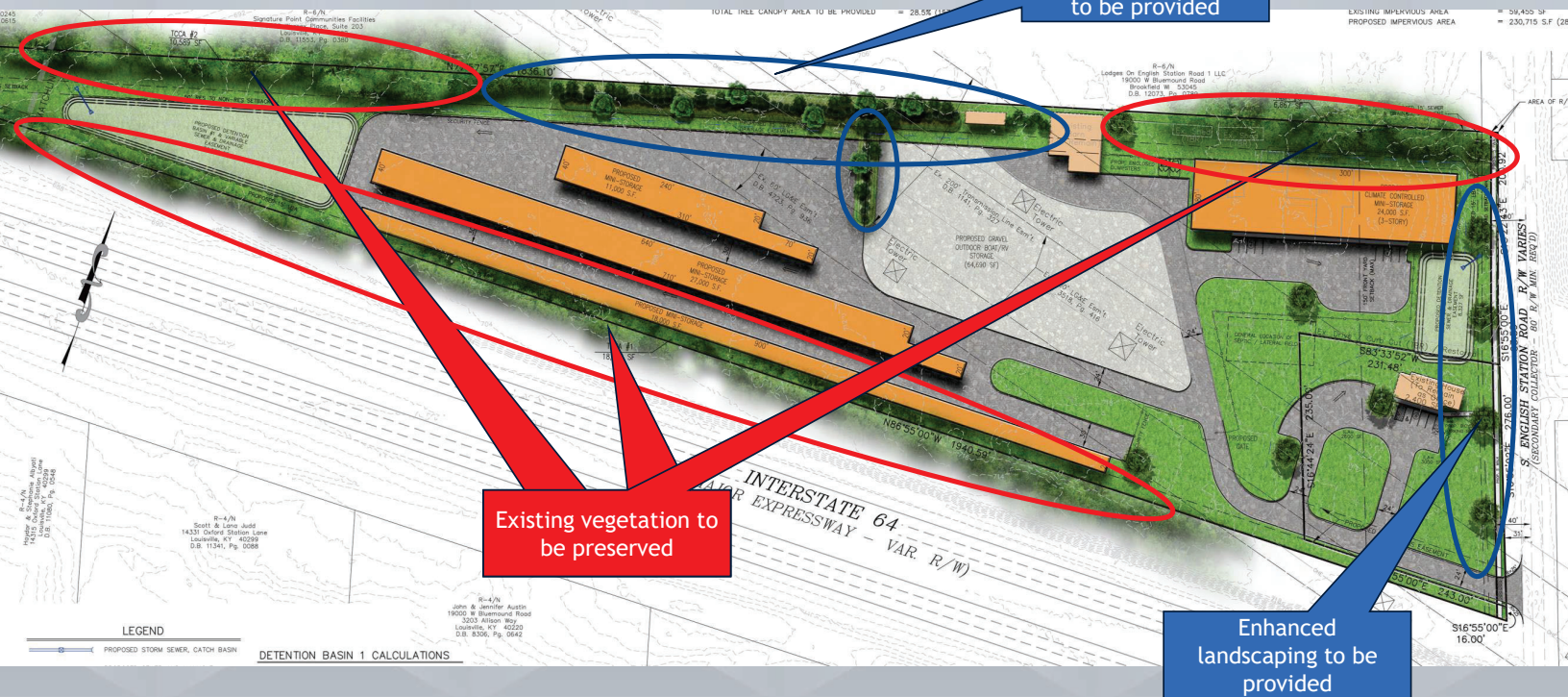
View of site from I-64 East.





