

Louisville Metro Planning Commission Public Hearing - April 10, 2025

Louisville Metro Planning Commission Public Hearing - February 6, 2025

Louisville Metro Land Development & Transportation Committee - January 9, 2025

Neighborhood Meeting - August 28, 2024 & April 1, 2025

DOCKET NO. 24-ZONE-0113

ZONE CHANGE FROM R-4 TO C-2 WITH A CUP
TO ALLOW A MINI-WAREHOUSE FACILITY AT
8915 OLD BARDSTOWN ROAD

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Mindel, Scott & Associates, Inc.

PURPOSE FOR REPEAT HEARING

- This case was heard and recommended for approval at the February 6, 2025 Planning Commission hearing
 - Subsequently, it was discovered that some owners in the adjacent office park condo were inadvertently left off the notice list.
 - Repeat Neighborhood Meeting held on April 1, 2025
 - Two owners from the office park condos attended the neighborhood meeting
-

PURPOSE FOR REPEAT HEARING

- This case was heard and recommended for approval at the February 6, 2025 Planning Commission hearing
 - Subsequently, it was discovered that some owners in the adjacent office park condo were inadvertently left off the notice list.
 - Repeat Neighborhood Meeting held on April 1, 2025
 - Two owners from the office park condos attended the neighborhood meeting
-

PURPOSE FOR REPEAT HEARING

- This case was heard and unanimously recommended for approval at the February 6, 2025 Planning Commission hearing
 - Subsequently, it was discovered that some owners in the adjacent office park condo were inadvertently left off the notice list.
 - Repeat Neighborhood Meeting held on April 1, 2025
 - Two owners from the office park condos attended the neighborhood meeting
-

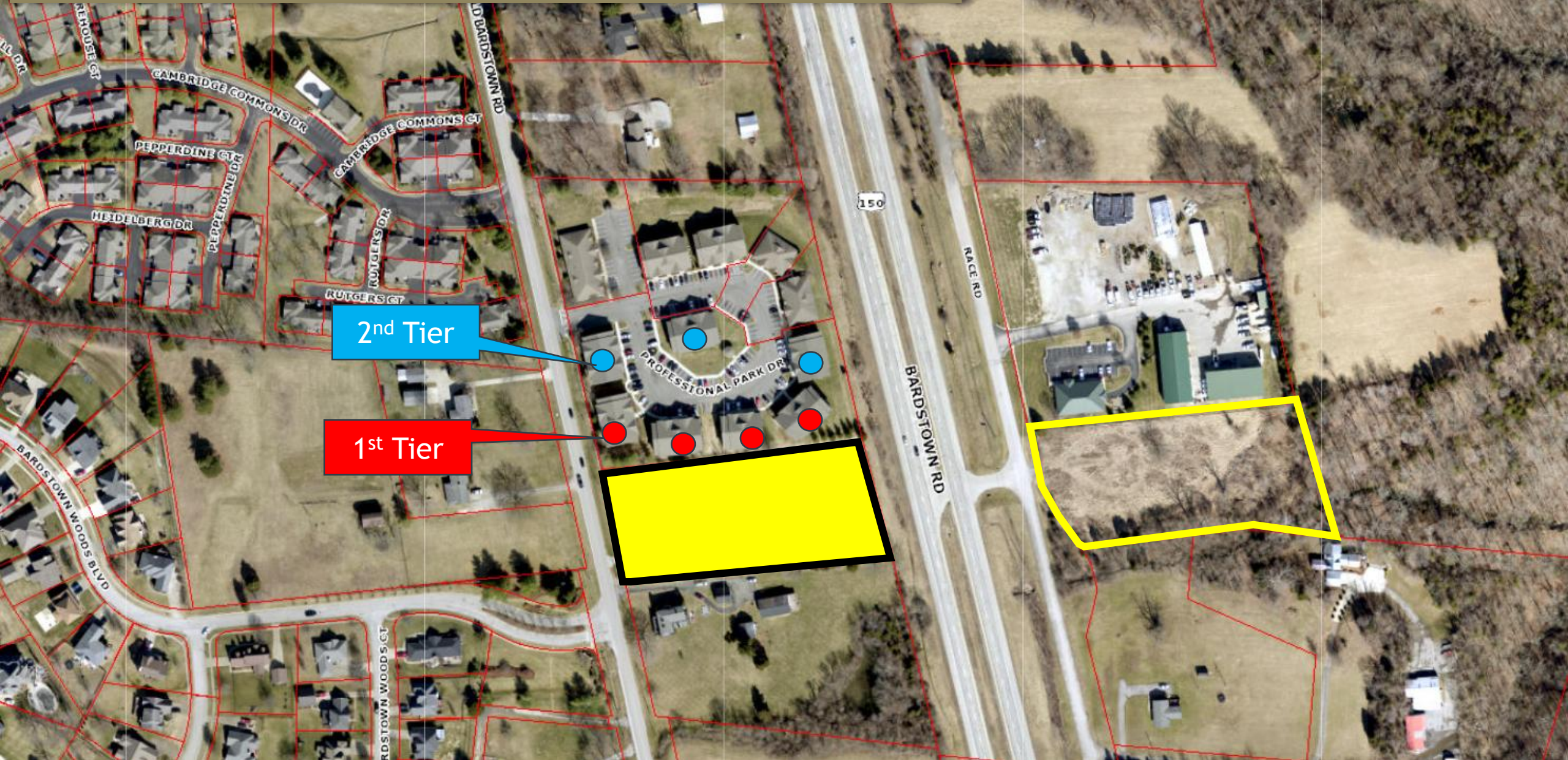
PURPOSE FOR REPEAT HEARING

- This case was heard and unanimously recommended for approval at the February 6, 2025 Planning Commission hearing
 - Subsequently, it was discovered that some owners in the adjacent office park condo were inadvertently left off the notice list.
 - Repeat Neighborhood Meeting held on April 1, 2025
 - Two owners from the office park condos attended the neighborhood meeting
-

PURPOSE FOR REPEAT HEARING

- This case was heard and unanimously recommended for approval at the February 6, 2025 Planning Commission hearing
 - Subsequently, it was discovered that some owners in the adjacent office park condo were inadvertently left off the notice list.
 - Repeat Neighborhood Meeting held on April 1, 2025
 - Two owners from the office park condos attended the neighborhood meeting
-

27 1st and 2nd tier apt residents received notice
29 of the 1st and 2nd tier apt residents **did not** receive notice



2nd NM Invite

BOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

100 HURSTBOURNE PARKWAY • SUITE 200 • LOUISVILLE, KENTUCKY 40223

(502) 426-0088 • WWW.BARDLAW.NET

John C. Talbott
Direct dial: 426-6688, Ext. 133
Email: JOHN@BARDLAW.NET

March 18, 2025

RE: Neighborhood meeting: **(1) Case No. 24-ZONE-0113**: proposed zone change from R-4 to C-2 and Conditional Use Permit (CUP) to allow a Mini-Storage Unit Facility located at 8915 Old Bardstown Road; **(2) Case No. 24-ZONE-0115**: proposed zone change from R-4 to C-M to allow car/boat/RV parking & storage located at 11401 Race Road

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with:

- (1) Detailed District Development Plan (DDDP), zone change from R-4 to C-2, & CUP to allow a Mini-Storage Facility with two, 1-story self-storage buildings - 8915 Old Bardstown Rd. - **#24-ZONE-0113** - Case manager - Amy Brooks
- (2) DDDP and zone change from R-4 to C-M to allow car/boat/RV parking & storage - 11401 Race Rd. - **#24-ZONE-0115** - Case manager - Amy Brooks

Both of these development plans went before the Planning Commission and were recommended for approval to Louisville/Jefferson County Metro Council. Before Metro Council consideration, it was recognized that some of the adjoining neighbors were inadvertently left off the notice list for the first neighborhood meeting held on August 28, 2024 and therefore not noticed to the Planning Commission hearing held on February 6, 2025. Therefore, we are holding this 2nd neighbor meeting to advise those neighbors of the zone changes and CUP.

In that regard, a meeting will be held on **Tuesday, April 1, 2025** beginning at **6:00 p.m.** at the **Fern Creek Community Center and Chamber of Commerce** located at **6104 Bardstown Road, Louisville, Kentucky** (*enter at the rear of the building through double doors under covered porch*) to inform those left off of the notice list of the case, and then return it to the Planning Commission for a public hearing on April 10, 2025.

Enclosed for your review are the following:

1. The development plans sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Detailed summary sheet of the project
4. Contact information sheet and Information on how to obtain case information online from Office of Planning online customer service portal
5. Office of Planning "After the Neighborhood Meeting" sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me at the number listed above.

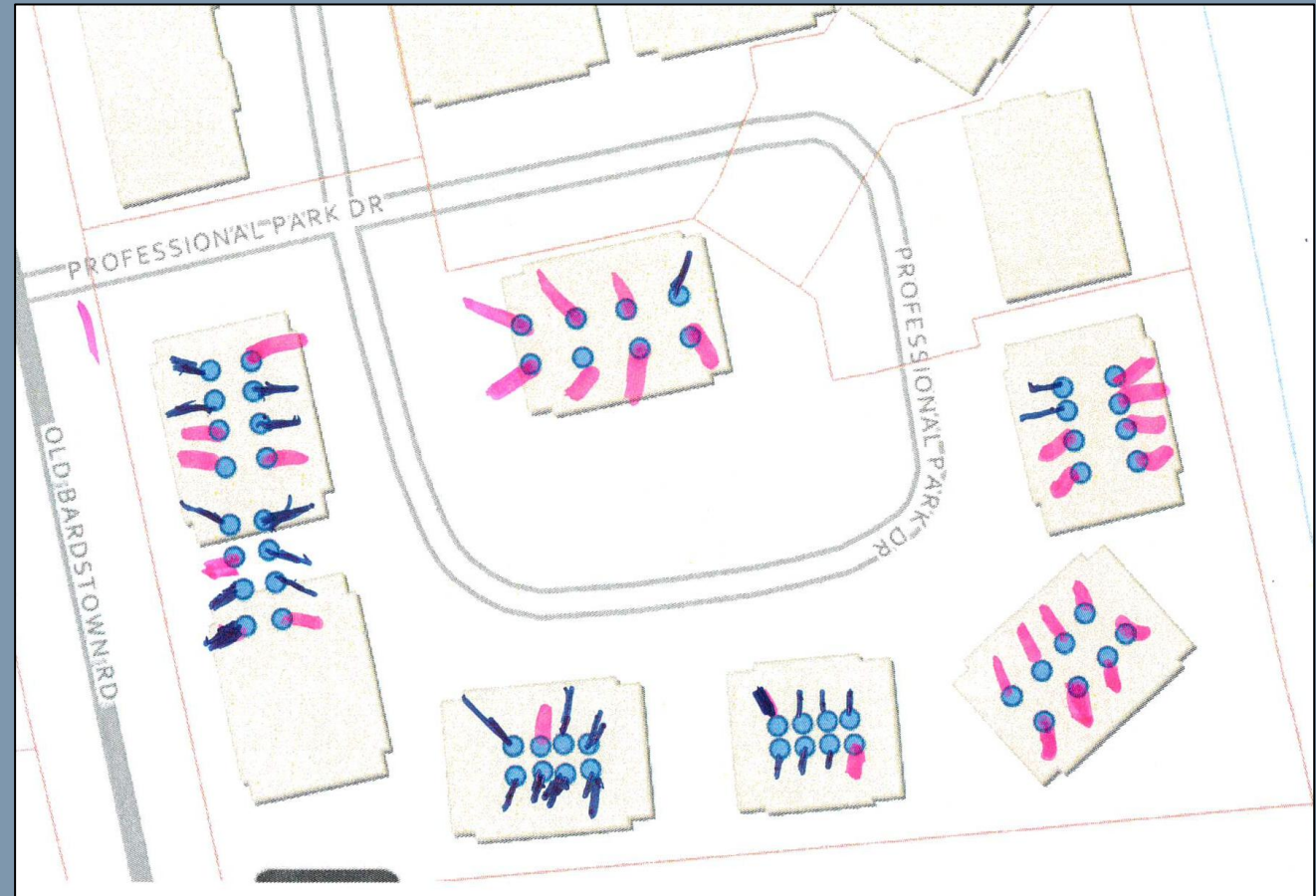
We look forward to our opportunity to visit with you.

