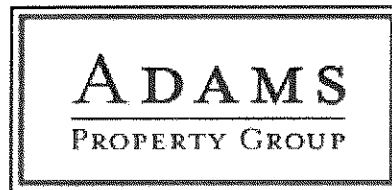


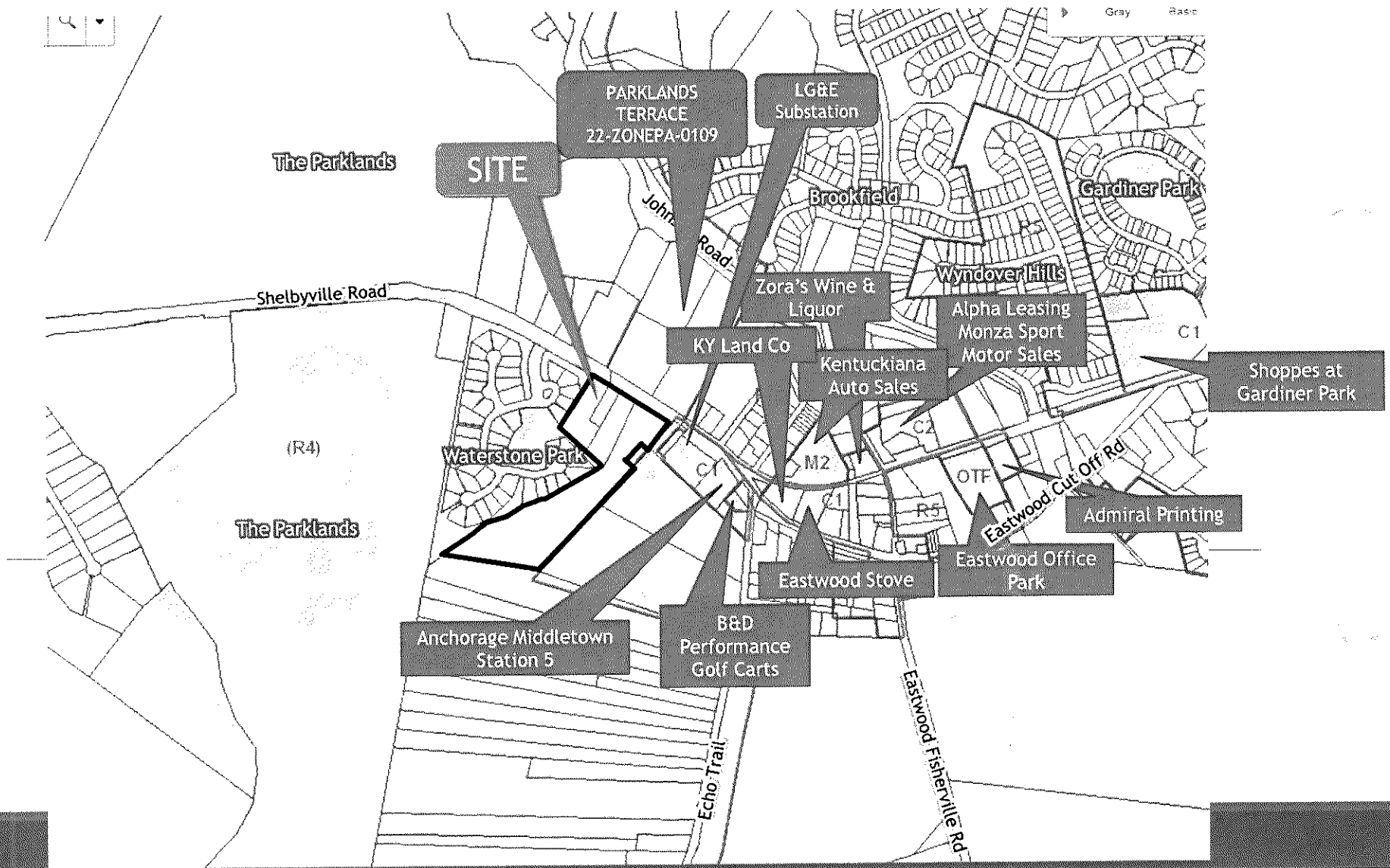
Louisville Metro Planning Commission Public Hearing - May 11, 2023
Louisville Metro Land Development & Transportation Committee - March 23, 2023
Neighborhood Meetings - September 19, 2022 & January 9, 2023

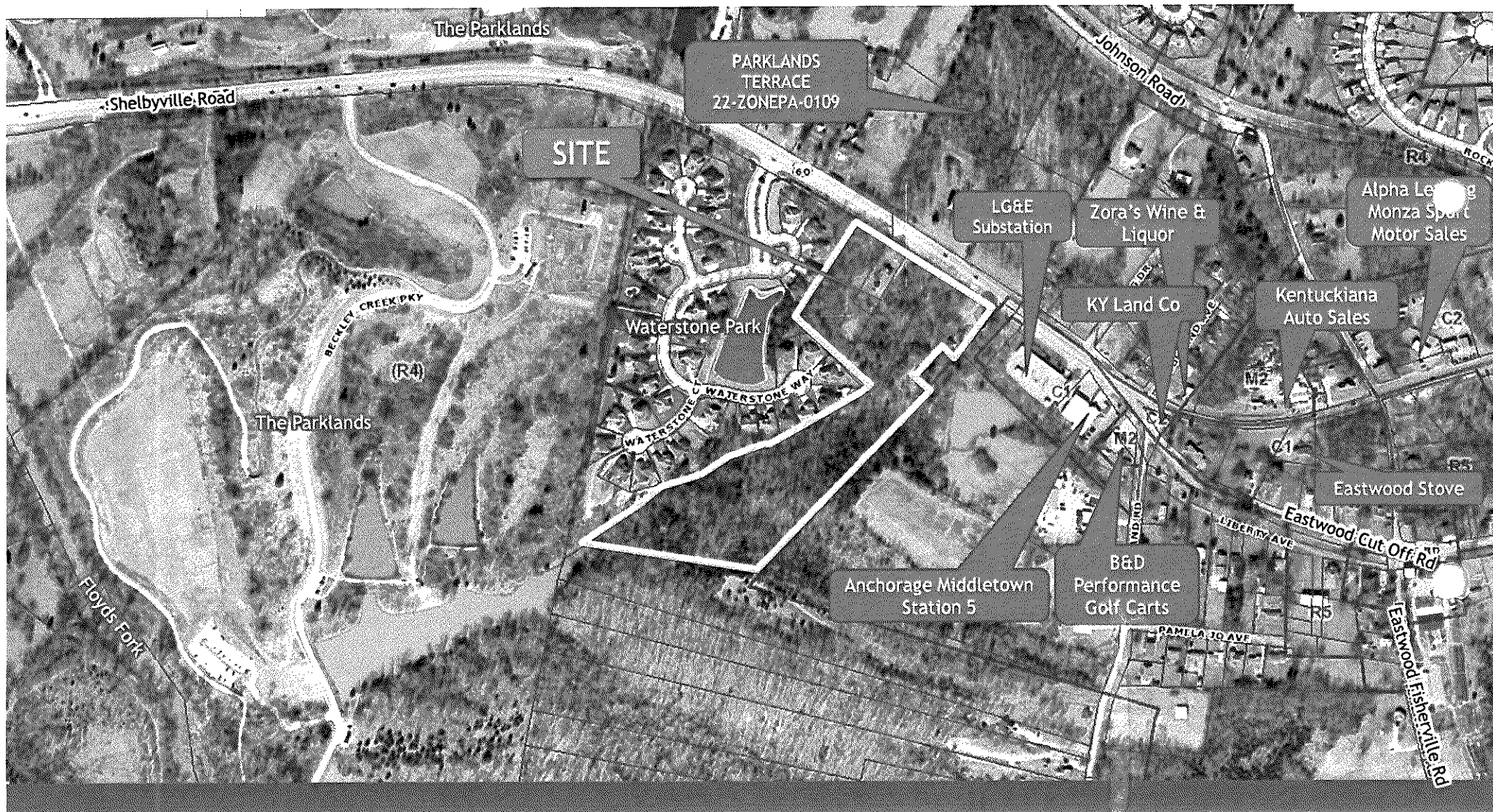
Docket No. 22-ZONE-0170

Zoning from R-4 to C-2, a Conditional Use Permit (CUP), and a
Floyds Fork Development Review Overlay (FFDRO) review to allow
a self-storage facility on property located at
15900 and 15910 Shelbyville Road, and two properties with no
address per PVA



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Bowman





Current Proposed Plan





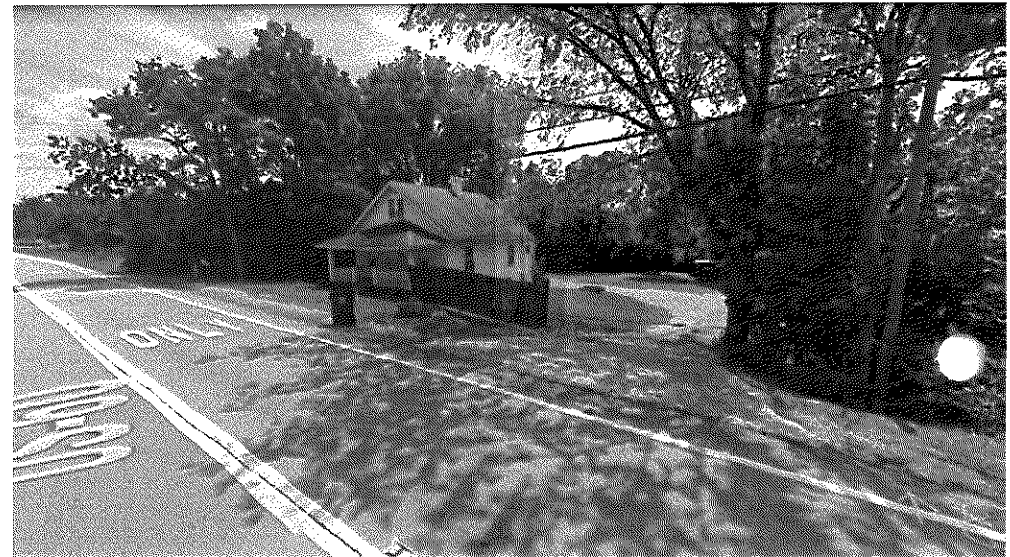
View of Shelbyville Road looking west. Site is to the left (south).