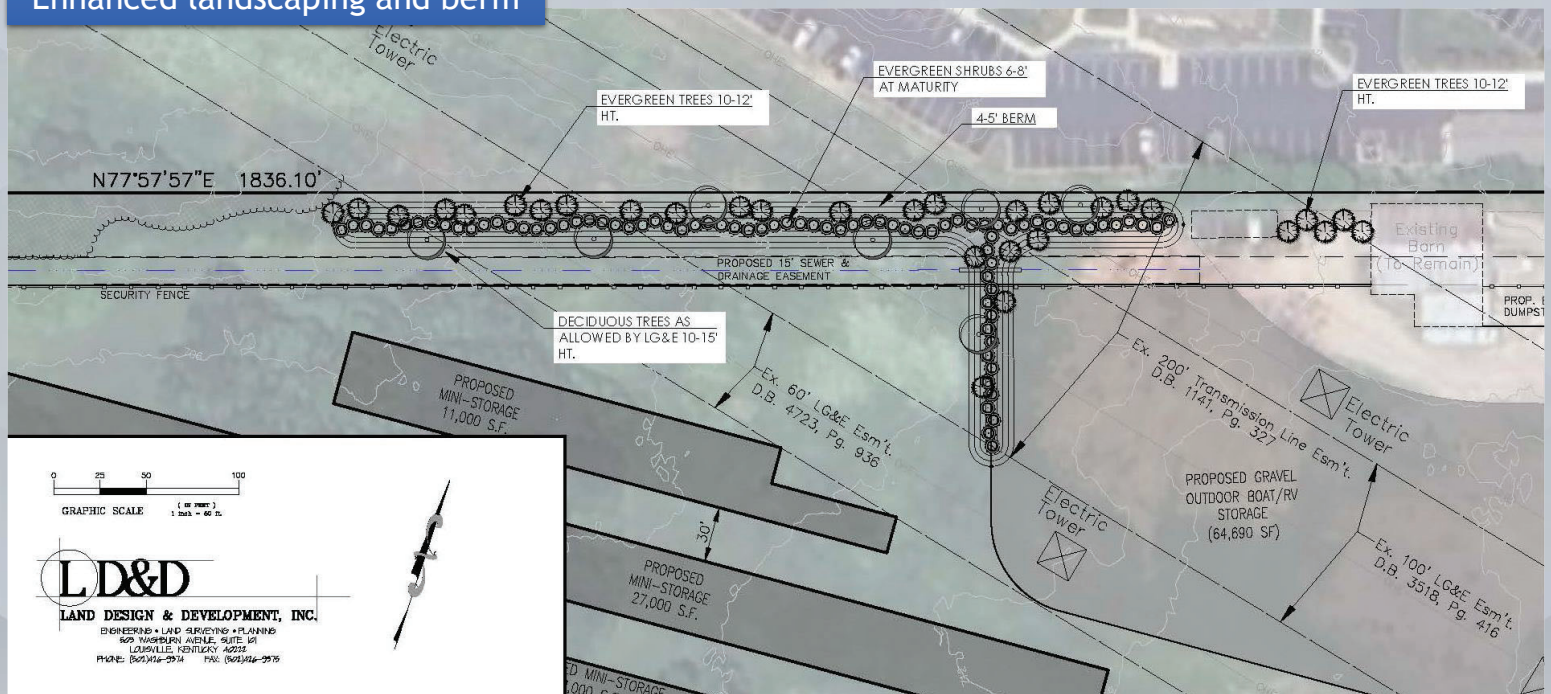
View of site from I-64 West.

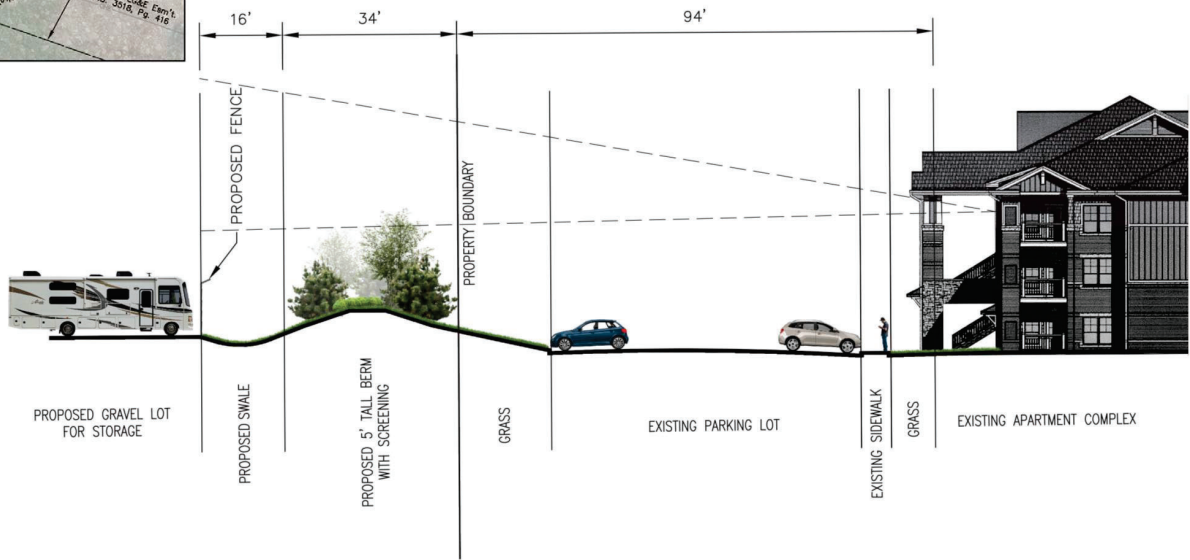
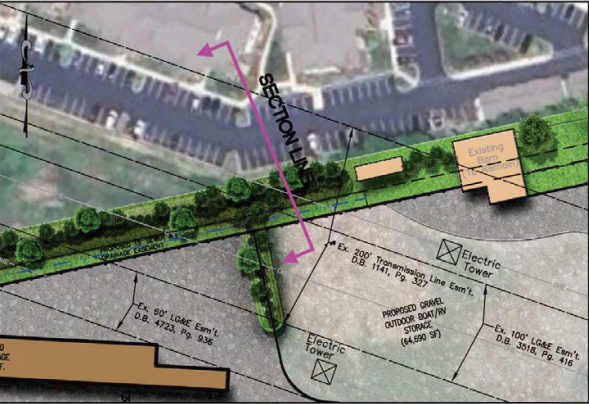
PROPOSED DEVELOPMENT PLAN