Sincerely,


John C. Talbott

cc: Hon. Kevin Bratcher, Councilman, District 22
Amy Brooks, case manager with Office of Planning
Kathy Linares and Kent Gootee, land planners with Mindel Scott & Associates, Inc.
Corey Phillippe, applicant with Iron Will Ventures, LLC

Condo owners in **blue** identify the 27 owners that **did** receive notice
Condo owners in **pink** identify the 29 owners that **did not** receive notice



Search Addresses



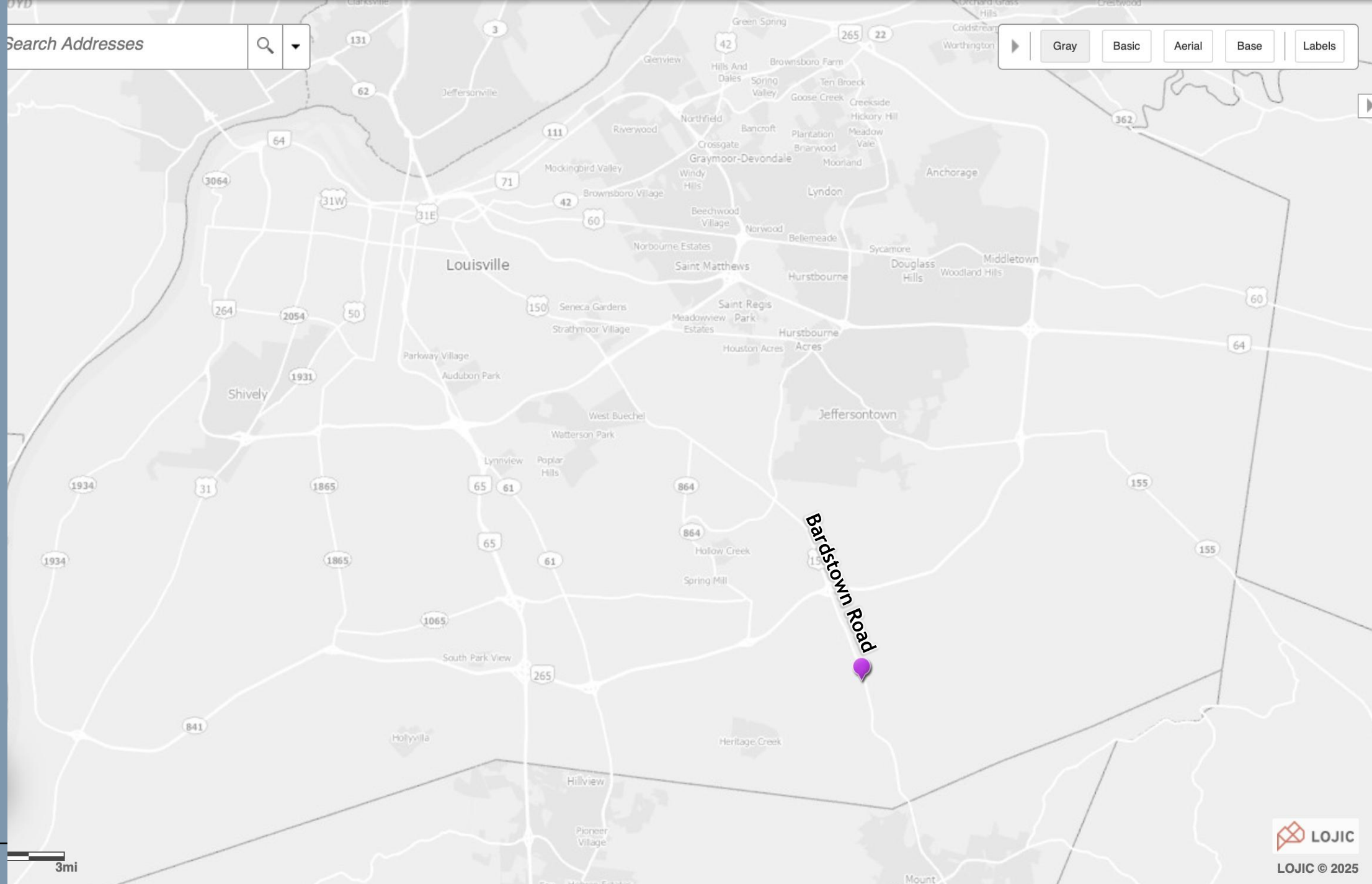
Gray

Basic

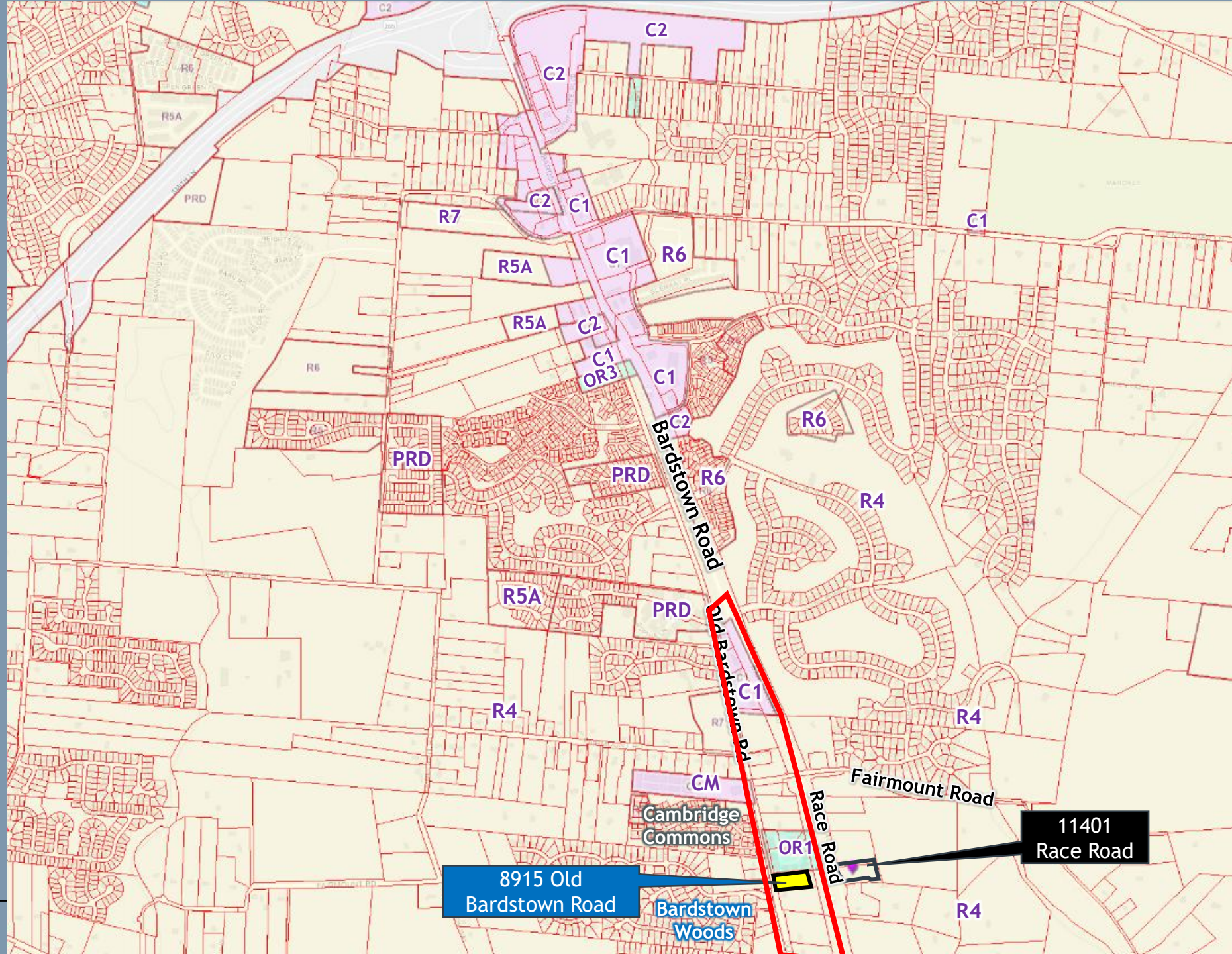
Aerial

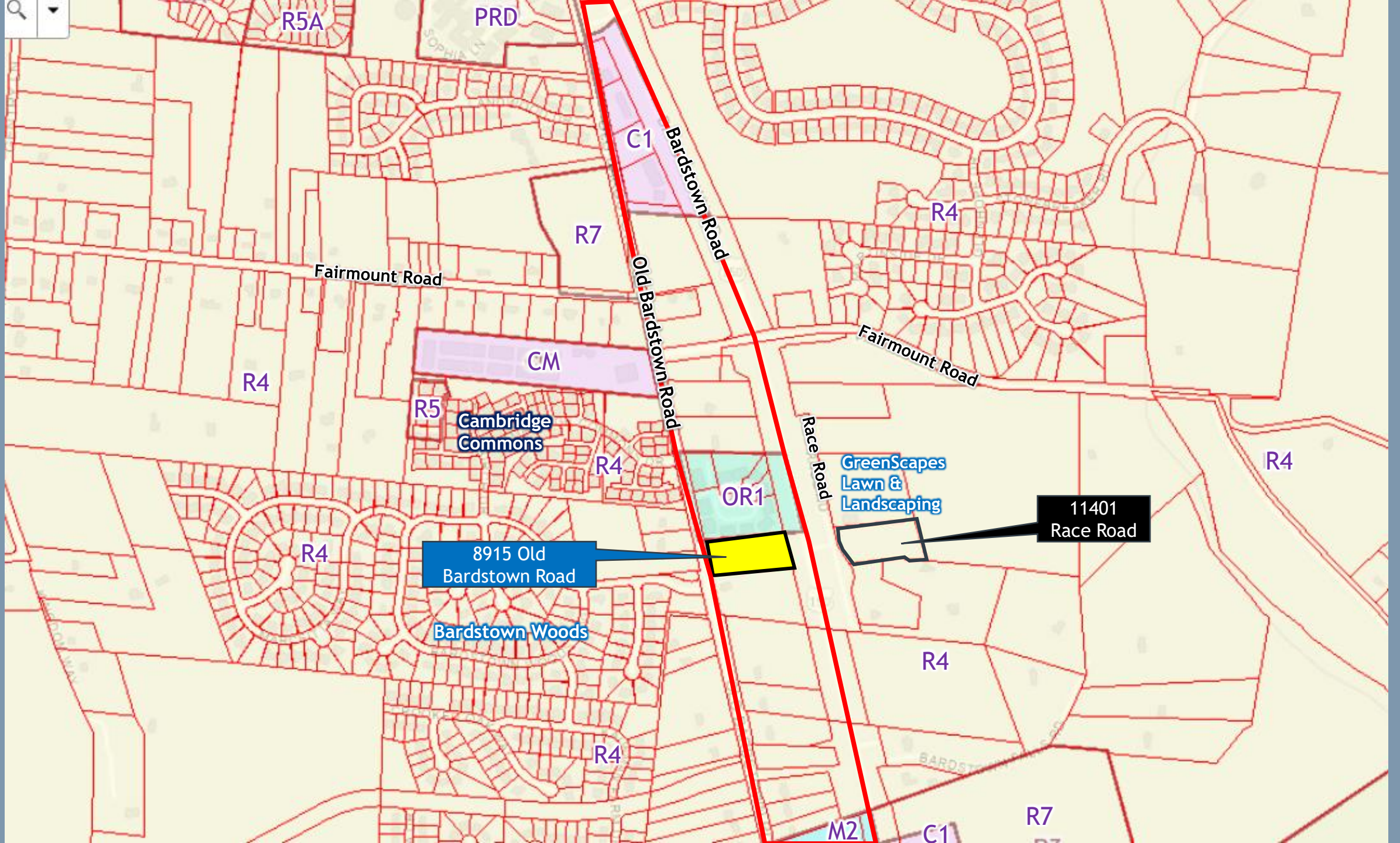
Base

Labels

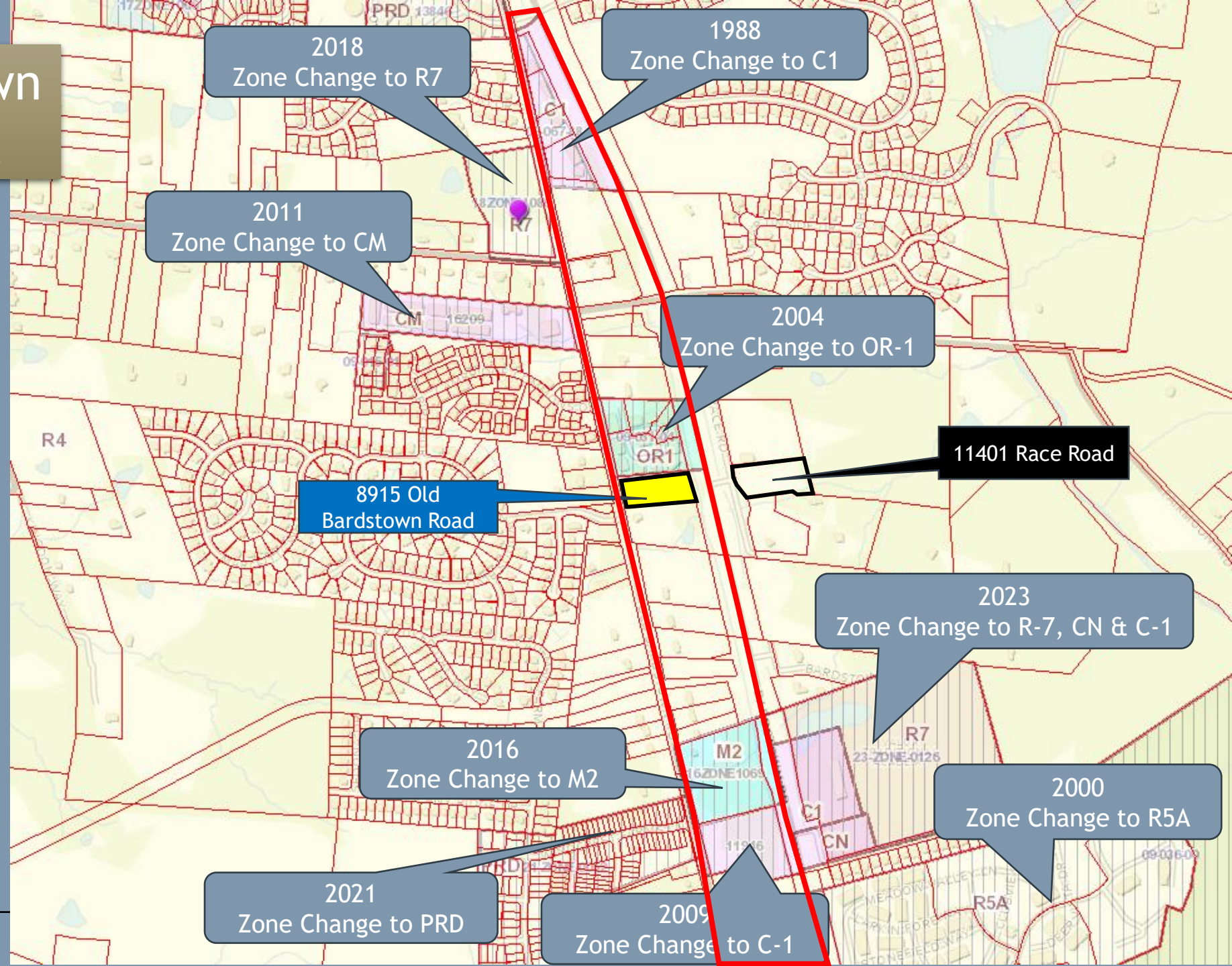


LOJIC © 2025

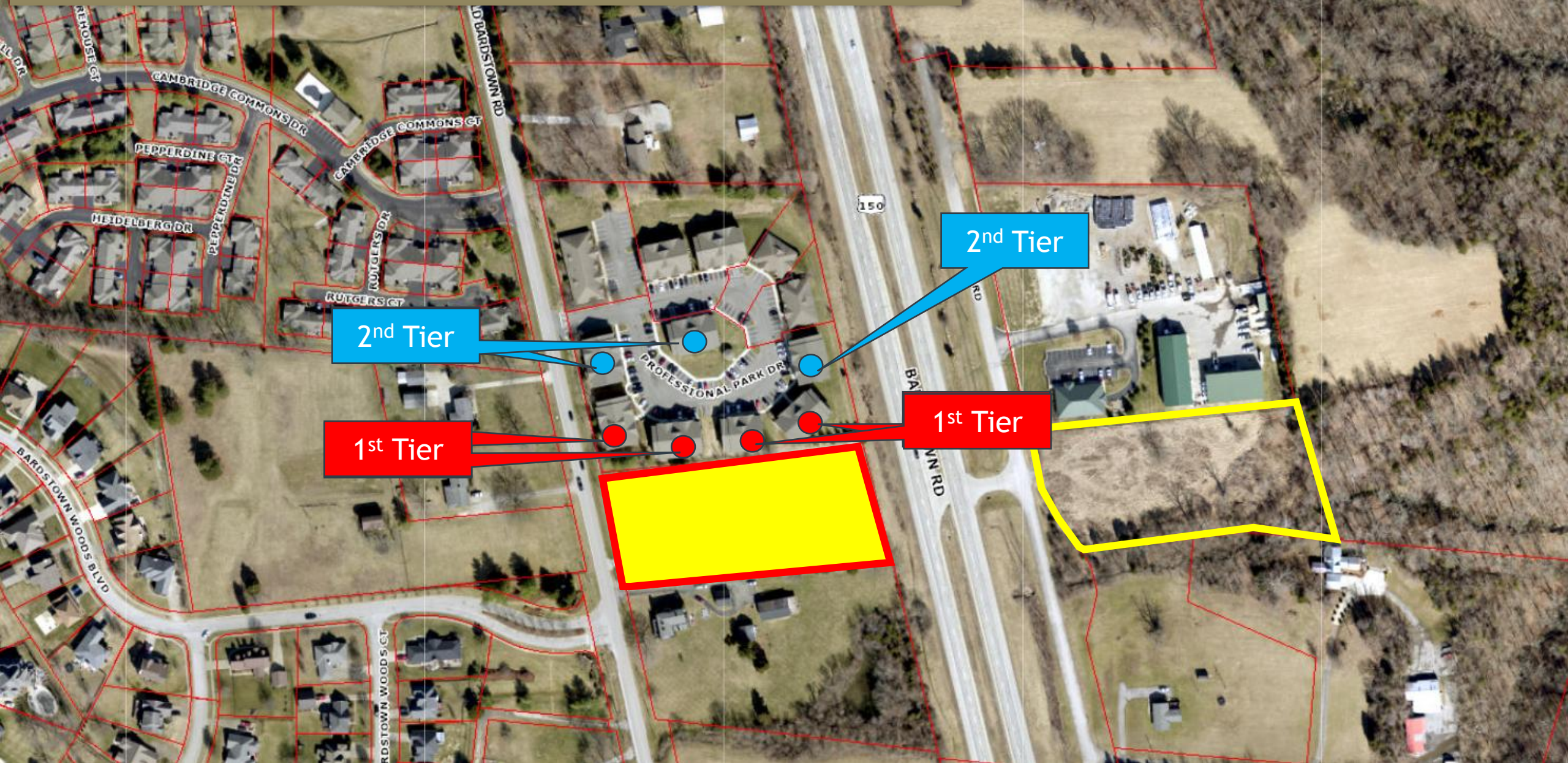


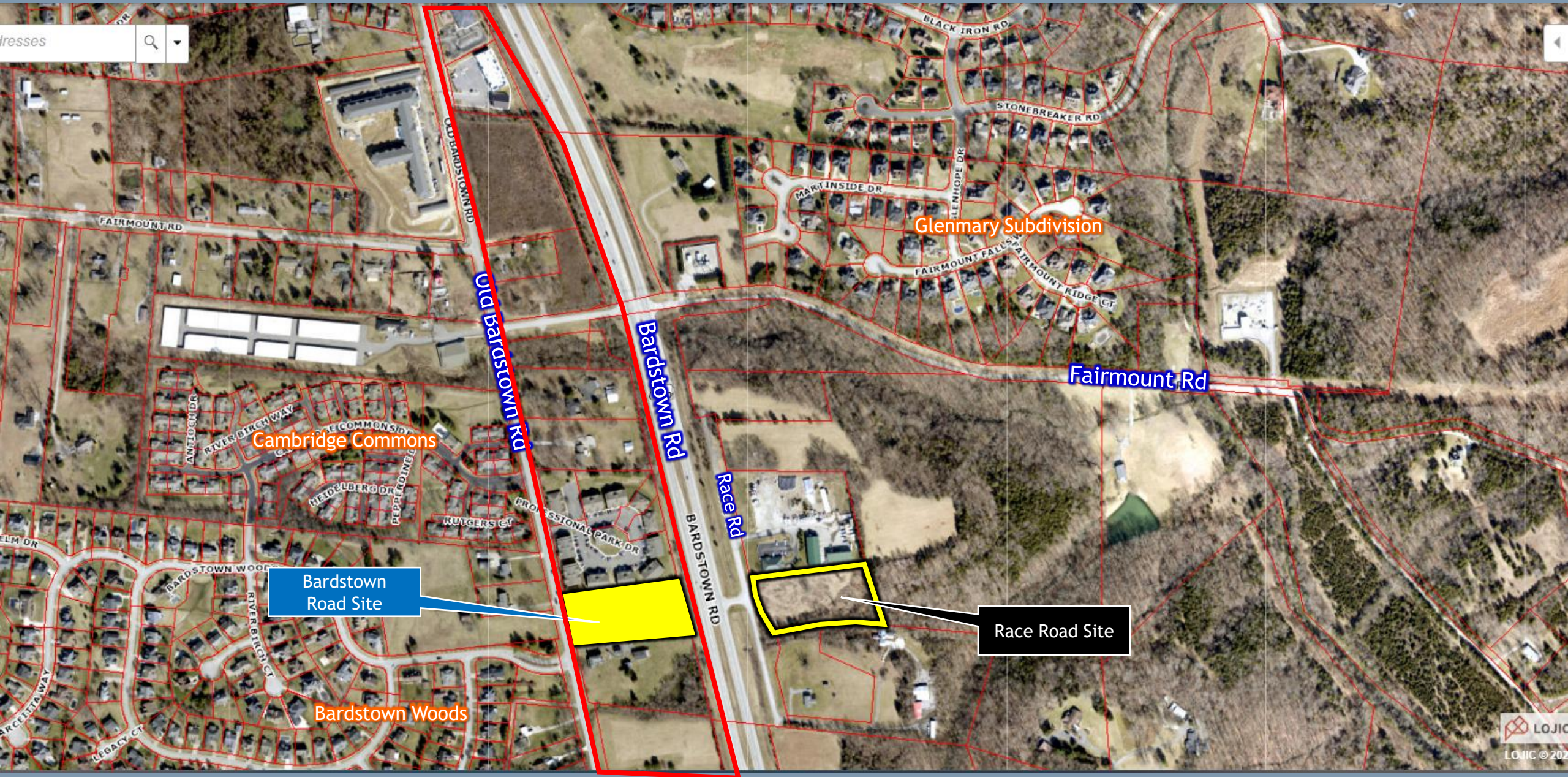


Nearby Old Bardstown Road Island Zoning



27 1st and 2nd tier apt residents received notice
29 of the 1st and 2nd tier apt residents **did not** receive notice