View of Shelbyville Road looking east. Site is to the right (south).



Existing homes on site to be removed.



1978, 1979, 1980	400 018 57
1981 FREE CANNED - 100 531	930 155 57 1978
1982 FREE CANNED - 100 194 531	425 576 57 1979
1983 CANNED - 100 194 531	295 576 57 1980
1984 CANNED - 100 194 531	0 57
1985 FREE CANNED - 100 194 531	425 576 57 1981

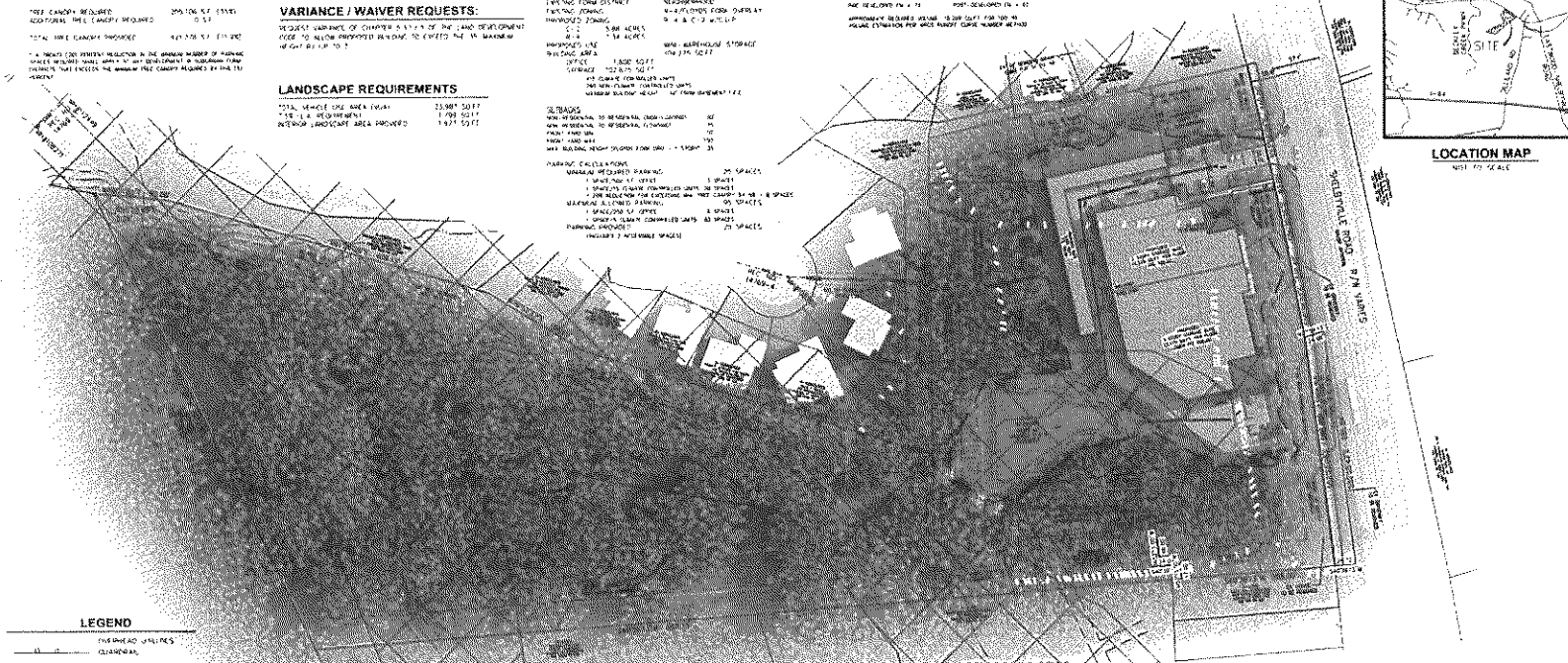
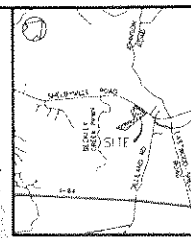
1 - 1980 - 1981 1982 1983 1984 1985 1986 1987 1988 1989 1990 1991 1992 1993 1994 1995 1996 1997 1998 1999 2000 2001 2002 2003 2004 2005 2006 2007 2008 2009 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033 2034 2035 2036 2037 2038 2039 2040 2041 2042 2043 2044 2045 2046 2047 2048 2049 2050 2051 2052 2053 2054 2055 2056 2057 2058 2059 2060 2061 2062 2063 2064 2065 2066 2067 2068 2069 2070 2071 2072 2073 2074 2075 2076 2077 2078 2079 2080 2081 2082 2083 2084 2085 2086 2087 2088 2089 2090 2091 2092 2093 2094 2095 2096 2097 2098 2099 2100 2101 2102 2103 2104 2105 2106 2107 2108 2109 2110 2111 2112 2113 2114 2115 2116 2117 2118 2119 2120 2121 2122 2123 2124 2125 2126 2127 2128 2129 2130 2131 2132 2133 2134 2135 2136 2137 2138 2139 2140 2141 2142 2143 2144 2145 2146 2147 2148 2149 2150 2151 2152 2153 2154 2155 2156 2157 2158 2159 2160 2161 2162 2163 2164 2165 2166 2167 2168 2169 2170 2171 2172 2173 2174 2175 2176 2177 2178 2179 2180 2181 2182 2183 2184 2185 2186 2187 2188 2189 2190 2191 2192 2193 2194 2195 2196 2197 2198 2199 2200 2201 2202 2203 2204 2205 2206 2207 2208 2209 2210 2211 2212 2213 2214 2215 2216 2217 2218 2219 2220 2221 2222 2223 2224 2225 2226 2227 2228 2229 2230 2231 2232 2233 2234 2235 2236 2237 2238 2239 2240 2241 2242 2243 2244 2245 2246 2247 2248 2249 2250 2251 2252 2253 2254 2255 2256 2257 2258 2259 2260 2261 2262 2263 2264 2265 2266 2267 2268 2269 2270 2271 2272 2273 2274 2275 2276 2277 2278 2279 2280 2281 2282 2283 2284 2285 2286 2287 2288 2289 2290 2291 2292 2293 2294 2295 2296 2297 2298 2299 2300 2301 2302 2303 2304 2305 2306 2307 2308 2309 2310 2311 2312 2313 2314 2315 2316 2317 2318 2319 2320 2321 2322 2323 2324 2325 2326 2327 2328 2329 2330 2331 2332 2333 2334 2335 2336 2337 2338 2339 2340 2341 2342 2343 2344 2345 2346 2347 2348 2349 2350 2351 2352 2353 2354 2355 2356 2357 2358 2359 2360 2361 2362 2363 2364 2365 2366 2367 2368 2369 2370 2371 2372 2373 2374 2375 2376 2377 2378 2379 2380 2381 2382 2383 2384 2385 2386 2387 2388 2389 2390 2391 2392 2393 2394 2395 2396 2397 2398 2399 2400 2401 2402 2403 2404 2405 2406 2407 2408 2409 2410 2411 2412 2413 2414 2415 2416 2417 2418 2419 2420 2421 2422 2423 2424 2425 2426 2427 2428 2429 2430 2431 2432 2433 2434 2435 2436 2437 2438 2439 2440 2441 2442 2443 2444 2445 2446 2447 2448 2449 2450 2451 2452 2453 2454 2455 2456 2457 2458 2459 2460 2461 2462 2463 2464 2465 2466 2467 2468 2469 2470 2471 2472 2473 2474 2475 2476 2477 2478 2479 2480 2481 2482 2483 2484 2485 2486 2487 2488 2489 2490 2491 2492 2493 2494 2495 2496 2497 2498 2499 2500 2501 2502 2503 2504 2505 2506 2507 2508 2509 2510 2511 2512 2513 2514 2515 2516 2517 2518 2519 2520 2521 2522 2523 2524 2525 2526 2527 2528 2529 2530 2531 2532 2533 2534 2535 2536 2537 2538 2539 2540 2541 2542 2543 2544 2545 2546 2547 2548 2549 2550 2551 2552 2553 2554 2555 2556 2557 2558 2559 2560 2561 2562 2563 2564 2565 2566 2567 2568 2569 2570 2571 2572 2573 2574 2575 2576 2577 2578 2579 2580 2581 2582 2583 2584 2585 2586 2587 2588 2589 2590 2591 2592 2593 2594 2595 2596 2597 2598 2599 2600 2601 2602 2603 2604 2605 2606 2607 2608 2609 2610 2611 2612 2613 2614 2615 2616 2617 2618 2619 2620 2621 2622 2623 2624 2625 2626 2627 2628 2629 2630 2631 2632 2633 2634 2635 2636 2637 2638 2639 2640 2641 2642 2643 2644 2645 2646 2647 2648 2649 2650 2651 2652 2653 2654 2655 2656 2657 2658 2659 2660 2661 2662 2663 2664 2665 2666 2667 2668 2669 2670 2671 2672 2673 2674 2675 2676 2677 2678 2679 2680 2681 2682 2683 2684 2685 2686 2687 2688 2689 2690 2691 2692 2693 2694 2695 2696 2697 2698 2699 2700 2701 2702 2703 2704 2705 2706 2707 2708 2709 2710 2711 2712 2713 2714 2715 2716 2717 2718 2719 2720 2721 2722 2723 2724 2725 2726 2727 2728 2729 2730 2731 2732 2733