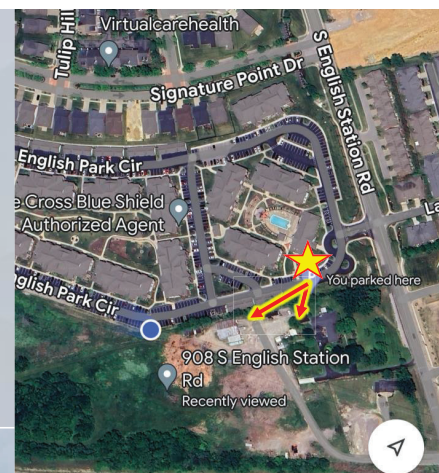


SCREENING EXHIBIT

Enhanced landscaping and berm



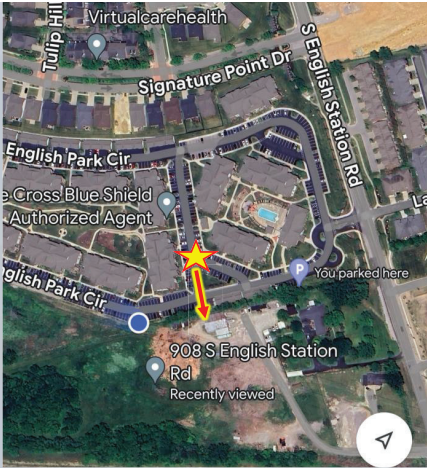




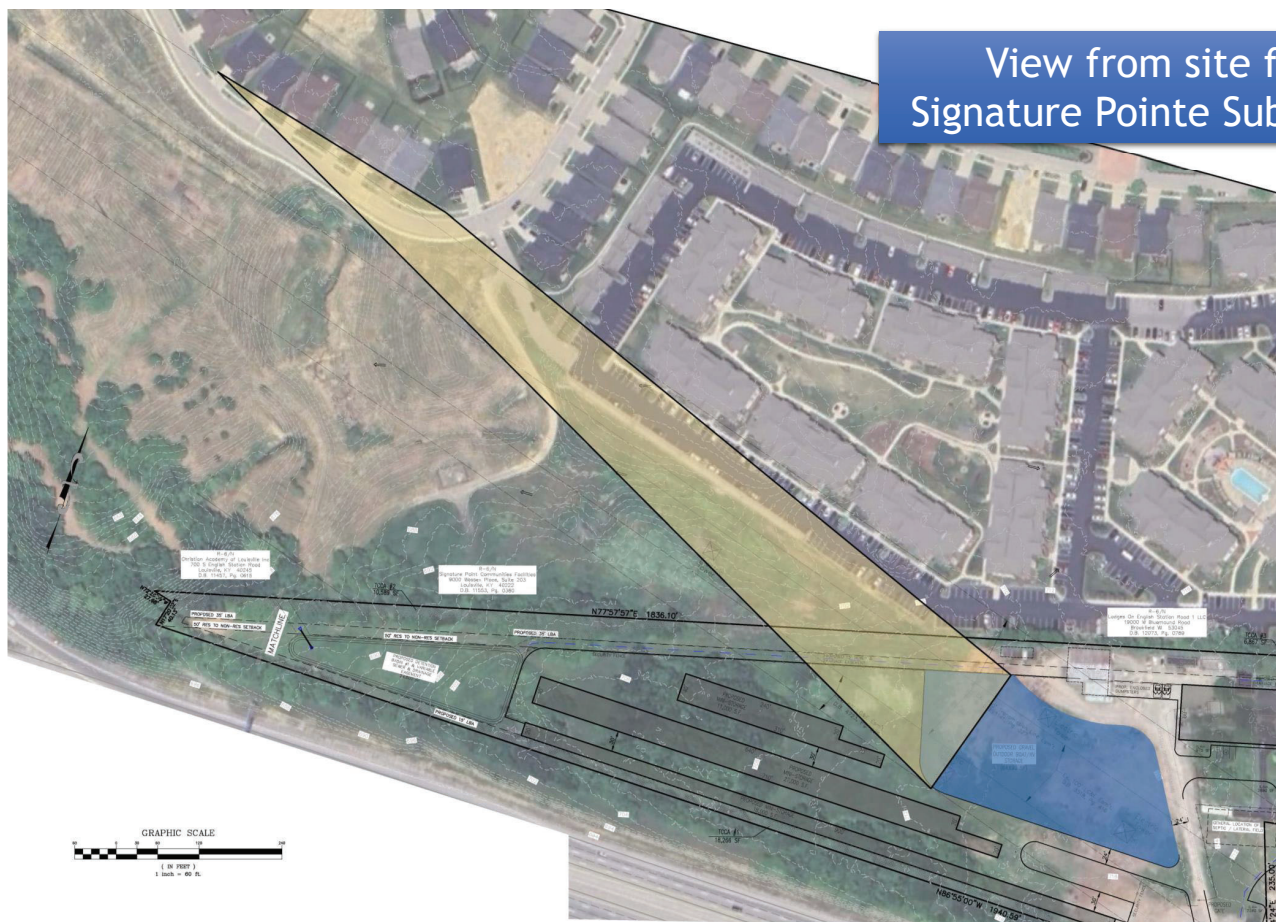