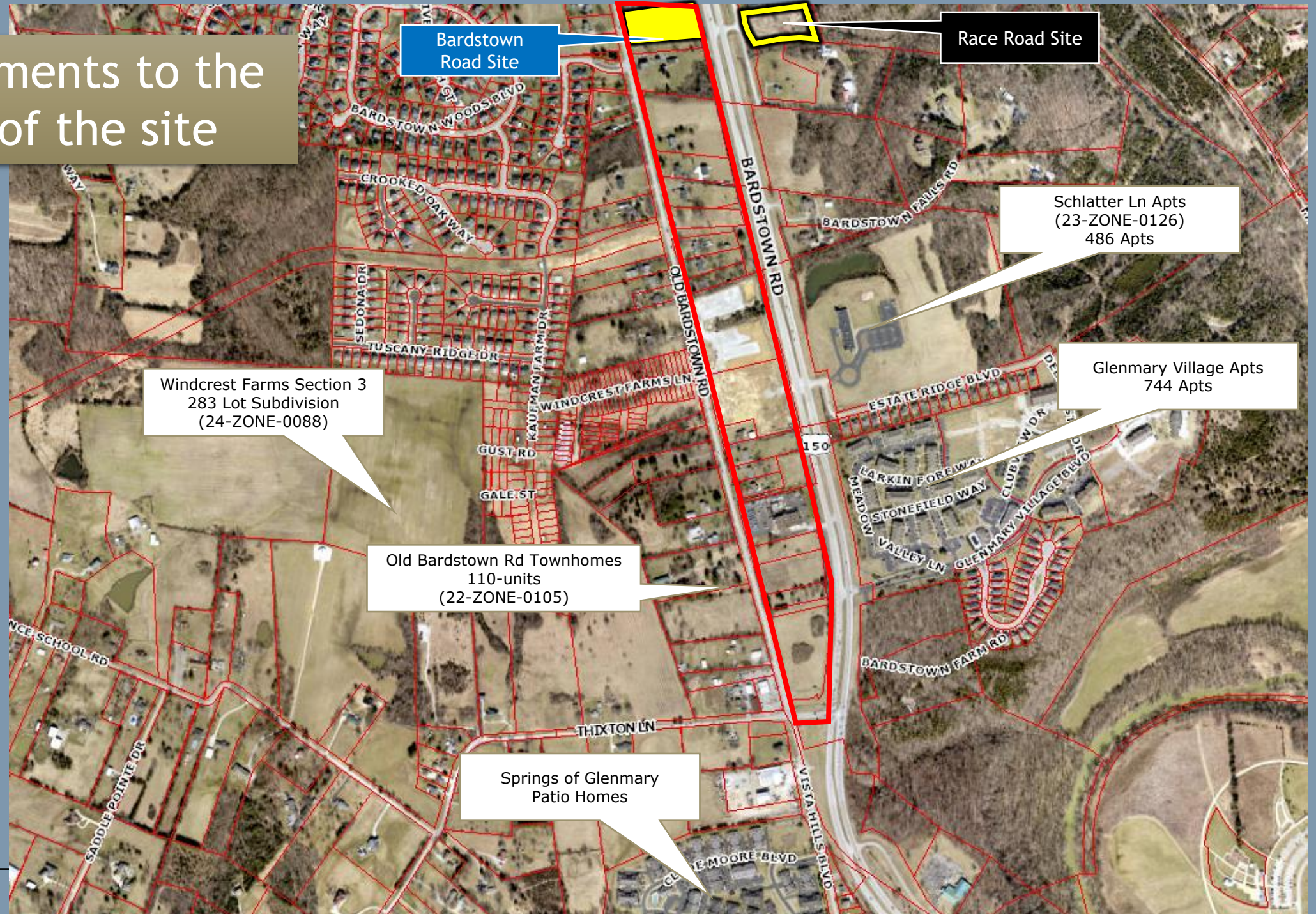




Developments to the north of the site



Developments to the south of the site



Apartment/Townhome Name	Units
Revenant at Cedar Creek	348
Fairmount Woods	58
Brentlinger Townhomes	117
Glenmary Grove	128
Glenmary Point	79
Cedar Creek Apts	168
Schlatter Ln Apts	486
Old Bardstown Road Townhomes	110
Glenmary Village	744
TOTAL	2238 Units

Louisville, Kentucky

Google Street View

Jul 2021 [See more dates](#)



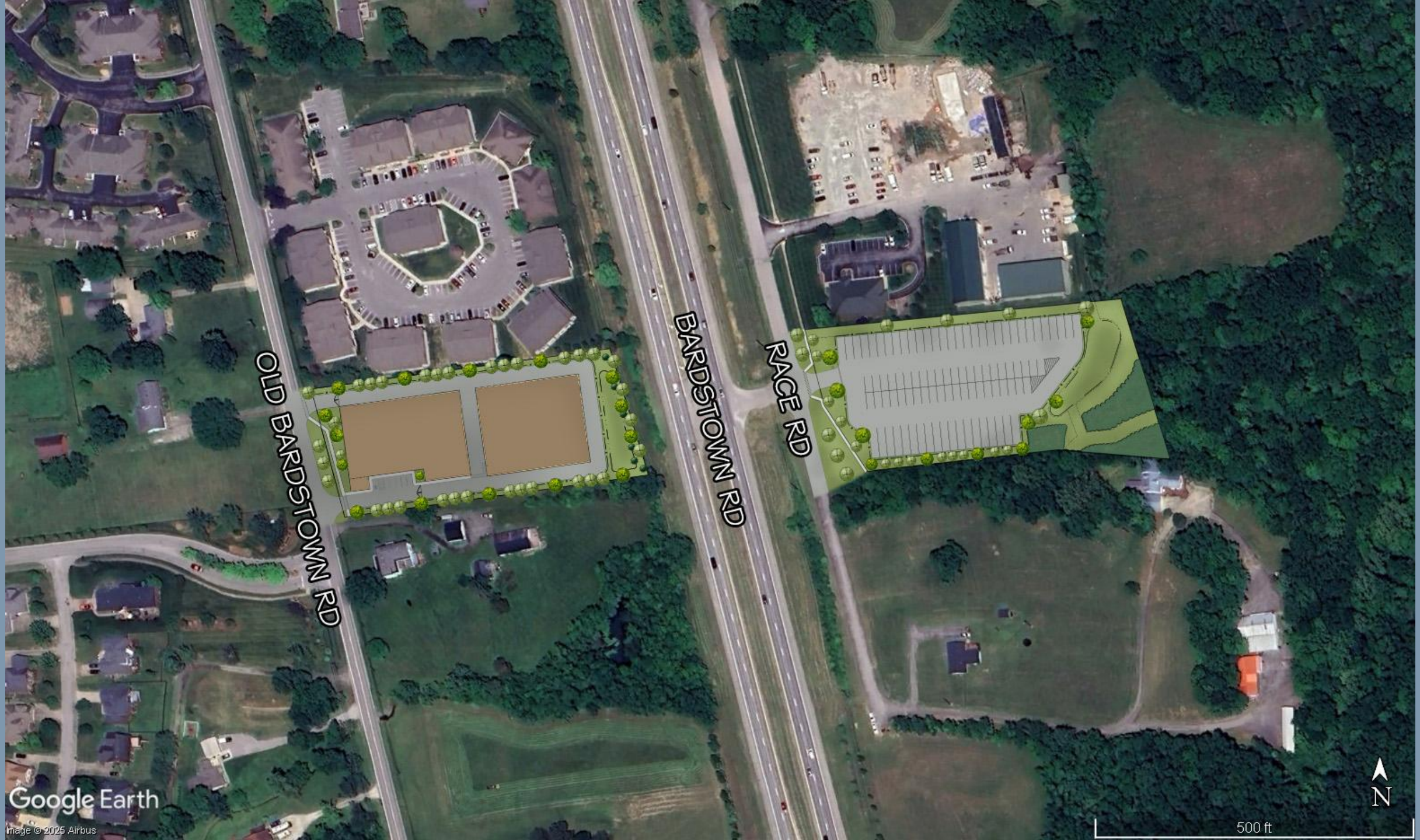
SITE

Google

View of Old Bardstown Road site. Existing house to be removed.



View of Old Bardstown Road, looking south. Site is to the left.