DEQUEST CONDONAL USE REQUIR PER CHAPTER 47.31. NO ALLIED
MAN MANUFACTURE STORAGE IN A C 2 ZONE

DEVELOP! VARIOUS OF CHAIRMAN'S 5-10-7 OF THE AND DEVELOPMENT
OF ALL INFORMATION RESEARCH ON EFFECTIVE IN MANAGING

[illegible][illegible][illegible]

Time	Speed	Altitude	Temperature	Humidity	Pressure	Wind Speed	Wind Direction	Clouds	Visibility	Remarks
10:00	5.0	1000	15.0	60%	1013.2	2.0	120	100	10	Clear
10:15	5.5	1050	14.5	62%	1013.5	2.2	125	100	10	Clear
10:30	6.0	1100	14.0	65%	1013.8	2.5	130	100	10	Clear
10:45	6.5	1150	13.5	68%	1014.1	2.8	135	100	10	Clear

[illegible][illegible]

2. COMPLY WITH FINANCIAL ACCOUNTING STANDARDS OF INDUSTRY TO MAINTAIN RECORDS AND ACCOUNTS OF THE COMPANY'S FINANCE
3. MAINTAIN RECORDS TO BE AVAILABLE TO AUDIT
4. COMPLY WITH LAWS AND RULES WILLINGLY AND BE AWARE OF THE REQUIREMENT OF PUBLIC FINANCE AND WELLNESS IN ACCORDANCE WITH CHAPTER 119 OF COMPANIES ACT 2013 AND THE COMPANIES ACT 1956
5. OBEYED TO COMPLY WITH REQUIREMENTS AND CHAPTER 119 OF COMPANIES ACT 2013 AND THE COMPANIES ACT 1956
6. IN CASE OF SERVICE ESTABLISHMENT MUST BE IN ACCORDANCE WITH THE LAWS AND RULES OF INDUSTRY
7. PLANS MUST BE SUBMITTED TO THE FINANCE DEPARTMENT PRIOR TO COMMENCEMENT

[illegible][illegible]

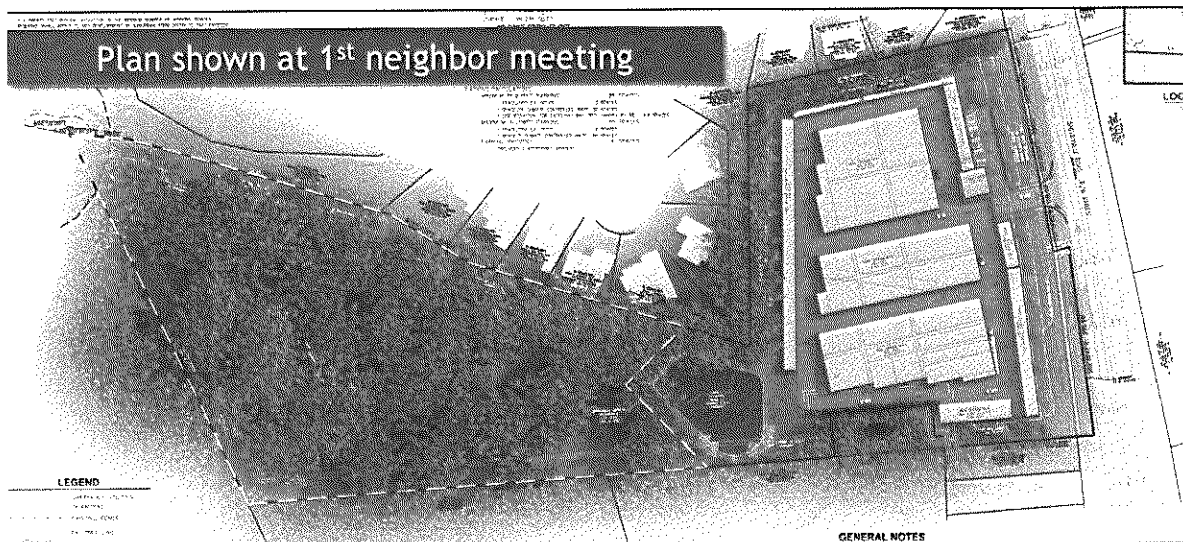
DETAILED DEVELOPMENT PLAN

PLOT NO. 170

SCALE: 1" = 5'

[illegible]

NOT FOR CONSTRUCTION



Prior Plan Tree Canopy Preserved 347,509 sf
(59.3%)

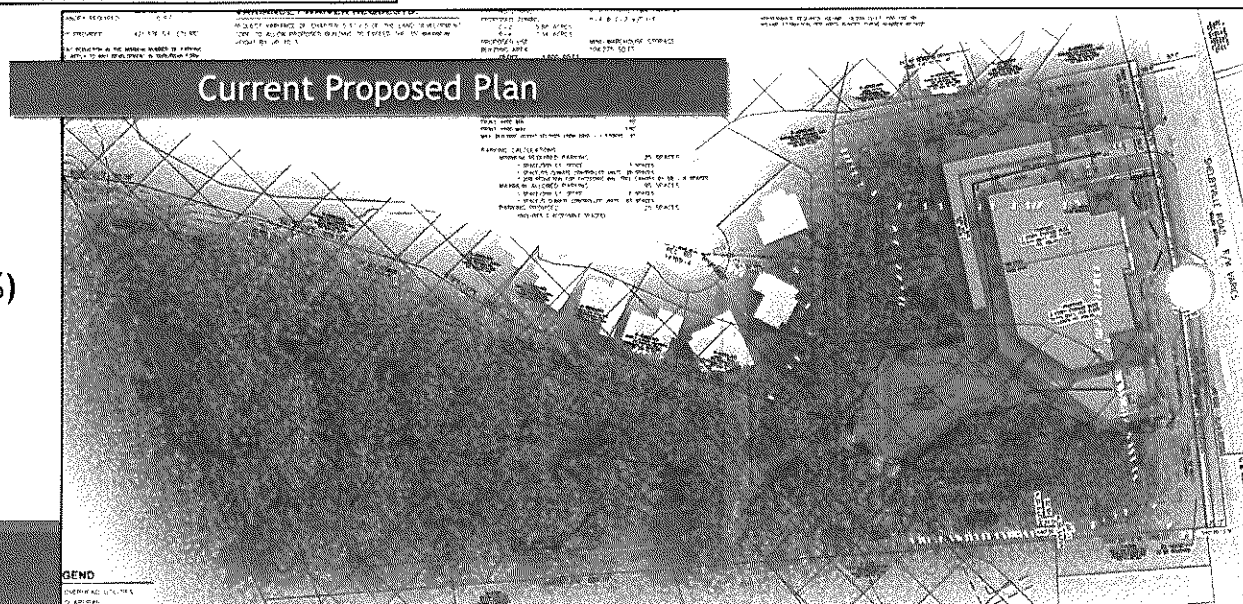
Proposed Plan Tree Canopy Preserved 421,370 sf
(71.9%)

Increase of 73,867 sf of Tree Canopy Preservation

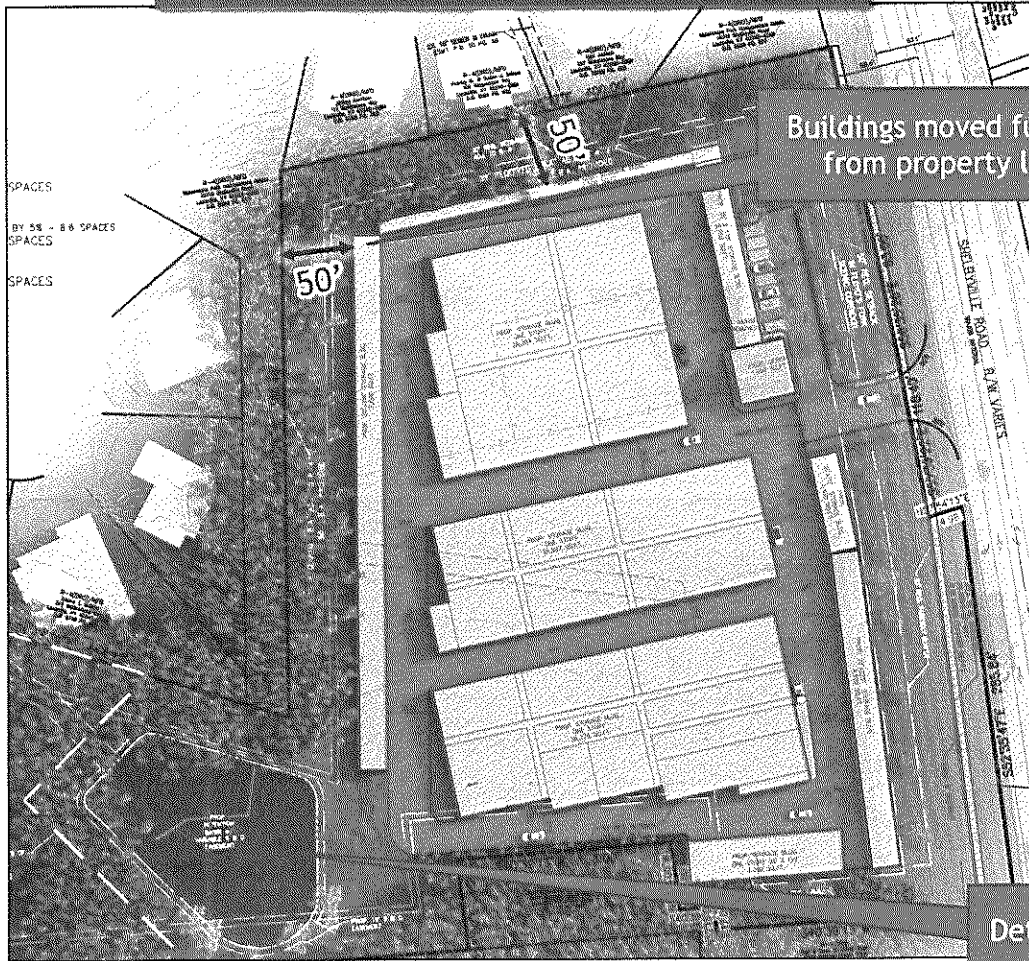
Prior Plan Impervious Surface - 3.88 ac (29.3%)