View of site from Lodges on English Station.
Existing vegetation to remain.

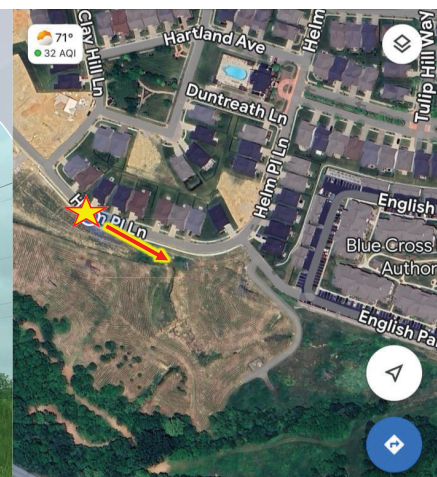
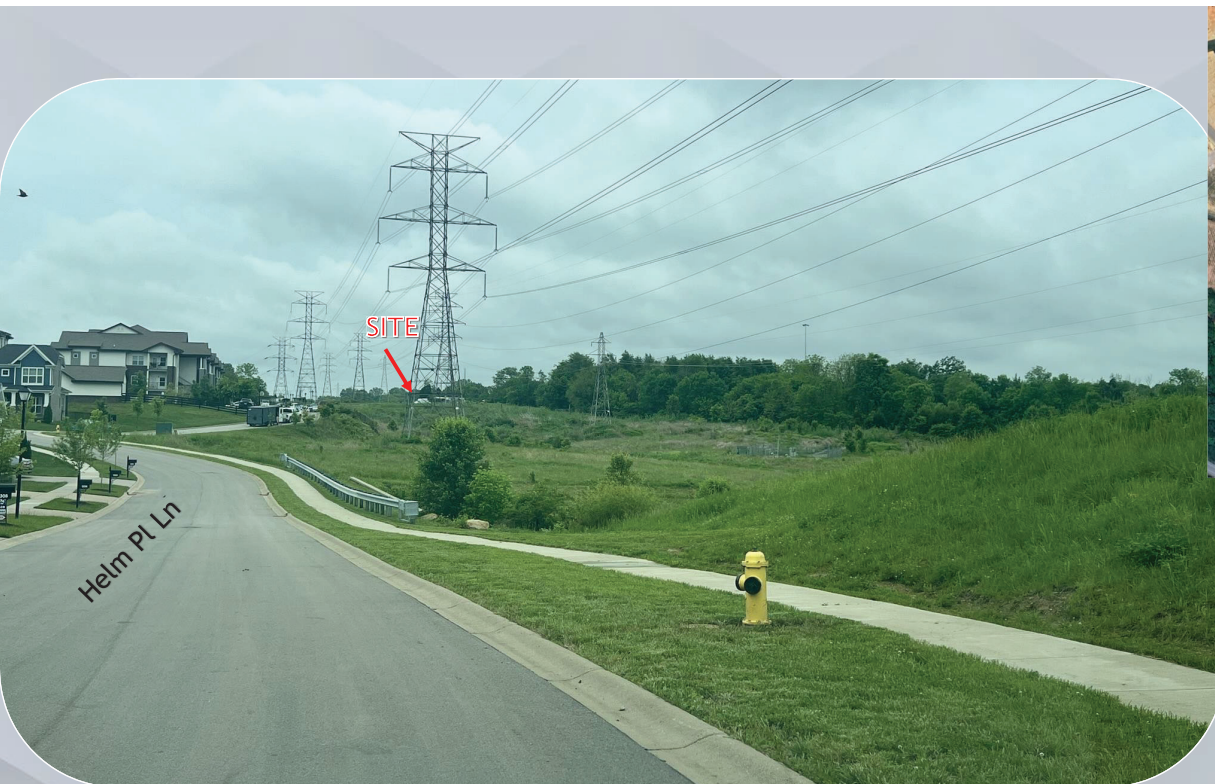