OLD BARDSTOWM RD

BARDSTOWN RD

RACE RD

Google Earth

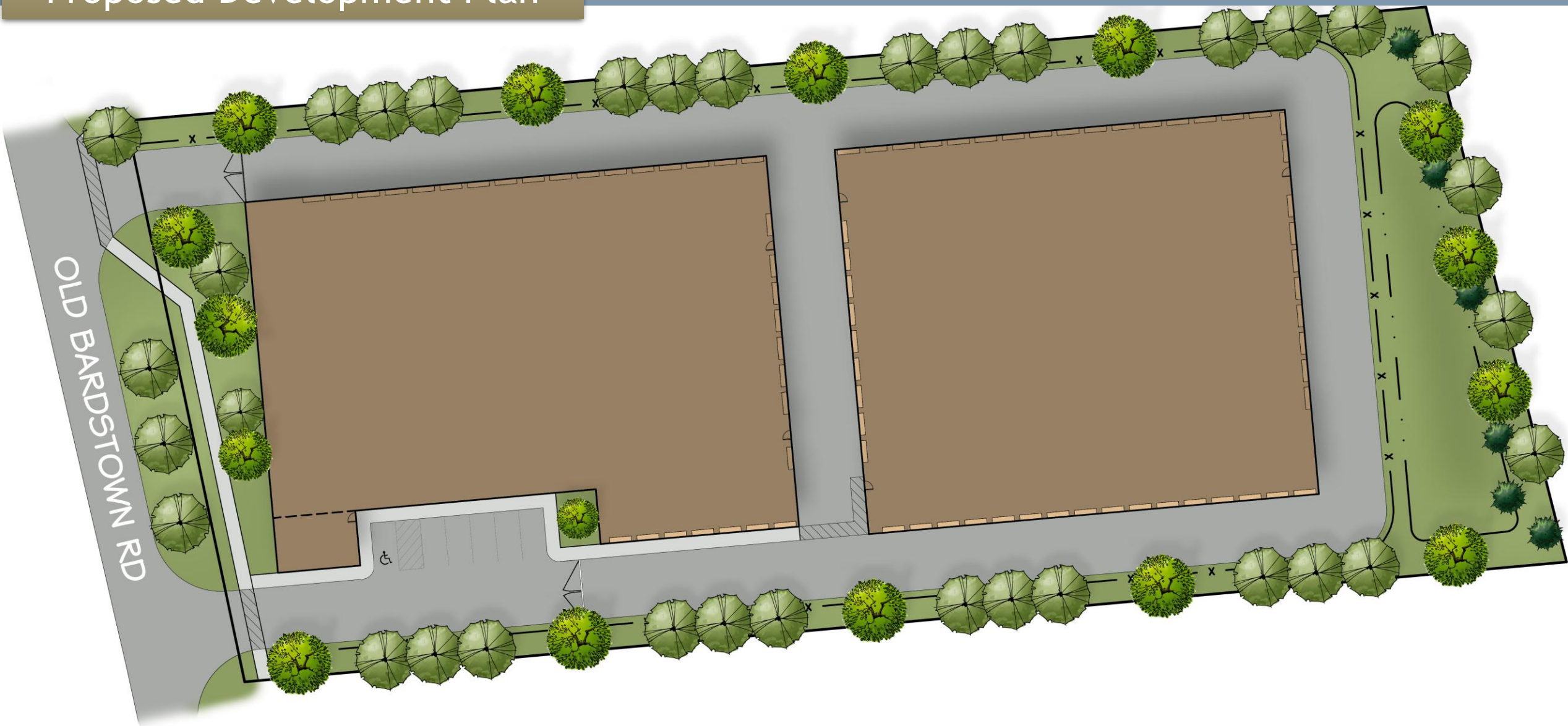
Image © 2025 Airbus



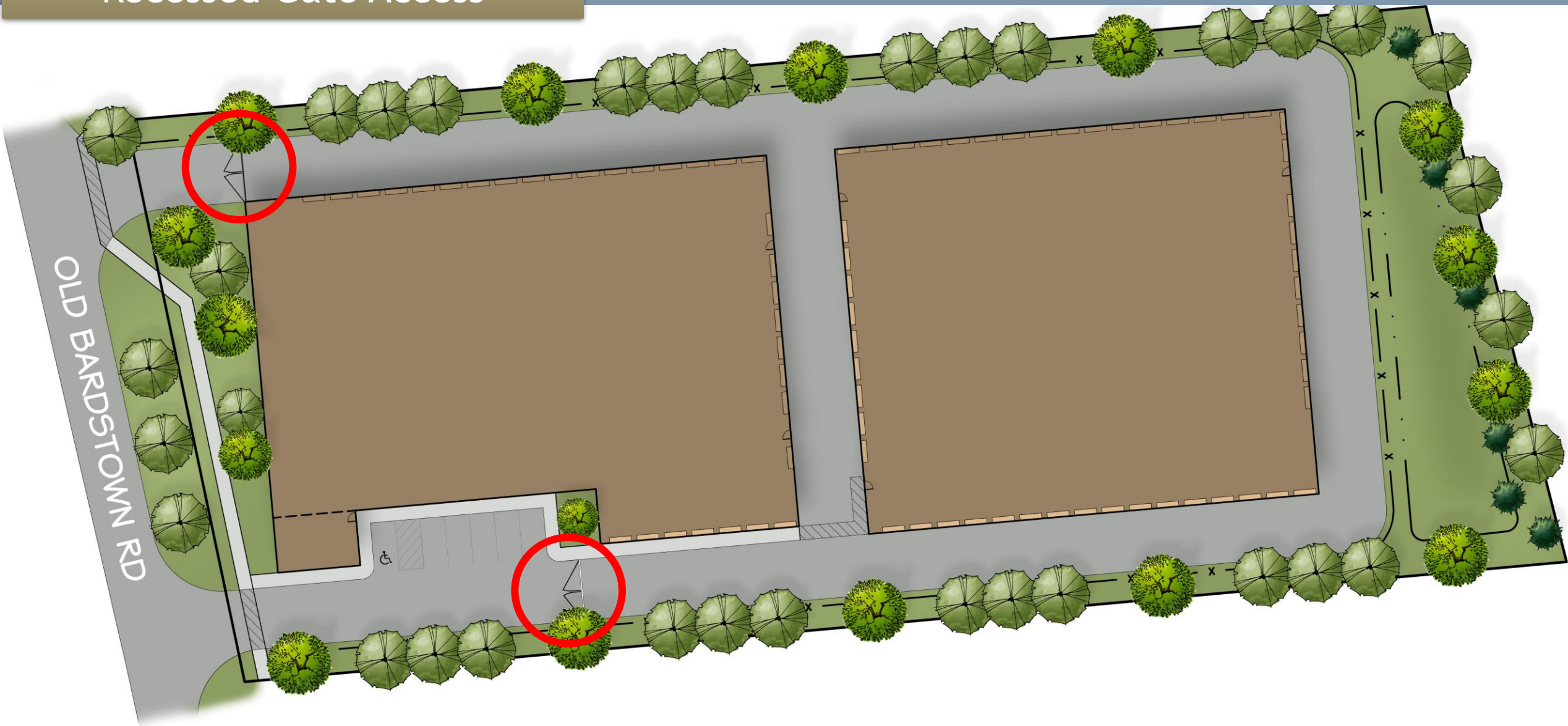
N

500 ft

Proposed Development Plan

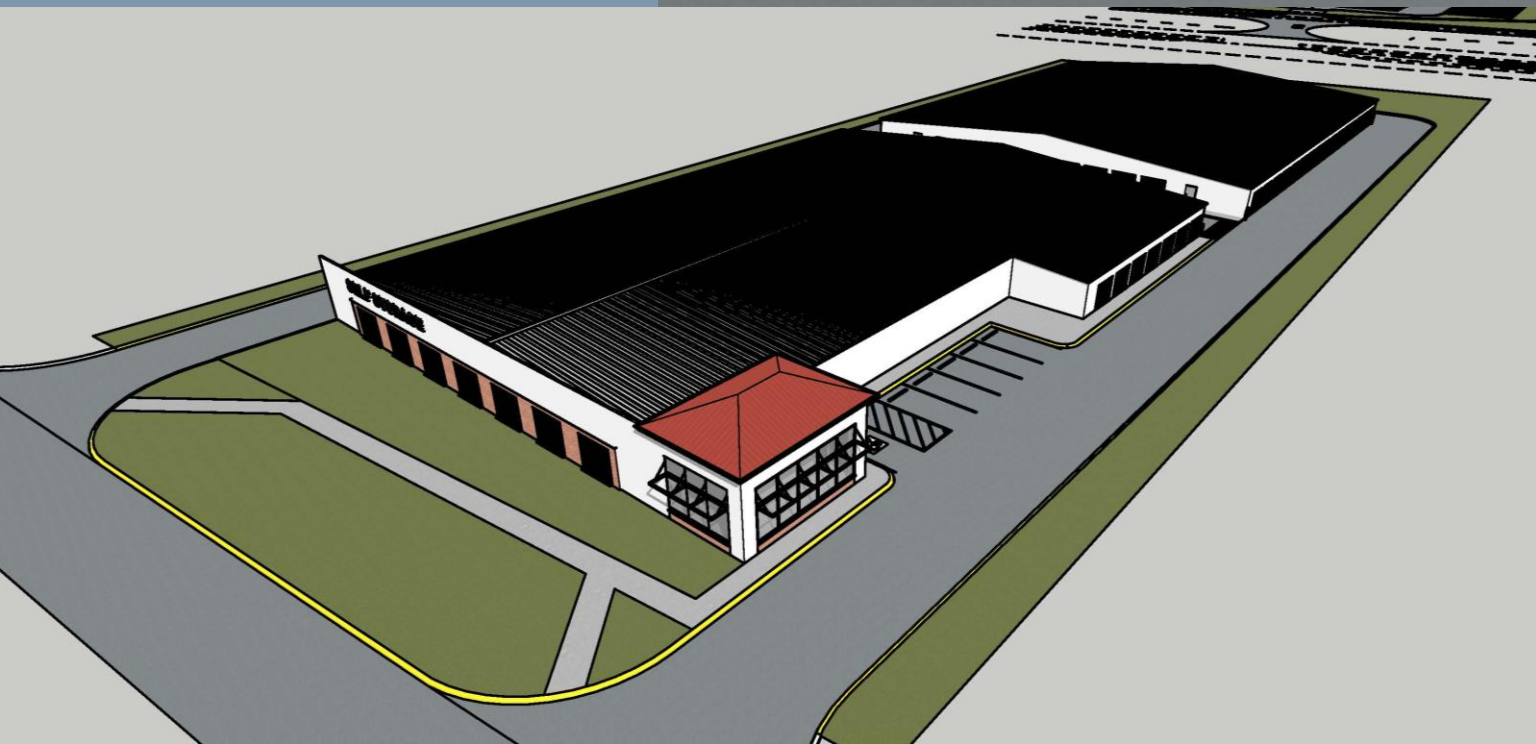


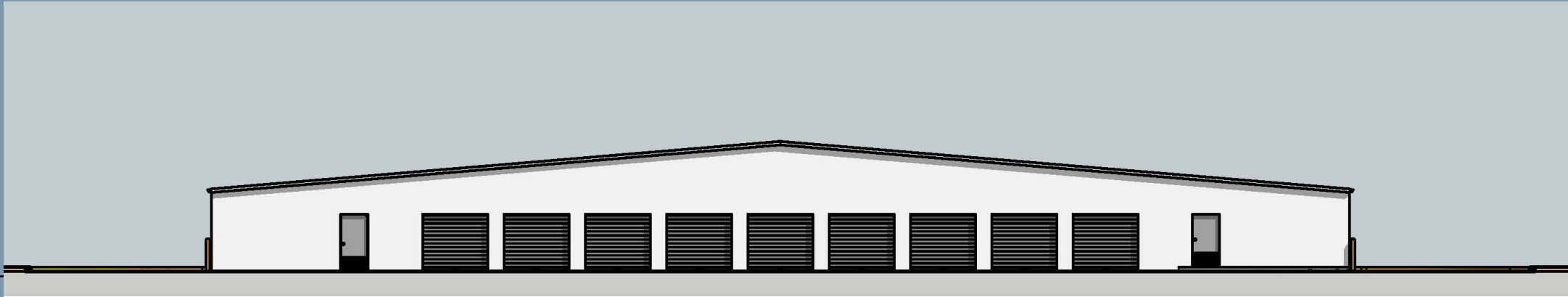
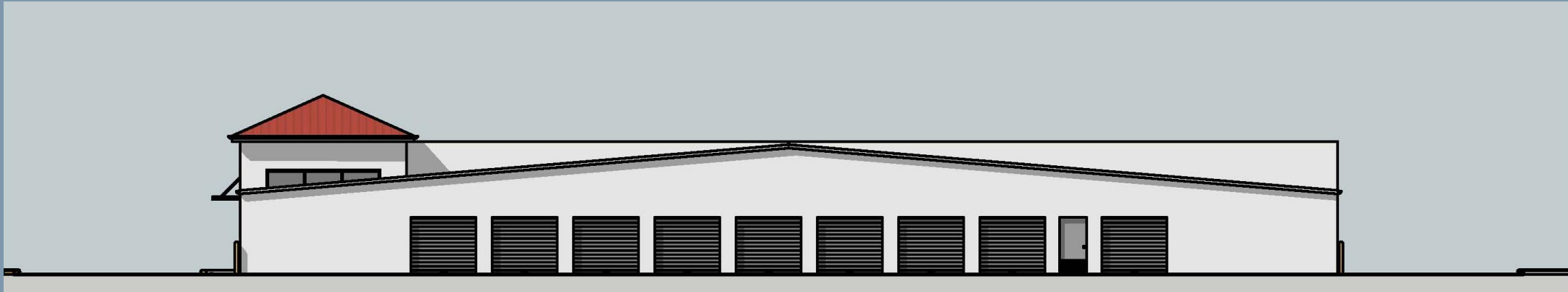
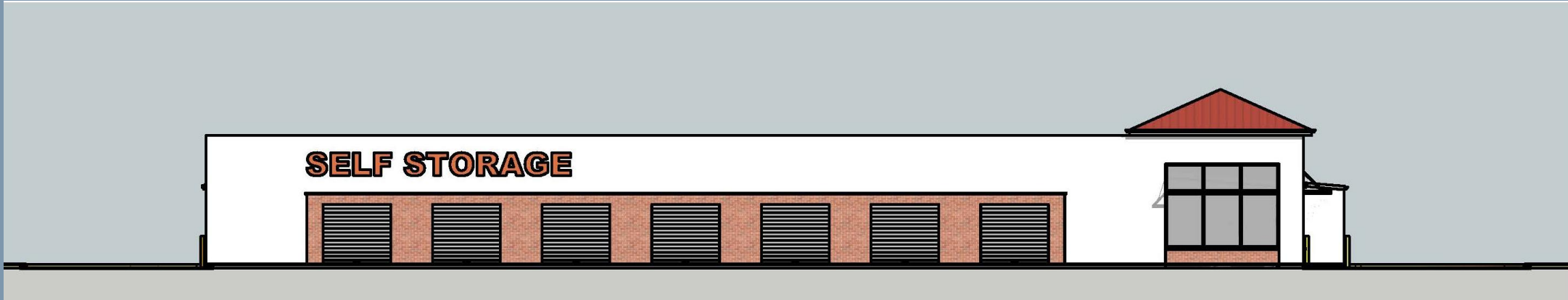
Recessed Gate Access