Proposed Plan Impervious Surface - 1.59 ac (12.0%)

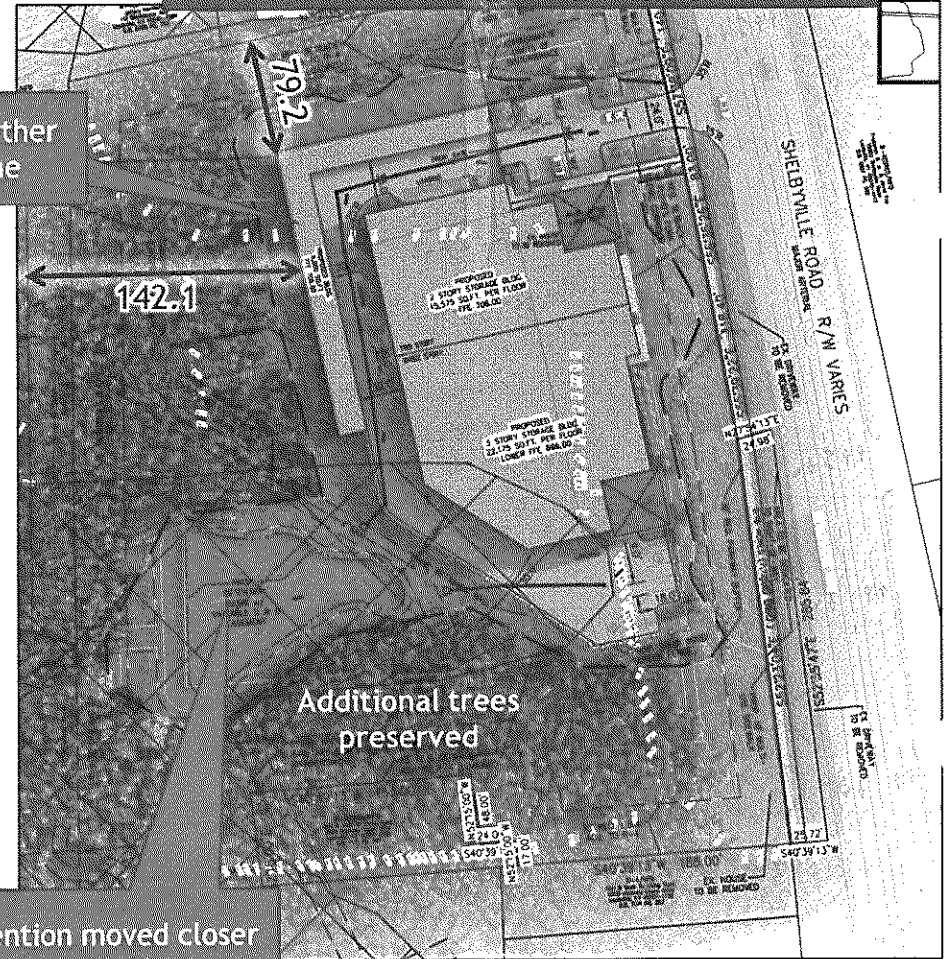
Decrease of Impervious Surface - 2.29 ac



Plan shown at 1st neighbor meeting



Current Proposed Plan



Proposed Additional Binding Elements

7. [ALREADY IN STAFF REPORT] The area to remain R-4 along the rear of the site shall be maintained in a wild state to the maximum extent possible in order to preserve habitat and environmentally sensitive areas within the Floyds Fork DRO. Vegetation, including canopy trees, understory trees and undergrowth, shall not be removed unless the vegetation constitutes a safety hazard or consists of invasive species, or is required to install or maintain utility easements and equipment. Any removal of vegetation shall be the minimum necessary for maintenance of utility easements and equipment, or the removal of hazardous or invasive plants and shall be in accordance with an approved Tree Preservation Plan. The R-4 area remaining on the site shall not be subdivided or used for any purpose aside from woodland preservation. To ensure the permanence of this Binding Element, prior to obtaining the certificate of occupancy, the applicant shall place a permanent restriction on this remaining R-4 portion of the site in the form of a conservation easement, transfer of title to a conservancy group, or a recorded deed restriction setting forth the restriction in this Binding Element.

8. [ALREADY IN STAFF REPORT] No exterior storage will be allowed on the Mini Storage property. Any storage of any type will be confined to interior storage units and within the facility walls. This includes, but not limited to, boats, trailers, campers, motorhomes, work vehicles, cars/suvs, semi's, rental cars, and motorcycles.

9. [TO REPLACE BE#9 IN STAFF REPORT] The west and southwest sides of the proposed 1-story building shall be constructed using materials painted the color "Medium Bronze" as presented to the Waterstone Homeowners Association, Inc. representatives to blend with the surrounding landscaping and vegetation.

Proposed Additional Binding Elements

10. Lighting

- a) All exterior lighting, whether freestanding or attached to any structure, including street lights, lot lights, field lights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground. The following is an exception to this requirement:
 - i) Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output per fixture.
- b) No exterior lighting shall have a correlated color temperature (CCT) exceeding 2700 degrees Kelvin.
- c) No parking lot or street light fixtures shall be more than fourteen feet high, measured from ground level.

11. Signage

- a) No backlit signage shall be placed above the first-floor level, except it shall be allowed on a gable over an entrance. All signage shall face Shelbyville Road.
- b) No changing image or moving signs shall be permitted.
- c) All freestanding signage shall not exceed six feet in height, measured from ground level

12. The hours of operation shall be limited to 6 a.m. to 9 p.m. every day of the week.

Letters of Support



15700 Piercy Mill Rd
Louisville, KY 40245
info@LouisvilleKeepYourFork.org
Facebook.com/LouisvilleKeepYourFork
www.LouisvilleKeepYourFork.org

March 8, 2023

Dear Planning Commission,

Adams Property Group has filed the application 22-ZONE-0170. This project is for a zone change from R-4 to C-2 within the Floyds Fork Development Review Overlay to create a multi-story, self-storage facility on 13.38 acres. I have spoken with the owner and the design engineer regarding this proposal. After hearing about the special nature of the Floyds Fork area, the design plans were altered and updated. To be considerate to the environmentally-sensitive area surrounding them, they reduced the amount of additional impervious surfaces from over 3 acres to less than 1.5 acres. Additionally, they have agreed to place the acreage behind the storage units in a conservation easement. Floyds Fork is the premier recreational and wildlife corridor in Metro Louisville and the Floyds Fork DRO was created to protect the quality of the surrounding natural environment. The changes they made to their plans honored the DRO intent—building differently in the FF DRO. This was an excellent process, and one that should be encouraged. As the Director of Louisville Keep Your Fork, I strongly support Adams Property Groups' application.

Sincerely,

Lucas Frazier

Lucas Frazier
Director, Louisville Keep Your Fork
FF DRO Resident

Jay Luckett
Case Manager
Planning and Design Services
444 S 5th Street Suite 309
Louisville, KY 40202



Eastwood Village Council
P.O. Box 92
Eastwood, Ky 40018-0092

Case Number 22-ZONE-0170/22CUP-0400/22-FFO-0009/23-VARIANCE-0005

The EVC (Eastwood Village Council) appears May 11, 2023 **In Support** of this project.

This support is primarily based on the input from homeowners at the Waterstone Subdivision who are the most affected by this project. The factors that contributed to this support include:

Additions of Binding Elements that generated a Conservation Easement for the remaining property behind the facility and adjoining Waterstone

Binding Elements that ensure no exterior storage on the facility

Reduction of impervious surfaces consistent with the needs within the DRO

Ensuring that Lighting and Signage are neither detrimental to those home owners as well as not causing a distraction for drivers on US60

Limiting hours of operation

Given the existing dangerous driving conditions within the Eastwood Corridor due to excessive development without supporting infrastructure changes, it was agreed that the Storage Facility, by its nature, did not introduce significant volume to the already over-burdened roadways. This is compared to projects like Publix, the new Eastend Middle school and the already planned 2,000 rooftops.

The EVC would like to acknowledge the Developers who took the time to listen to all concerns presented during Neighborhood Meetings and adjusted their plans and worked with the community. Compromise is a winning tactic.

We would like to thank their attorney, Nick Pregliasco, who encouraged and enabled constructive conversation and made himself available and totally responsive during the process.

Finally, we would like to acknowledge Scott Harrington, from the Office of Councilman Kevin Kramer, who attended the Neighborhood meetings and contributed meaningful Binding Elements for the project.

Sincerely,
Bob Federico
Chairman, Eastwood Village Council

Current Proposed Plan

EXCEEDS THE MINIMUM TREE CANOPY REQUIRED BY FIVE (5)

LANDSCAPE REQUIREMENTS

TOTAL VEHICLE USE AREA (VUA) 23,987 SQ. FT.
 7.5% I.L.A. REQUIREMENT 1,799 SQ. FT.
 INTERIOR LANDSCAPE AREA PROVIDED 1,977 SQ. FT.