View of site from Lodges on English Station. Existing vegetation to remain.



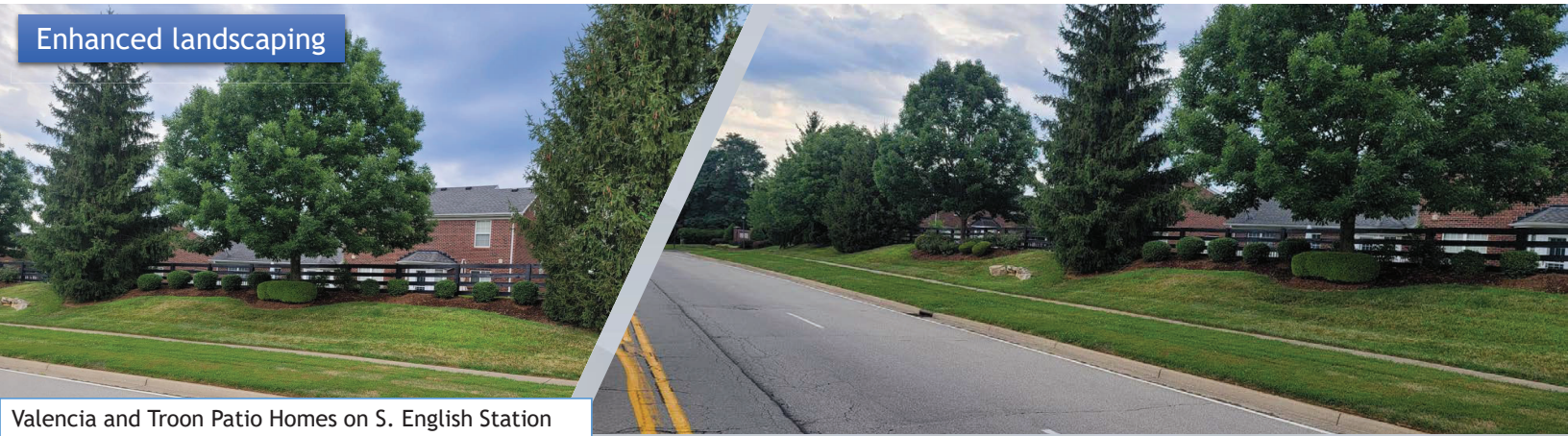
View from site from
Signature Pointe Subdivision