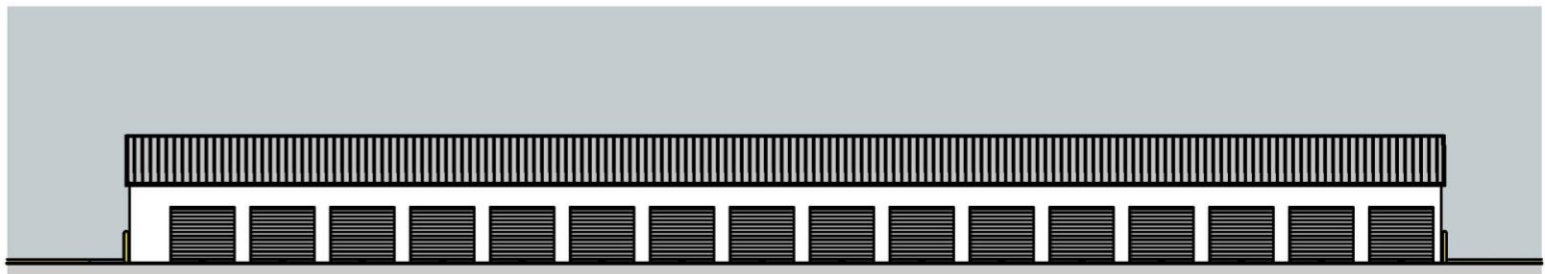
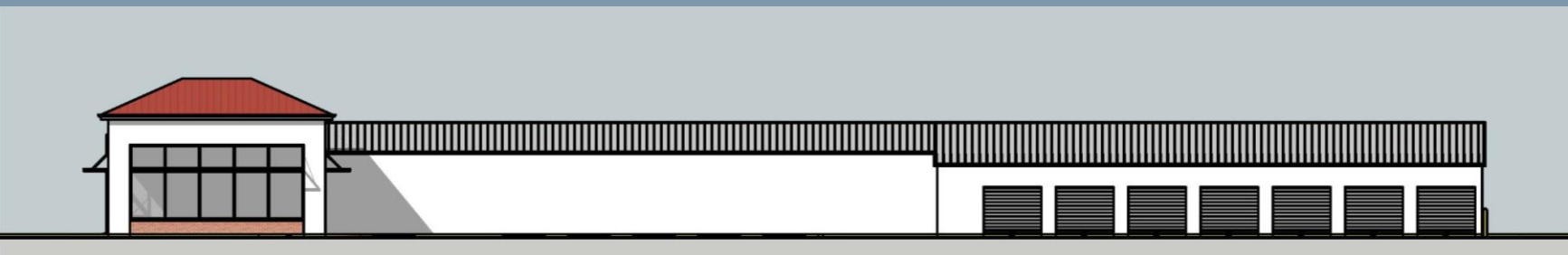
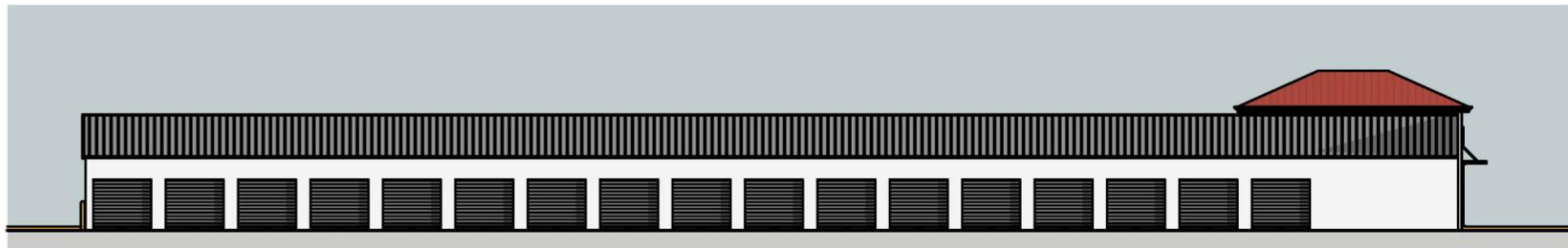
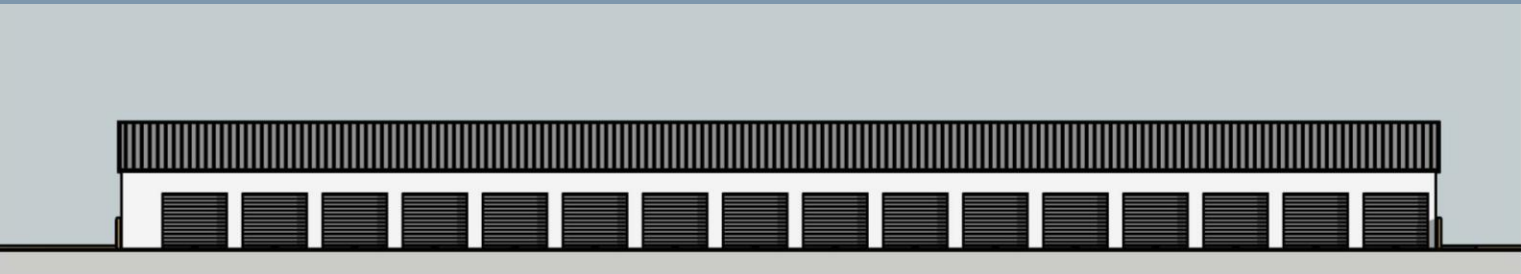


Proposed building style and design

8915 Old Bardstown Road (24-ZONE-0113)









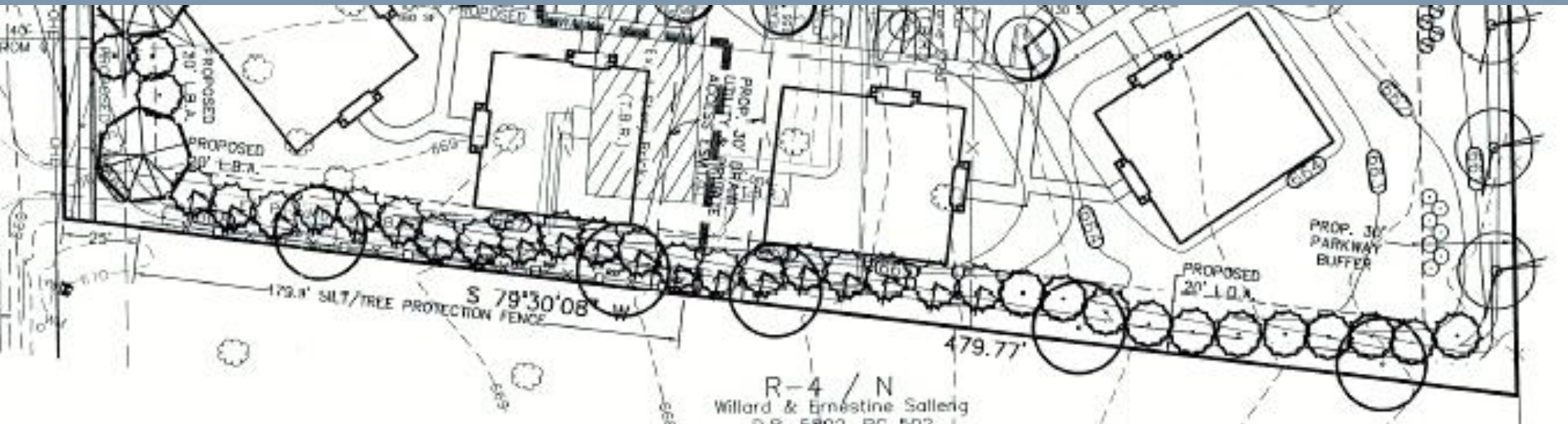
Bardstown
Road Site

Glenmary Poir
Apartments

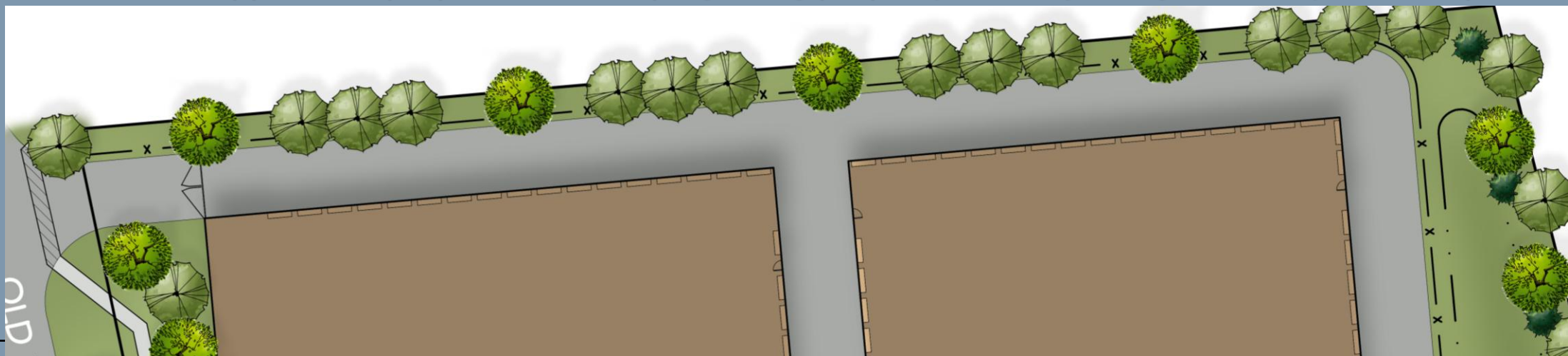
GreenSeap
and...