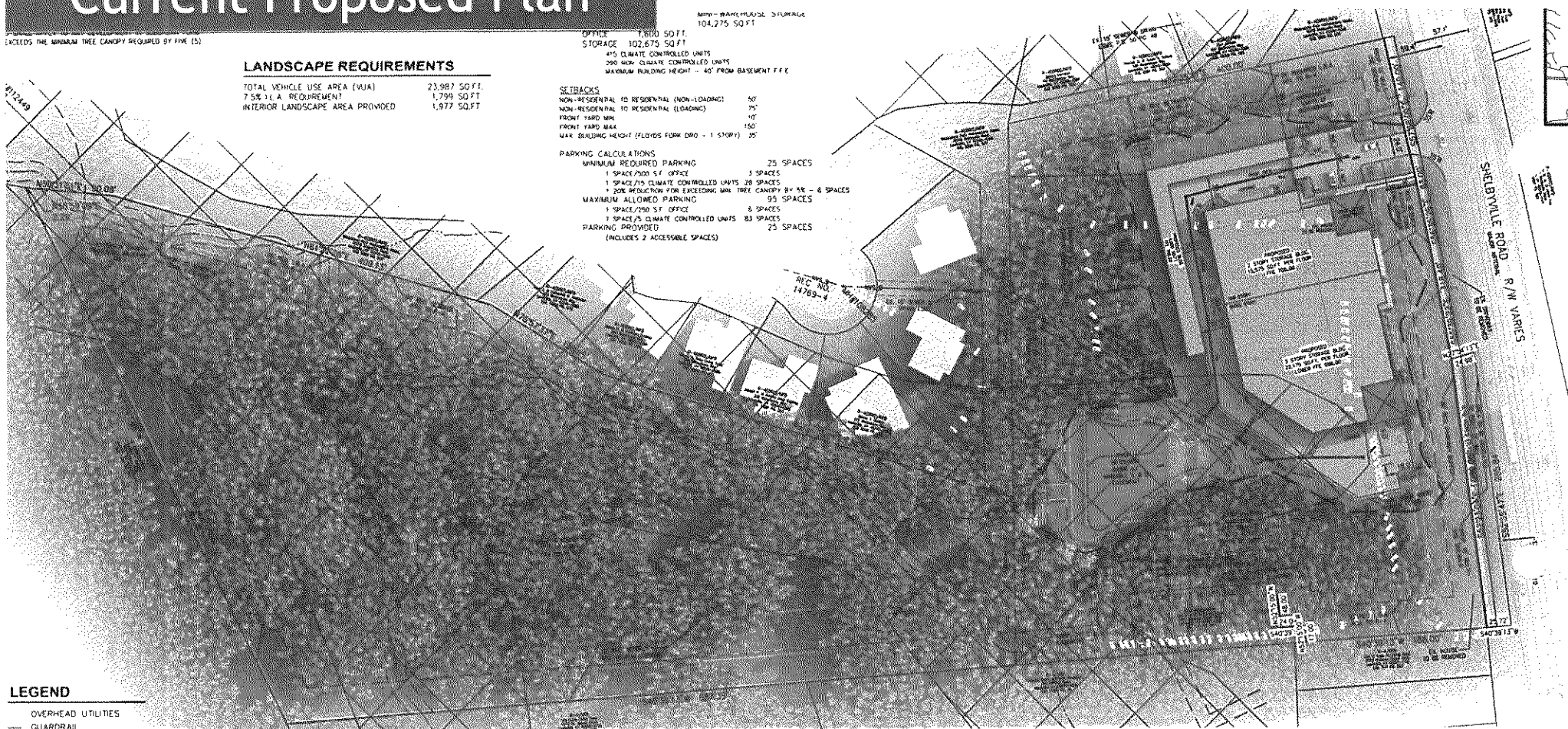
OFFICE 1,700 SQ. FT.
 STORAGE 102,675 SQ. FT.
 41'S CLIMATE CONTROLLED UNITS
 200 NON-CLIMATE CONTROLLED UNITS
 MAXIMUM BUILDING HEIGHT - 40' FROM BASEMENT F.F.E.

SETBACKS

NON-RESIDENTIAL TO RESIDENTIAL (NON-LOADING) 50'
 NON-RESIDENTIAL TO RESIDENTIAL (LOADING) 75'
 FRONT YARD MIN. 10'
 FRONT YARD MAX. 150'
 MAX. BUILDING HEIGHT (FLOYDS FORK ORD. - 1 STORY) 35'

PARKING CALCULATIONS

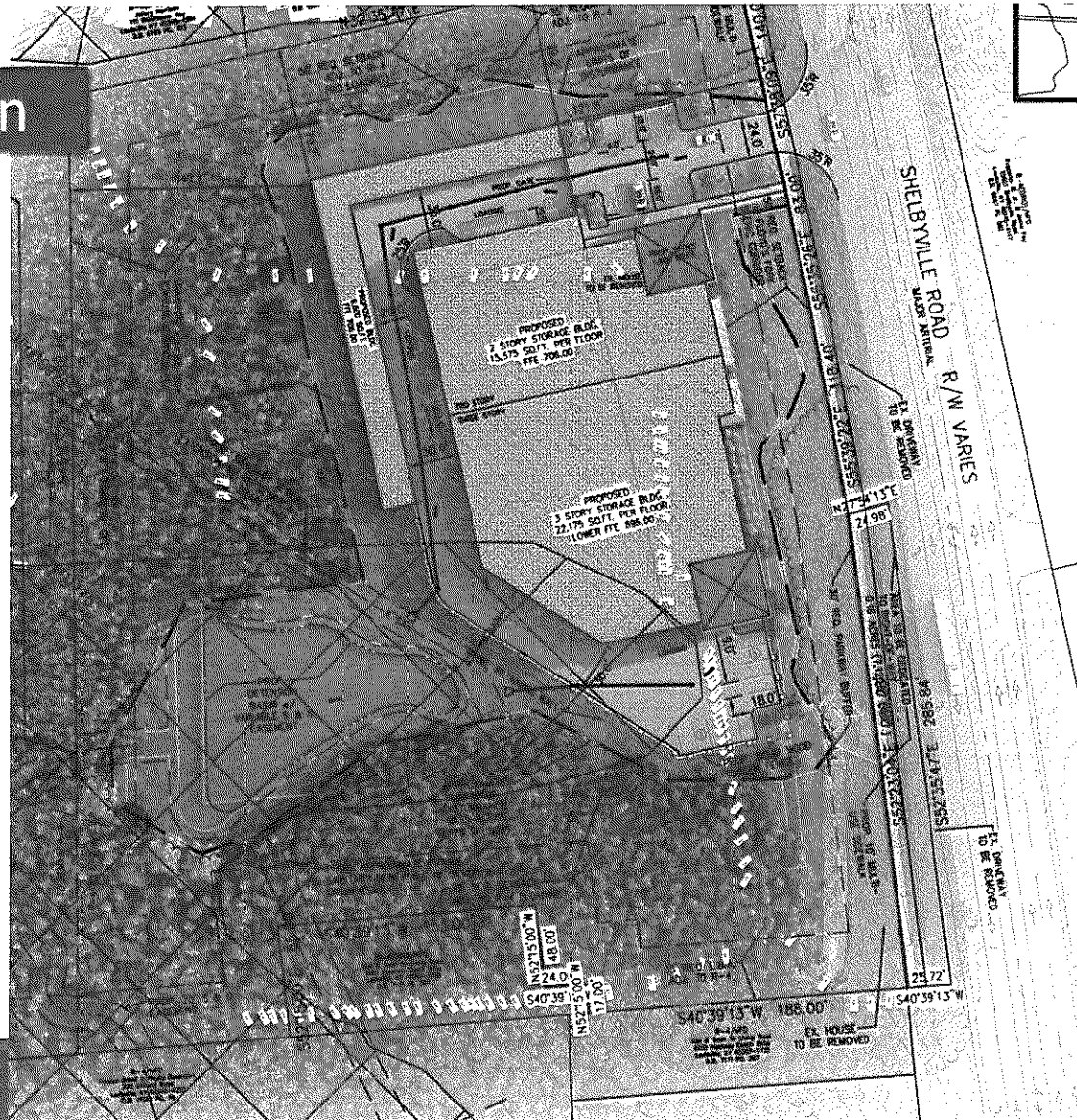
MINIMUM REQUIRED PARKING 25 SPACES
 1 SPACE/200 S.F. OFFICE 5 SPACES
 1 SPACE/15 CLIMATE CONTROLLED UNITS 28 SPACES
 + 20% REDUCTION FOR EXCEEDING MIN. TREE CANOPY BY 5% - 4 SPACES
 MAXIMUM ALLOWED PARKING 95 SPACES
 1 SPACE/250 S.F. OFFICE 8 SPACES
 1 SPACE/15 CLIMATE CONTROLLED UNITS 83 SPACES
 PARKING PROVIDED 25 SPACES
 (INCLUDES 2 ACCESSIBLE SPACES)



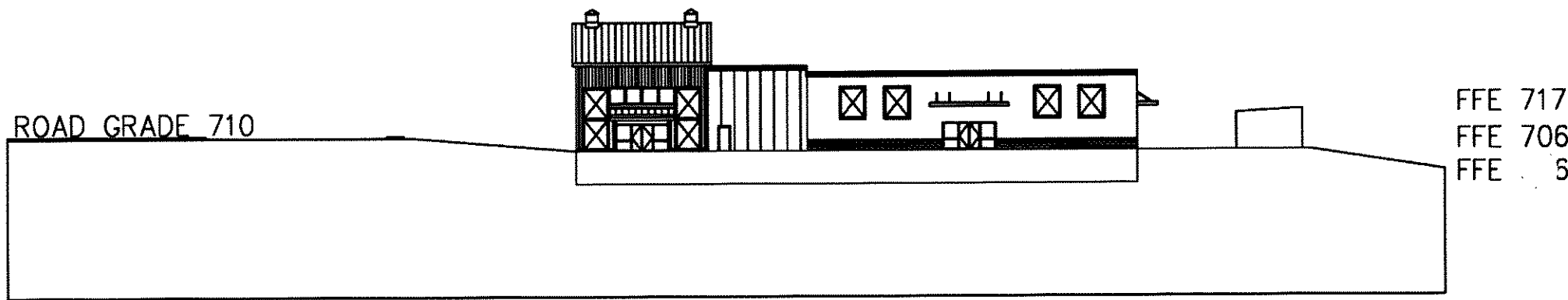
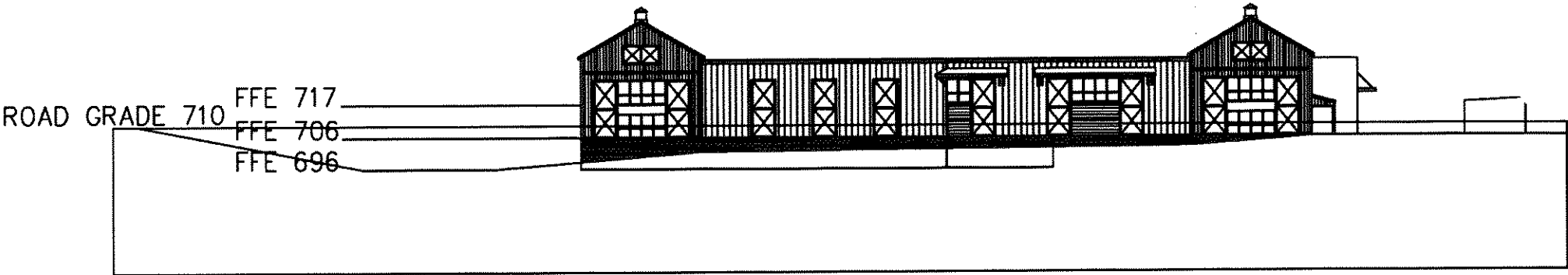
LEGEND