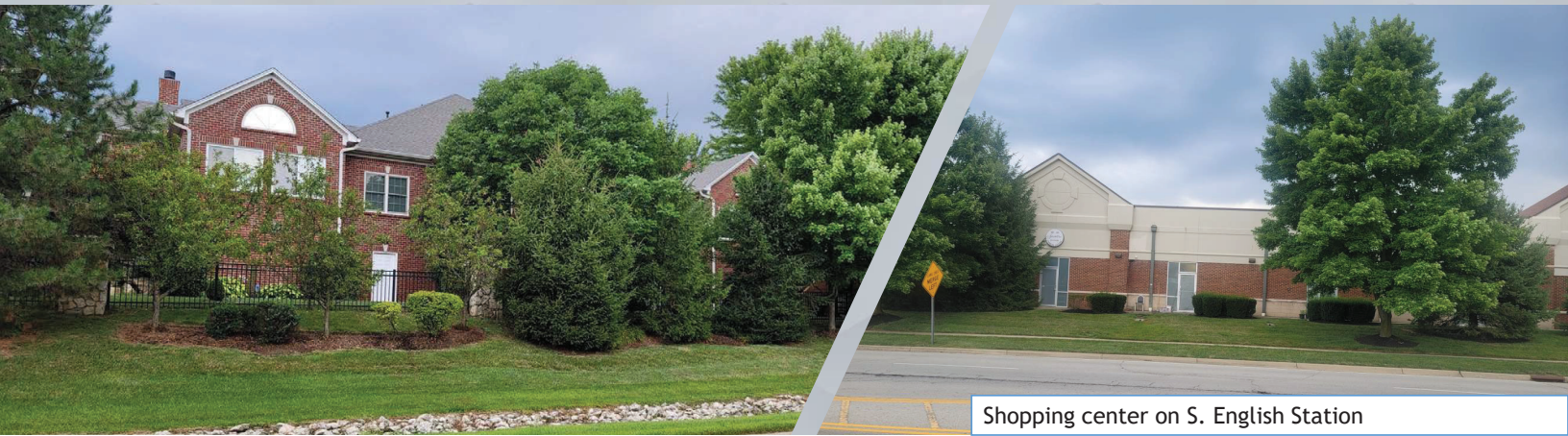


View of site from Helm Place Ln.