SELF STORAGE

Approved Landscaping for Glenmary Pointe Apartments



Applicant's proposed landscaping along property line adjoining Glenmary Pointe Apts



Enhanced Landscaping



FRONTIER ELM



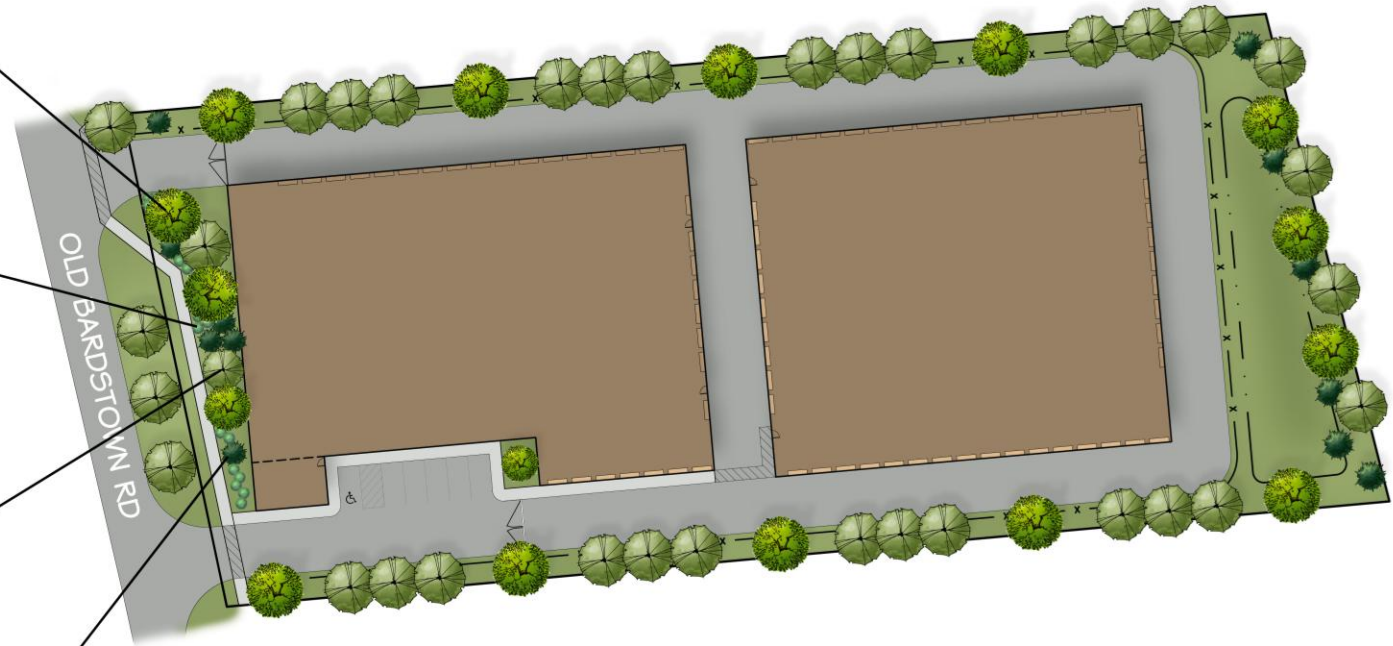
FIRELIGHT HYDRANGEA



JAPANESE ZELKOVA



RED BEAUTY HOLLY



2/6/25 PC Minutes of Approval

PLANNING COMMISSION MINUTES February 6, 2025

PUBLIC HEARING

CASE NO. 24-ZONE-0113

Request: Change in Zoning from R-4 Single- Family Residential to C-2 Commercial with a Detailed District Development Plan with Binding Elements, Conditional Use Permit, Variance(s), and Waiver(s).

Project Name: Old Bardstown Road Mini Warehouse
Location: 8915 Old Bardstown Road
Applicant: Iron Will Ventures, LLC
Representative: Bardenwerper, Talbott & Roberts, PLLC
Jurisdiction: Louisville Metro
Council District: 22 – Kevin Bratcher
Case Manager: Amy Brooks, Planning Supervisor

Notice of this public hearing appeared in The Courier Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Office of Planning offices, 444 S. 5th Street.)

Agency Testimony:

01:19:15 Amy Brooks provided an overview of the request and presented a PowerPoint presentation (see recording for details).

The following spoke in favor of this request:

John Talbott, 1000 N. Hurstbourne Parkway, 2nd floor, Louisville, KY 40223

Corey Phillippe, 4195 Blenheim Road, Louisville, KY 40207

Kathy Linares, 5151 Jefferson Boulevard, Louisville, KY 40219

Summary of testimony of those in favor:

01:25:05 John Talbott spoke in support of the request and presented a PowerPoint presentation. Talbott stated they have not received any letters of opposition from the McFarland's who own a residence to the south of the proposed site but did get an opportunity to speak with them today about the details of the plan. Talbott responded to questions from Commission Members (see recording for detailed presentation).

PLANNING COMMISSION MINUTES February 6, 2025

PUBLIC HEARING

CASE NO. 24-ZONE-0113

01:41:50 Corey Phillippe spoke in support of the request. Phillippe stated the proposed hours will be 9am to 5pm, but customers will not be able to access their units between the hours of 10pm and 5am.

01:44:19 Kathy Linares spoke in support of the request. Linares answered questions about the proposed Cooper Chapel Road extension.

01:48:12 Michael Smith responded to Commission Members questions, stating that the unit is of traditional size and no vehicles will pull into the unit, but it will be a drive-up storage. Smith also stated that the doors on the front are faux doors to meet the architectural requirements for the façade of the building. Smith responded to additional questions from Commission Members (see recording for details).

The following spoke in opposition of this request:

Tim Maddox, Bardstown Woods Homeowners Association, 10700 Slippery Elm Drive, Louisville, KY 40291

Michael Witten, 10706 Slippery Elm Drive, Louisville, KY 40291

Lori McCarty, 10701 Slippery Elm Drive, Louisville, KY 40291

Betty Jo Riddle, 10906 Bardstown Woods Boulevard, Louisville, KY 40291

Kenny Riddle, 1906 Bardstown Woods Boulevard, Louisville, KY 40291

Yvonne Nantz, 10911 Bardstown Woods Boulevard, Louisville, KY 40291

Summary of testimony of those in opposition:

01:58:33 Tim Maddox spoke in opposition of the request. Maddox expressed concern with the change in zoning from residential to commercial. Maddox also had concerns with the warehouse not fitting in with the residential neighborhood and will lower the property value of the homes (see recording for details).

02:00:17 Michael Witten spoke in opposition of the request. Witten expressed concern with small businesses utilizing the proposed warehouse and traffic (see recording for details).

02:02:34 Lori McCarty spoke in opposition of the request. McCarty expressed concern with the proposed site lowering property values, crime, noise, and an increase in traffic (see recording for details).

PUBLIC HEARING

CASE NO. 24-ZONE-0113

Request: Change in Zoning from R-4 Single- Family Residential to C-2 Commercial with a Detailed District Development Plan with Binding Elements, Conditional Use Permit, Variance(s), and Waiver(s).

Project Name: Old Bardstown Road Mini Warehouse

Location: 8915 Old Bardstown Road

Applicant: Iron Will Ventures, LLC

Representative: Bardenwerper, Talbott & Roberts, PLLC

Jurisdiction
Council
Case Ma

Notice of
the propo
whose na

The stat
Commiss
available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Office of Planning offices, 444 S. 5th Street.)

Agency Testimony:

01:19:15 Amy
PowerPoint present

The following spoke

John Talbott, 1000

Corey Phillippe, 419

Kathy Linares, 5151

Summary of testimony of those in favor:

01:25:05 John Talbott spoke in support of the request and presented a PowerPoint presentation. Talbott stated they have not received any letters of opposition from the McFarland's who own a residence to the south of the proposed site but did get an opportunity to speak with them today about the details of the plan. Talbott responded to questions from Commission Members (see recording for detailed presentation).

PUBLIC HEARING

CASE NO. 24-ZONE-0113

01:41:50 Corey Phillippe spoke in support of the request. Phillippe stated the proposed hours will be 9am to 5pm, but customers will not be able to access their units between the hours of 10pm and 5am.

01:44:19 Kathy Linares spoke in support of the request. Linares answered questions about the proposed Cooper Chapel Road extension.

01:48:12 Michael Smith responded to Commission Members questions, stating that

Set-up
the
onal

rive,

Change in zoning from R-4 single-family residential to C-2 Commercial

02:33:45 On a motion by Commissioner Cheek, seconded by Commissioner Lannert, the following resolution, based on the staff report, applicant and staff testimony heard today and staff analysis, was adopted:

Lori McCarty, 10701 Slippery Elm Drive, Louisville, KY 40291

Betty Jo Riddle, 10906 Bardstown Woods Boulevard, Louisville, KY 40291

0291

40291

The vote was as follows:

YES: Commissioners Cheek, Fischer, Lannert, Steff, Bond, and Lohan,
NO: Commissioners Mims, Kern, and Sistrunk
ABSTAIN: Commissioner Benitez

box expressed concern
also had concerns with
will lower the property

02:00:17 Michael Witten spoke in opposition of the request. Witten expressed concern with small businesses utilizing the proposed warehouse and traffic (see recording for details).

02:02:34 Lori McCarty spoke in opposition of the request. McCarty expressed concern with the proposed site lowering property values, crime, noise, and an increase in traffic (see recording for details).

Amended Compliance Statement

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

AMENDED AND REVISED

STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN

Applicant/Owner:	Iron Will Ventures, LLC
<u>Location:</u>	8915 Old Bardstown Road
Proposed Use:	Single-story, self-storage
Engineers, Land Planners and Landscape Architects:	Mindel Scott
Request:	Zone Change from R-4 to C-2 with a CUP

PLAN ELEMENT 4.1: COMMUNITY FORM

This Application complies with Plan Element 4.1, its 5 Goals and their Objectives plus the following applicable Policies.

As to Goal 1, applicable Policies 2, 2.1, 3.1.3, 4, 6, 7, 8, 9, 10, 11, 12, 14, 15, 16, 17, 18, 19, 20 and 23, it complies as follows, in addition to the other ways set forth below: The site is located in the Neighborhood Form District which encourages compatible, neighborhood and area-serving commercial uses. This Neighborhood Form District is exceedingly large, encompassing a large part of southern Jefferson County, and therefore containing multiple varying uses.

The proposed self-storage facility is an excellent neighborhood and proximate small area serving business. Although it is an expansion of commercial activity, it is in an area of growing commercial presence to serve the expansion of residential dwellings in the area. Further, this area is contained in an “island” created when Bardstown Road was moved years ago, making it an ideal area for commercial expansion, without unreasonably interfering with the primary residential areas. It will allow for the expansion of a complementary service with a strong customer base. Many nearby residents live on relatively small lots with minimal storage, therefore prompting a need for this proposed use. In total, this site will be located near over 2,000 residential apartments, town/patio homes, or single-family residences, and is one of only a couple other self-storage facilities within several miles.