OVERHEAD UTILITIES
 GUARDRAIL

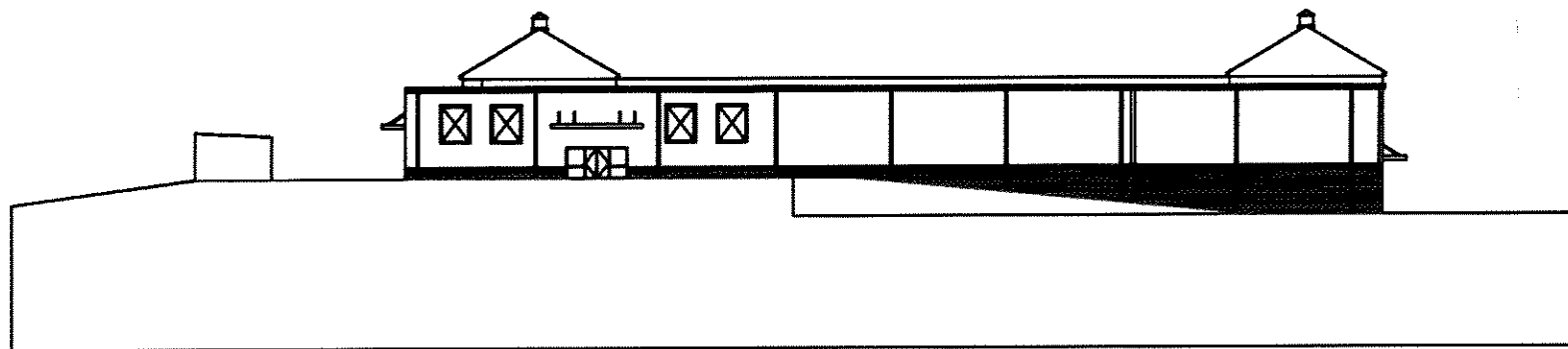
Current Proposed Plan



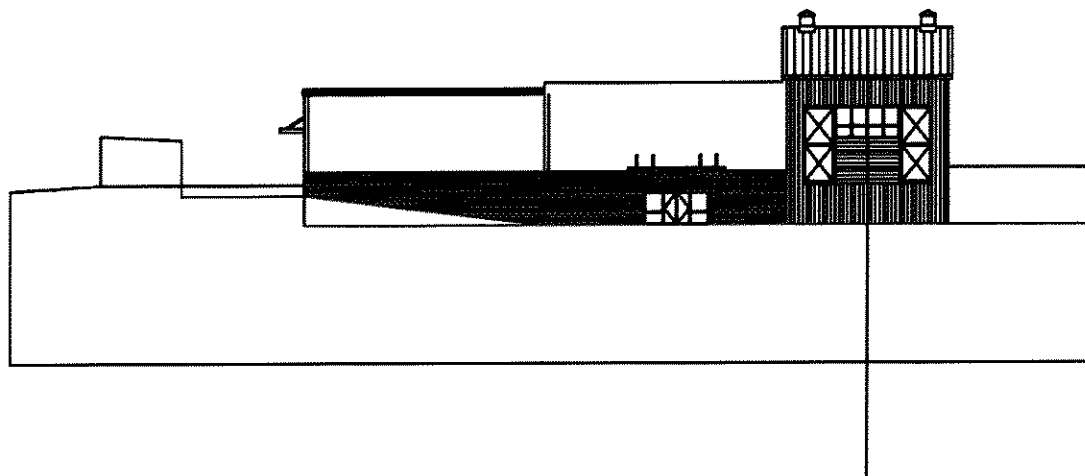
Proposed Elevations



Proposed Elevations



ROAD GRADE 710 FFE 717
FFE 706
FFE 696



FFE 717
FFE 706
ROAD GRADE 710 FFE 696









BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 H. HUBBARD PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE TRUST • SECOND FLOOR • LOUISVILLE, KENTUCKY 40228
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDENLAW.COM

**PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL
APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE 2040 PLAN**

Applicant: Adams Property Group
Chi Mein Lee, Chi Fein Wang, Mei Kwan Kuo,
Monica Chia-Ti Wang, Jessica Chia-Ying Wang,
Ken & Sook Yu Living Trust dated October 20,
1998

Owner: 15900, 15910 Shelbyville Road, 15908 R,
Shelbyville Road, Block 33, Lots 83, 58, 84,
Block 438, Lots 53 and 32

Location: Multi-story, climate controlled, self-storage mini-
warehouse

Proposed Use:

Engineers, Land Planners and
Landscape Architects: Bowman Engineering

Request: Zone Change from R-4 to C-2 with a Conditional
Use Permit

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on May 11, 2023 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

INTRODUCTORY STATEMENT

WHEREAS, the Applicant is proposing a change in zoning for 5.88 acres of a 13.38 acre tract (the rest to remain R-4) located along the south side of Shelbyville Road, east of Waterstone Way and west of Gilliland Road, to convert the portion of the site adjacent to Shelbyville Road from R-4 to C-2 with a Conditional Use Permit for self-storage; the close proximity of this subject property to Shelbyville Road and the Gene Snyder Freeway, plus all the businesses, apartments and neighborhoods that have access off this highly developed and continuing-to-develop area of Shelbyville Road ensures that the proposed self-storage facility will be convenient for storage users; it is also a more desirable zoning for the area because the use is one that will not add much if anything to traffic, particularly at the morning and afternoon peak traffic times; also, the use is ecologically beneficial, as more than 70 percent of the site will be preserved and undeveloped with the proposed impervious surface of the site accounting for only 12% of the site, and more than 70 percent of the existing tree canopy will be preserved; and

1. PERCENT REDUCTION IN THE MINIMUM NUMBER OF PARKING
3. SHALL APPLY TO ANY DEVELOPMENT IN SUBURBAN FORM
EXCEEDS THE MINIMUM TREE CANOPY REQUIRED BY FIVE (5)

LANDSCAPE REQUIREMENTS

TOTAL VEHICLE USE AREA (VUA) 23,987 SQ FT
7.5% FLA REQUIREMENT 1,799 SQ FT
INTERIOR LANDSCAPE AREA PROVIDED 1,977 SQ FT

BUILDING AREA 104,275 SQ FT
OFFICE 1,600 SQ FT
STORAGE 102,675 SQ FT
470 CLIMATE CONTROLLED UNITS
290 NON-CLIMATE CONTROLLED UNITS
MAXIMUM BUILDING HEIGHT - 40' FROM BASEMENT F.F.E.

SETBACKS
NON-RESIDENTIAL TO RESIDENTIAL (NON-LOADING) 50'
NON-RESIDENTIAL TO RESIDENTIAL (LOADING) 75'
FRONT YARD MIN 10'
FRONT YARD MAX 150'
MAX BUILDING HEIGHT (FLOORS FROM DRD - 1 STORY) 35'

PARKING CALCULATIONS
MINIMUM REQUIRED PARKING 75 SPACES
1 SPACE/300 SF OFFICE 3 SPACES
1 SPACE/75 CLIMATE CONTROLLED UNITS 24 SPACES
+ 20% REDUCTION FOR EXCEEDING MIN TREE CANOPY BY 5% - 6 SPACES
MAXIMUM ALLOWED PARKING 95 SPACES
1 SPACE/250 SF OFFICE 6 SPACES
1 SPACE/75 CLIMATE CONTROLLED UNITS 83 SPACES
PARKING PROVIDED 25 SPACES
(INCLUDES 2 ACCESSIBLE SPACES)

To remain R-4 - to be
permanently protected
pursuant to BE #7

LEGEND

OVERHEAD UTILITIES
— GUARDRAIL
— EXISTING FENCE

GENERAL NOTES

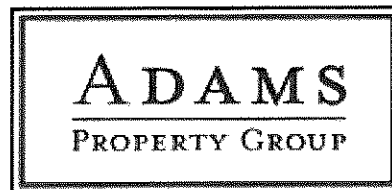


Questions?