Enhanced landscaping



Valencia and Troon Patio Homes on S. English Station



Shopping center on S. English Station

Enhanced landscaping

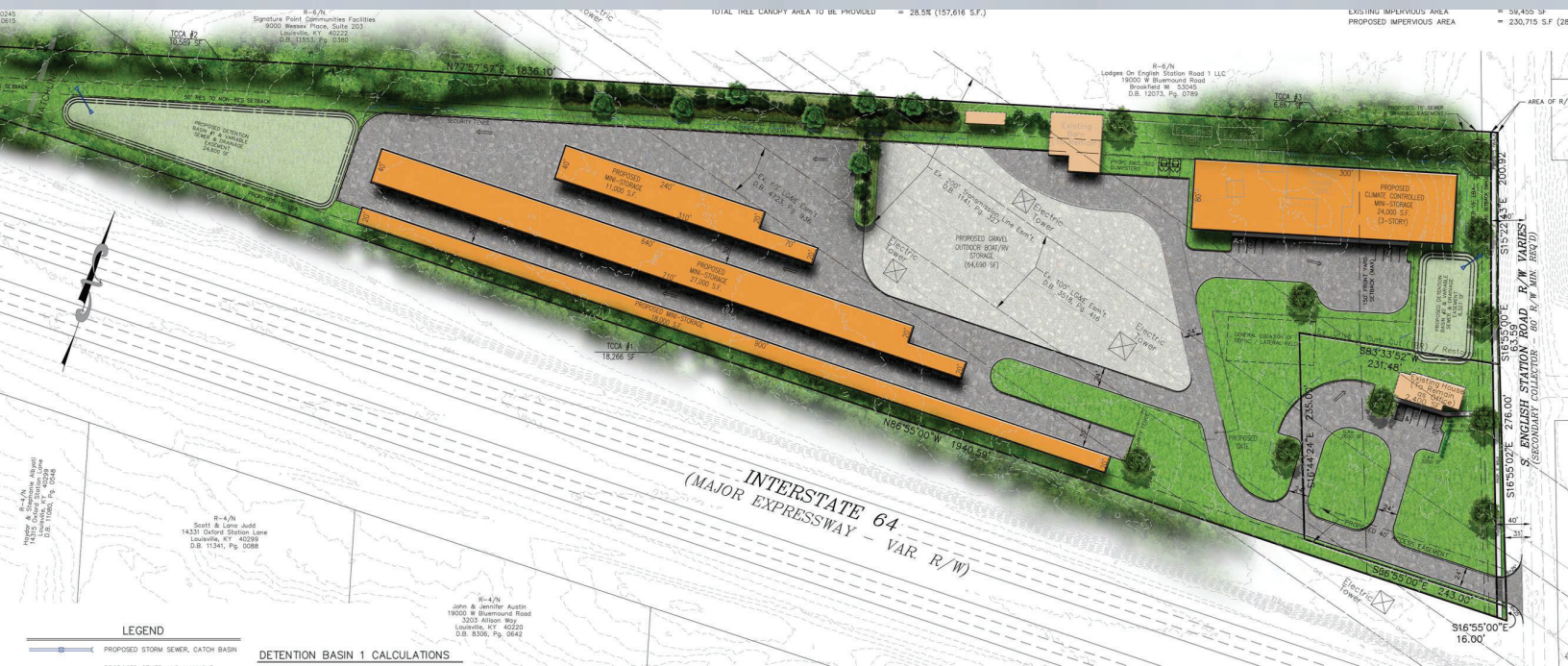




Proposed Binding Elements

11. Only earth tone-colored tarps may be used on the premises, with no blue or other bright colored tarps allowed. Heavy truck and trailer parking on the site shall be limited to recreation vehicles and boat/landscape trailers, with limited short- term storage of semi-trucks without trailers.
12. Applicant shall install enhanced landscaping along S. English Station Road substantially the same as shown at the 6/6/24 Planning Commission public hearing.
13. The rear of the one-story mini-storage building facing I-64 shall be painted a color to blend in with the vegetation such as a dark grey, dark brown, or dark green. The color of the façade of the front three-story building shall be substantially the same as the Lodges apartment community to the north.
14. Signage shall be illuminated with backlit halo style lighting. All signage shall be in compliance with Land Development Code Chapter 8.
15. The only permitted C-1, C-2, M-1, or C-M use allowed on the property shall be mini-storage.
16. All exterior lighting, whether freestanding or attached to any structure shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground (excluding the signage per BE #14).

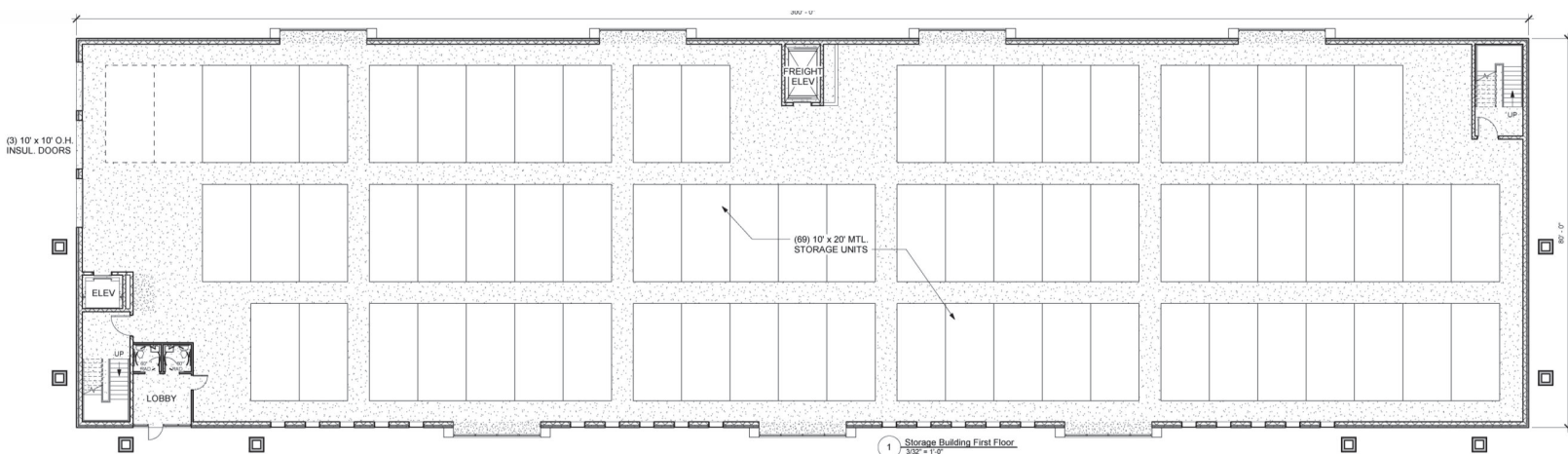
PROPOSED DEVELOPMENT PLAN



Questions?