Small businesses may also require this sufficient storage capacity for supplies and extra equipment on site. Therefore, since this proposed use is adjacent to these nearby residential and other commercial activities, it will improve air quality and traffic safety, requiring shorter distances to be traveled for access. The site will also use few employees, meaning there is a lower need for access by transit. Overall, this proposal will not allow for higher intensity uses on the site that would otherwise have a negative environmental impact on the surrounding residential areas.

The site is located on Old Bardstown Road, a primary collector road, and adjacent to Bardstown Road, which is a major arterial. This location and its access points provide adequate connections to and align with the residential elements of the area. There are no manufacturing, hazardous, or traditional industrial activities occurring on the site.

The site features heights, setbacks, building materials and design themes that maximize aesthetics and minimize negative visual impacts, as well as fosters compatible forms and designs with surrounding residential communities. Specifically, vantage points from nearby residential properties to the inside of the site, as well as any refuse storage, will be appropriately screened. Enhanced landscaping exceeding regulatory requirements are being added to the Old Bardstown Road facing side, to screen the site from single-family neighbors. Building entry points will be minimized. A gate will be used, along with lighting and added security features. This proposed self-storage facility will not have any odor, or significant noise or lighting impacts. This proposed use is unique among all other commercial enterprises in this manner.

As to the potential impacts of traffic and air quality, the proposed use generates, as said, almost no traffic, indeed less than just about any other conceivable use, which is the nature of self-storage. Most customers drop their belongings off once and usually never, or only infrequently, return. Further, the site plan has been prepared to assure safe and easy access without disrupting existing traffic patterns and flows.

The proposed facility includes very little parking, given how infrequently facilities of this kind are visited. The proposal’s lighting and signage features will be fully LDC compliant, as only minimal security lighting and signage are needed given the nature of the proposed use.

As to Goal 2, applicable Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15, 16 and 17, it complies as follows, in addition to the other ways set forth above and below: This project is located in a Neighborhood Form District and offers a proposed use and density that is compatible with the desired levels, adjacent residential uses, and existing/planned infrastructure. Furthermore, it provides non-residential development within the Neighborhood Form District, while still being a residential serving use. This is the best development option given the natural features of the lot, and this proposed use will not increase any intensity of use. It is also located along a stretch of Old Bardstown Road that possesses adequate traffic-carrying capacity. The development is within an existing growing commercial activity center, separated from the primary residential areas between Old Bardstown Road and Bardstown Road. As such, there will be appropriate access and connectivity provided, and a synergy of complementary commercial uses that support economic growth.

Road access will be reviewed during the agency comments, following this official filing. MSD and Metro Public Works and Transportation Planning (MPW&TP) will approve this plan for preliminary approval prior to LD&T review, thereby demonstrating compliance with those agencies’ independent standards relative to the roadway, sanitary sewer and storm water infrastructures. The proposed zone change will also permit a variety of uses, including mixed residential, office, and other commercial uses.

As to Goal 3, applicable Policies 3, 7, 8, 9, 10, 11, 12, it complies as follows, in addition to the other ways set forth above and below: the site will promote functional open space which protects natural resources and is compatible with the pattern of development in the Neighborhood Form District. No wet or highly permeable soils, or severe, steep, or unstable slopes are evident on the

site. It is also not located in the floodplain, or Ohio River Corridor. The proposed use incorporates minimal changes to the overall topography, and maintains the natural features of the site.

As to Goal 4, applicable Policies 1, 2 and 4, it complies as follows, in addition to the other ways set forth above and below: this application is not located near or adjacent to any historical or cultural sites, and the wrecking ordinance is inapplicable. There are no environmental features on the site that can be preserved along Old Bardstown Road.

PLAN ELEMENT 4.2: MOBILITY

This application complies with Plan Element 4.2, its 3 Goals and their Objectives plus the following applicable Policies. As to Goal 1, applicable Policies 1 and 4; Goal 2, applicable Policies 4, 5, 7 and 8; and Goal 3, applicable Policies 1, 2, 3, 4, 5, 6, 7, 9, 10, 12, 14, 15, 17, 18, 20 and 21, it complies as follows, in addition to the other ways set forth above and below:

The proposal and DDDP include provisions for sufficient and safe access, with appropriate corner clearances, site distances and internal circulation. Adequate road right-of-way exists, or will be further provided. Frontage sidewalk and a pedestrian connection from sidewalks or walkways to buildings will be provided. Given the specific proposed use, customers are unlikely to access the facility via bicycle or transit. Instead, it will likely be accessed by truck or car, but once again the nature of the proposed use will cause there to be fewer overall trips, shorter distances traveled, and an infrequent number of trip generations. As a result, any traffic impacts on nearby roads will be minimal. No nuisance will be created.

Access to the site will be directly off Old Bardstown Road, meaning no commercial traffic will be routed through lower intensity, adjacent residential neighborhoods. The proposed use is not a higher intensity use for the surrounding area. As such, all existing transportation facilities are adequate to serve this development. Adequate parking and delivery access will be accommodated as explained above and in the DDDP. Furthermore, this is the closest facility in the area for this proposed use, meaning it will facilitate better transportation practices overall. Lower peak hour trips will be generated as well due to the proposed use. The proposal achieves the basic objectives of encouraging shorter trip lengths due to proximity to its anticipated customer base. Any future redevelopment could potentially allow for higher density and more employment opportunities near a strong residential base.

Furthermore, this proposed zone change will serve and fit with the other transportation characteristics of the surrounding area and there is adequate vehicular infrastructure to serve the proposed commercial use and any future commercial uses. It will continue to assist a growing residential population by providing them with access and connectivity to a complementary service. The property will allow for ease of transport for people with disabilities. This proposal shall also allow higher density and intensity commercial zoning to be located in a growing activity center, while still screened and separated from the primary residential areas.

All necessary agencies will approve the DDDP for preliminary approval prior to docketing for LD&T review and public hearing. This will demonstrate compliance with all technical transportation design requirement of those agencies.

PLAN ELEMENT 4.3: COMMUNITY FACILITIES

This application complies with Plan Element 4.3, its Goals and their Objectives plus the following applicable Policies. Specifically, as to Goal 2, applicable Policies 1, 2 and 3, it complies as follows, in addition to the other ways set forth above and below:

This proposal is not a community facilities plan, but is located in an area currently served by existing infrastructure, such as the Cedar Creek Water Quality Treatment Plant. Furthermore, it possesses an adequate supply of potable water through the Louisville Water Company, and will therefore continue to provide sufficient water for fire-fighting and other purposes. It will continue to have access to sewers so as to not burden existing or future community facilities.

PLAN ELEMENT 4.4: ECONOMIC DEVELOPMENT

This application complies with Plan Element 4.4, its Goals and their Objectives, plus the following applicable Policies. As to Goal 1, applicable Policies 2, 3, 4, and 5; and Goal 2, applicable policies 1 and 3, it complies as follows, in addition to the other ways set forth above and below:

This proposal promotes general economic activity that serves and betters the surrounding area. While this proposed use complements the nearby residential areas, it will not lead to higher traffic rates in the area, thereby avoiding any adverse effects or nuisances on its neighbors. The development will further serve as a facilitator for job creation. This location is near a growing activity center, and as such it will serve area residents and nearby businesses along Bardstown Road. There are adequate connections that already exist for access to the site.

This proposal will also be an infill development of an otherwise under-utilized lot. It will feature all necessary design components to promote energy efficiency and lower the urban heat island effect.

PLAN ELEMENT 4.5: LIVEABILITY

This application complies with Plan Element 4.5, its Goals and their Objectives plus the following applicable Policies. As to Goal 1, applicable Policies 5, 7, 8, 10, 12, 13, 15, 17, 21, 23, 24, 26, 27, 28, 29, 30, 31, 32 and 35, it complies as follows, in addition to the other ways set forth above and below:

A stormwater detention basin is proposed on the site, such that post-development peak rates of runoff will not exceed pre-development conditions. Stormwater will enter the exiting storm system. Any effects the proposal has on air quality will be negligible, as the vehicle miles will be reduced due to the close proximity of the site to potential customers. The general landscaping features of the area will be maintained. No areas of concern were noted on the karst survey. The site is also not located in the floodplain, but will still comply with all applicable regulations for environmental concerns.

Once again, this development will not utilize transit systems, therefore preserving these valuable community resources for other uses. All requirements will be followed, as systems will be implemented to further protect groundwater and any other natural water sources. Landscaping has been added to the plan where necessary and required under the Land Development Code to reduce the impact of the site on nearby residential uses. In fact, enhanced screening has been

added on the Old Bardstown Road side. The proposed rezoning and development will incorporate numerous policies and features that all support the natural character of the land, including greenspaces and a tree canopy that will encourage growth of many native plant species. The plan also promotes pedestrian ease of access.

PLAN ELEMENT 4.6: HOUSING

This application complies with Plan Element 4.6, its Goals and their Objectives, plus the following applicable Policies. As to Goal 1, applicable Policies 1 and 2; Goal 2, applicable Policies 1 and 2; and Goal 3, applicable policies 2 and 3, it complies as follows, in addition to the other ways set forth above:

Because the proposed self-storage facility is located proximate to existing residential neighborhoods, and near and inside an existing activity center and major roadway, it will readily serve people in nearby housing who lack appropriate storage and are underserved by similar businesses. This proposal serves as a direct benefit to these residents, and will promote more occupancy in the surrounding area, as well as more diverse housing layouts and types, allowing aging in place, better options for young professionals, and families. The proposed use will not create a disparity in density or intensity of uses with these housing options but will instead complement them. It will promote fair and affordable housing by serving the apartments and smaller lots in the area, and will not displace any residents. Lastly, this proposed use encourages housing in the surrounding areas for older and disabled populations, as it locates storage closer to them for purposes of ease of access.

* * *

For all of the above-stated reasons, those shown on the DDDP and those explained elsewhere in this application, plus those that will be further explained at the LD&T meeting and Planning Commission public hearing, this application complies with all other applicable Goals, Objectives and Policies of the “Plan 2040” Comprehensive Plan.

Respectfully submitted,

BARDENWERPER, TALBOTT & ROBERTS, PLLC
1000 N. Hurstbourne Parkway, Suite 200
Louisville, KY 40223
(502) 426-6688

Proposed Binding Elements

9. Owner/Developer shall provide enhanced landscaping substantially similar to that depicted at the Planning Commission public hearing on April 10, 2025, with the exact details of the landscape plan determined in consultation with Planning Staff.
10. Buildings on site shall not exceed 1 story or 16 feet in height
11. The following uses shall be prohibited on site:
 - C-2: Auction sales, indoor
 - Automobile rental agencies
 - Automobile repair garages
 - Automobile sales agencies,
 - Billiard parlors, charitable gaming facilities, games rooms and similar entertainment uses
 - Bingo halls and parlors not regulated as a charitable gaming facility
 - Boat sales and related storage
 - Dance halls
 - Flea market, indoor
 - Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business
 - Micro-breweries and micro-distilleries
 - Package liquor stores
 - Public transportation passenger terminals
 - Restaurants, where dancing or entertainment is allowed, outside as well as inside a building, including drive-in restaurants where all or part of the service or consumption is inside a vehicle
 - Tattoo, body are and piercing parlors
 - Tavern, bar, saloon
 - Used car sales

Proposed Binding Elements

C-1: Automobile rental agencies

Automobile parking areas, public and private

Automobile service stations with service bays for repair of no more than two vehicles

Bowling alley

Car washes

Charitable gaming facilities

Dry-cleaning, dyeing, pressing, and laundry; distributing stations or retail businesses where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments

Extended stay lodging

Hotels and motels

Package liquor stores

Pawn shops

Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.



Questions?