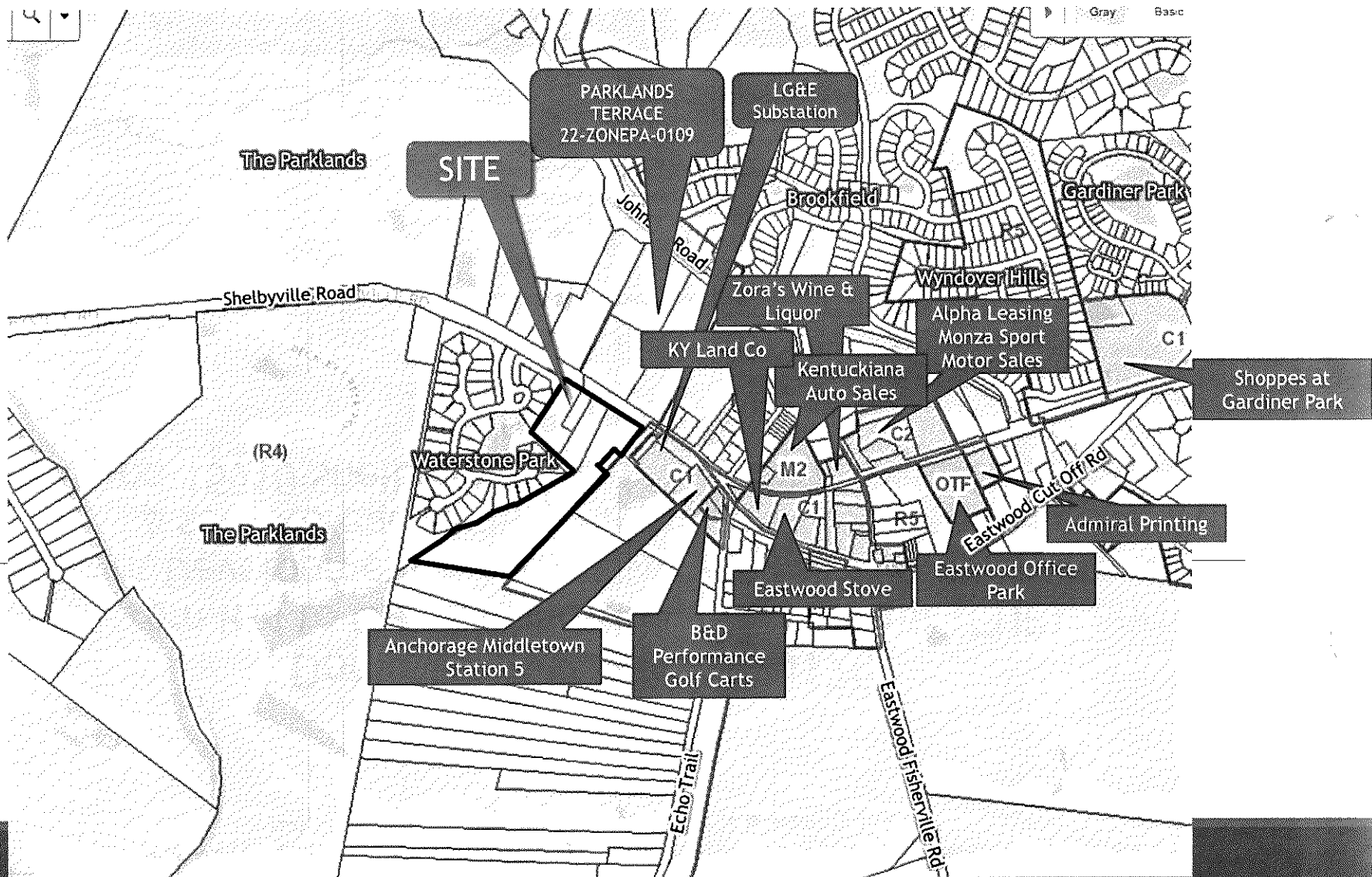
Louisville Metro Land Development & Transportation Committee - March 23, 2023
Neighborhood Meetings - September 19, 2022 & January 9, 2023

Docket No. 22-ZONE-0170

Zoning from R-4 to C-2, a Conditional Use Permit (CUP), and a
Floyds Fork Development Review Overlay (FFDRO) review to allow
a self-storage facility on property located at
15900 and 15910 Shelbyville Road, and two properties with no
address per PVA



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Bowman



Current Proposed Plan



TREE CANOPY CALCULATIONS

TOTAL SITE AREA	140,550 S.F.
EXIST. TREE CANOPY ON SITE	140,550 S.F. (100%)
EXIST. TREE CANOPY TO BE PRESERVED	137,176 S.F. (97.6%)
TREE CANOPY REQUIRED	755,026 S.F. (536%)
ADDITIONAL TREE CANOPY REQUIRED	617,850 S.F. (439%)
TOTAL TREE CANOPY PROVIDED	137,176 S.F. (97.6%)

* A MINIMUM 10% PERCENT REDUCTION IN THE NUMBER OF PARKING SPACES REQUIRED SHALL APPLY TO ANY DEVELOPMENT IN ADDITION TO THE ABOVE. THE MINIMUM PERCENT REDUCTION SHALL BE 10%.

CONDITIONAL USE PERMIT REQUEST:

REQUEST CONDITIONAL USE PERMIT FOR CHAPTER 22.35 TO ALLOW MINI WAREHOUSE STORAGE IN A C-2 ZONE

VARIANCE / WAIVER REQUESTS:

REQUEST VARIANCE OF CHAPTER 5.1.1.5 OF THE LAND DEVELOPMENT CODE TO ALLOW PROPOSED BUILDING TO EXCEED THE 30' MAXIMUM HEIGHT BY UP TO 5'

LANDSCAPE REQUIREMENTS

TOTAL VEHICLE USE AREA (TVA)	22,907 SQ. FT.
* 36" 11.4' REQUIREMENT	1,790 SQ. FT.
REQUIRED LANDSCAPE AREA PROVIDED	1,877 SQ. FT.

SITE DATA

TOTAL SITE AREA	13.30 ACRES
NET SITE AREA	13.27 ACRES
EXISTING USE	RESIDENTIAL
EXISTING ZONING	C-2
PROPOSED ZONING	C-2
PROPOSED USE	MINI WAREHOUSE STORAGE
PROPOSED AREA	106,274 SQ. FT.
PROPOSED HEIGHT	30' MAX

STREETS	NON-RESIDENTIAL TO RESIDENTIAL (NON-RESIDENTIAL)
STREETS	NON-RESIDENTIAL TO RESIDENTIAL (NON-RESIDENTIAL)
STREETS	NON-RESIDENTIAL TO RESIDENTIAL (NON-RESIDENTIAL)
STREETS	NON-RESIDENTIAL TO RESIDENTIAL (NON-RESIDENTIAL)

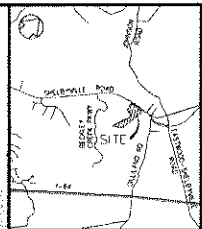
PARKING CALCULATIONS	25 SPACES
MINIMUM REQUIRED PARKING	25 SPACES
PROPOSED PARKING	25 SPACES
PROPOSED PARKING	25 SPACES
PROPOSED PARKING	25 SPACES

APPROXIMATE DETENTION CALCULATION:

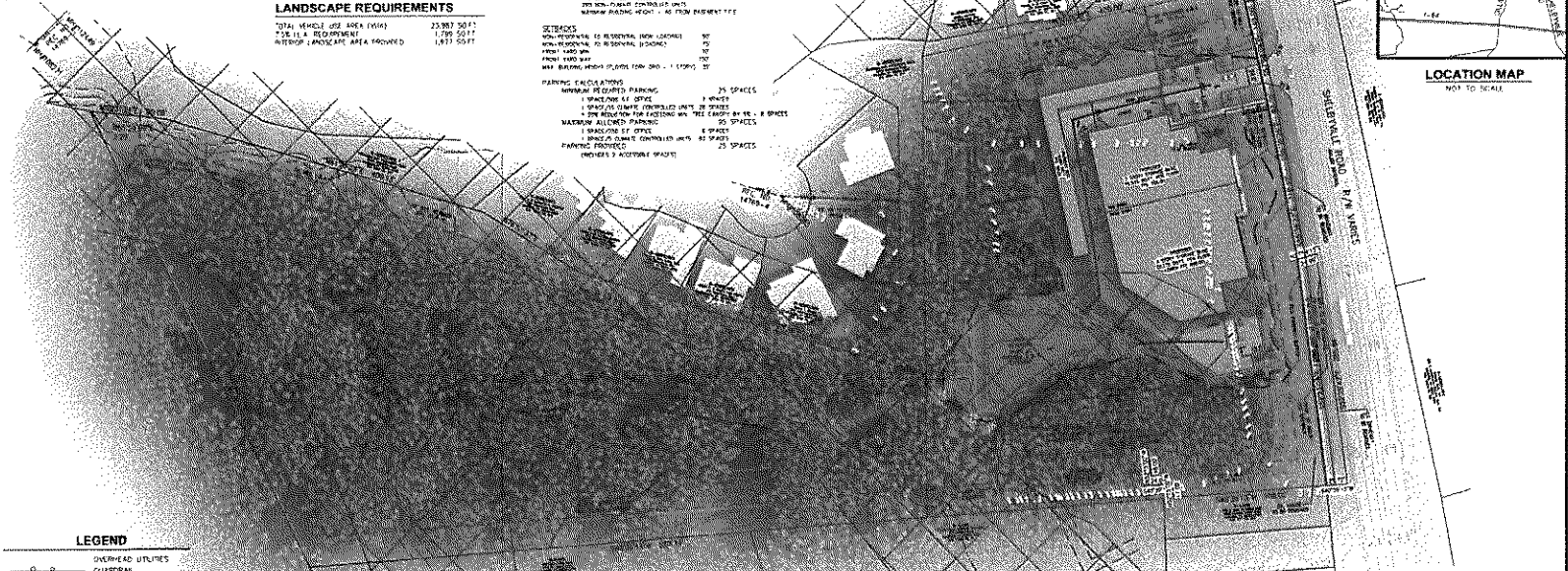
TOTAL SITE AREA	13.30 ACRES
PER. DEVELOPED AREA	106,274 SQ. FT.
PER. DEVELOPED AREA	106,274 SQ. FT.
PER. DEVELOPED AREA	106,274 SQ. FT.
PER. DEVELOPED AREA	106,274 SQ. FT.