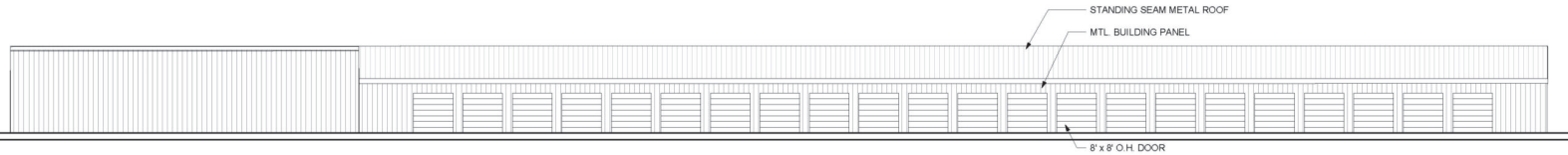
Front Building Interior Floor Plan



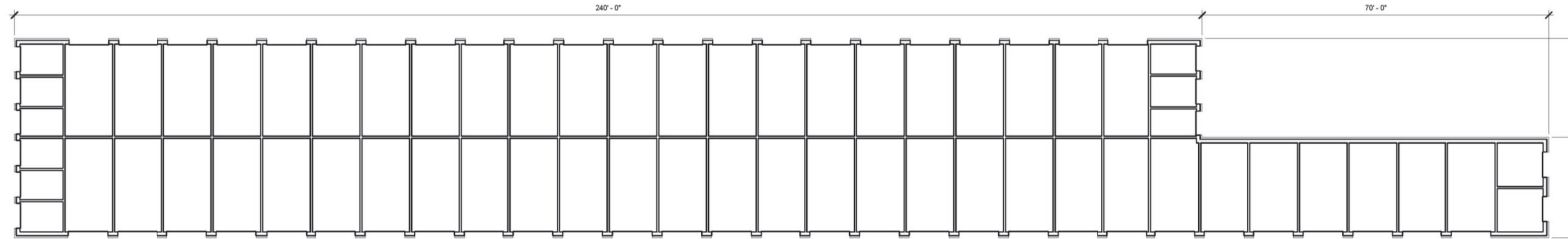
Proposed Elevation of Front Building



3 Storage Unit - A South Elevation
332' ± 1'-0"

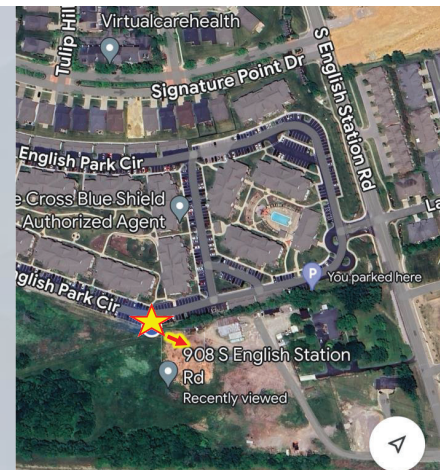


2 Storage Unit - A North Elevation
332' ± 1'-0"

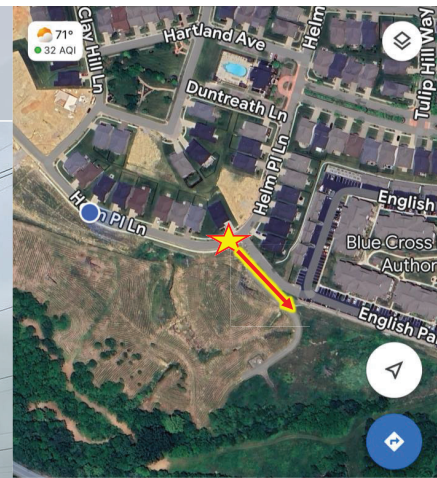


1 Storage Unit - A Floor Plan
332' ± 1'-0"

51 - 10' x 20' UNITS
9 - 10' x 8' UNITS
2 - 10' x 10' UNITS
62 TOTAL UNITS



View of site from Lodges on English Station.



View of site from Helm Place Ln.