IMPERVIOUS AREA

TOTAL SITE AREA	13.30 ACRES
EXISTING IMPERVIOUS SURFACE	0.15 ACRES
PROPOSED IMPERVIOUS SURFACE	1.00 ACRES
IMPERVIOUS IN IMPROVED SURFACE	1.00 ACRES

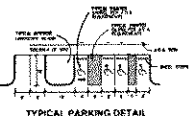


LOCATION MAP
NOT TO SCALE



LEGEND

- OVERHEAD UTILITIES
- EXISTING FENCE
- EXIST. TREE LINE
- PROPOSED TREE LINE
- EXIST. STORM LINE
- SWALE
- CENTERLINE
- EXIST. SANITARY SEWER
- PROPOSED FENCE
- LIMITS OF DISTURBANCE
- LOCAL IDENTIFIED STEEP SLOPES
- UTILITY POLE
- STORM MANHOLE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- EXIST. WIRE
- DRAINAGE FLOW



MSD NOTES

1. CONSTRUCTION PLANS AND DOCUMENTS SHALL COMPLY WITH LOUISIANA AND DETENTION COUNTY REQUIREMENTS. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
2. DRAINAGE SYSTEMS SHALL BE DESIGNED BY A LICENSED PROFESSIONAL ENGINEER. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
3. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN THE ENTIRE SITE. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
4. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN THE ENTIRE SITE. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
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9. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN THE ENTIRE SITE. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
10. ALL DRAINAGE SYSTEMS SHALL BE DESIGNED TO DRAIN THE ENTIRE SITE. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.

HEALTH DEPT. NOTES

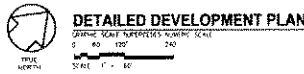
1. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
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6. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
7. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
8. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
9. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
10. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.

GENERAL NOTES

1. CONSTRUCTION PLANS, BOND, PERMIT AND KYTC PERMIT ARE REQUIRED BY THE KYTC PRIOR TO CONSTRUCTION. APPROVAL REQUIRED.
2. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
3. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
4. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
5. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
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9. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
10. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.

KYTC NOTES:

1. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
2. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
3. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.
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10. DETENTION COUNTY REQUIREMENTS SHALL BE FOLLOWED.



CASE # 22-ZONE-0170
MSD WM #12498

Bowman

Bowman Consulting Group, LLC
 1715 S. 10TH AVE., SUITE 100
 DENVER, CO 80202
 PHONE: 303.440.1000
 WWW.BOWMANCONSULTING.COM

DETAILED DEVELOPMENT PLAN
 MINI WAREHOUSES
 1715 S. 10TH AVE., SUITE 100
 DENVER, CO 80202

24567-51-01-01 DCP REVIEW
 DRAWING
 DATE: 12/15/2023
 DESIGNED: [NAME]
 CHECKED: [NAME]
 SCALE: 1" = 40'
 JOB NO: 24567-51-01
 DATE: 12/15/2023
 FILE NO: [NAME]

FOR REVIEW ONLY
 NOT FOR CONSTRUCTION



SITE

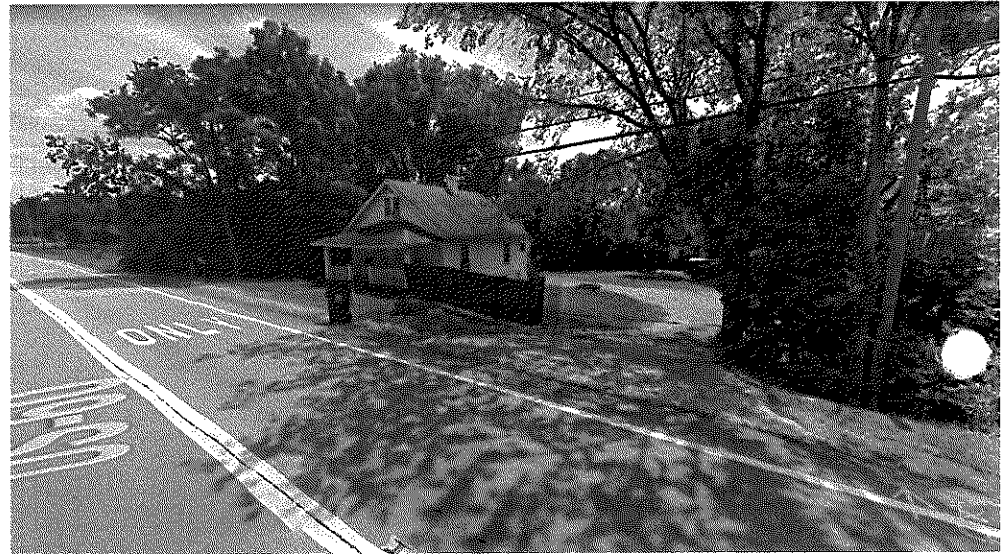
View of Shelbyville Road looking west. Site is to the left (south).

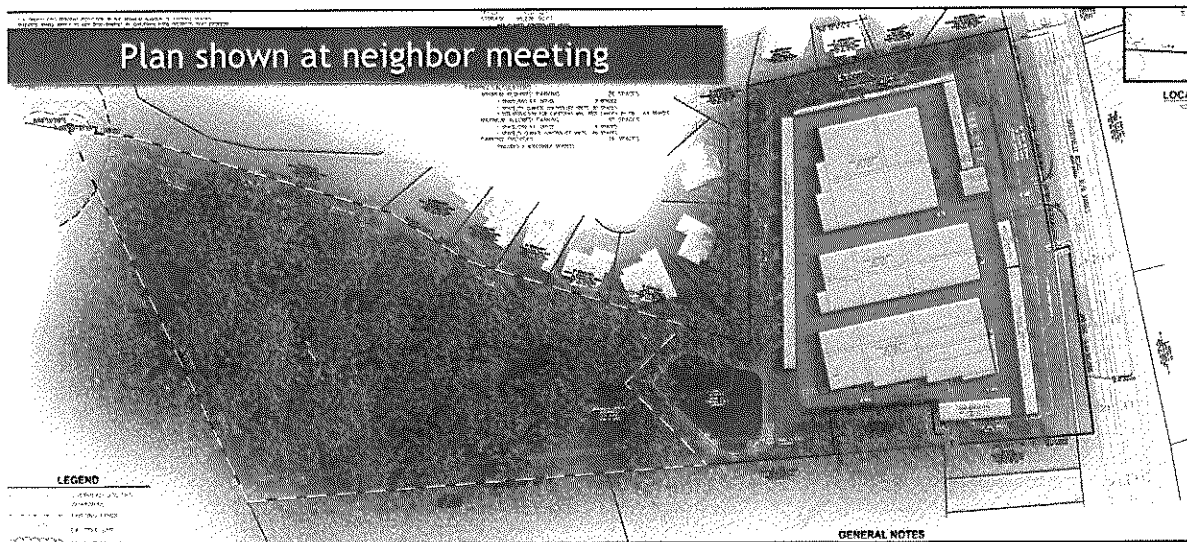


View of Shelbyville Road looking east. Site is to the right (south).



Existing homes on site to be removed.





Prior Plan Tree Canopy Preserved 347,509 sf
(59.3%)

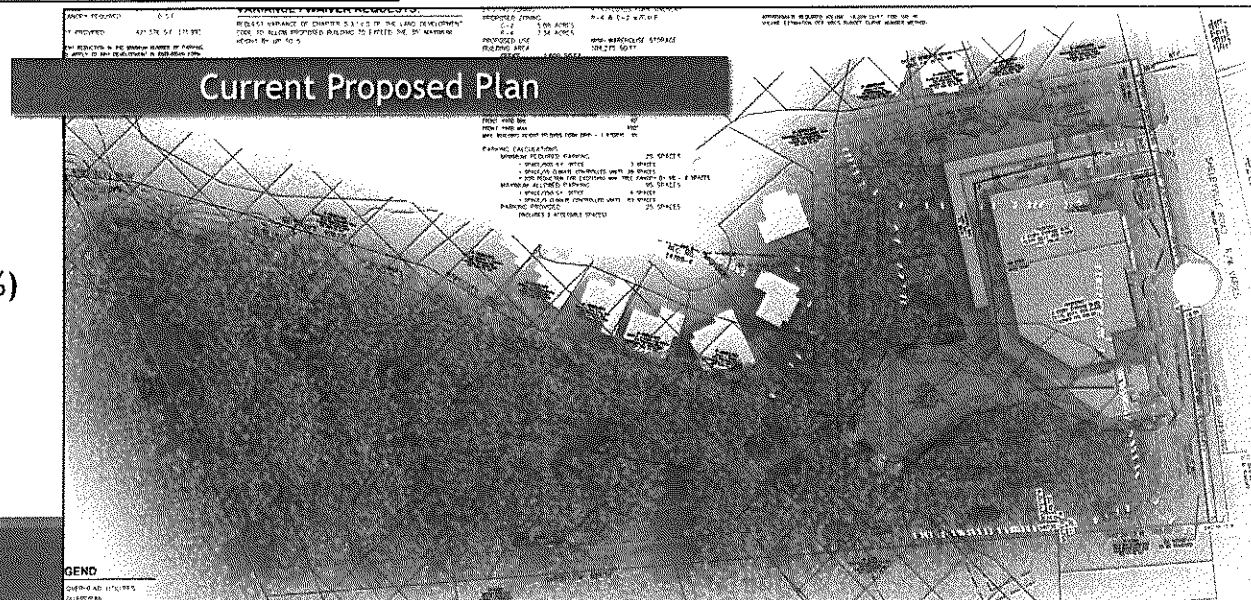
Proposed Plan Tree Canopy Preserved 421,376 sf
(71.9%)

Increase of 73,867 sf of Tree Canopy Preservation

Prior Plan Impervious Surface - 3.88 ac (29.3%)

Proposed Plan Impervious Surface - 1.59 ac (12.0%)

Decrease of Impervious Surface - 2.29 ac



Plan shown at neighbor meeting

Buildings moved from property

SPACES

BY 55 - 6.6 SPACES

SPACES

50'

50'

SERRAVALLO ROAD N/VAH/MS

Det

Buildings moved further from property line

[illegible]

Additional trees preserved

Detention moved closer
to US 60

Current Proposed Plan

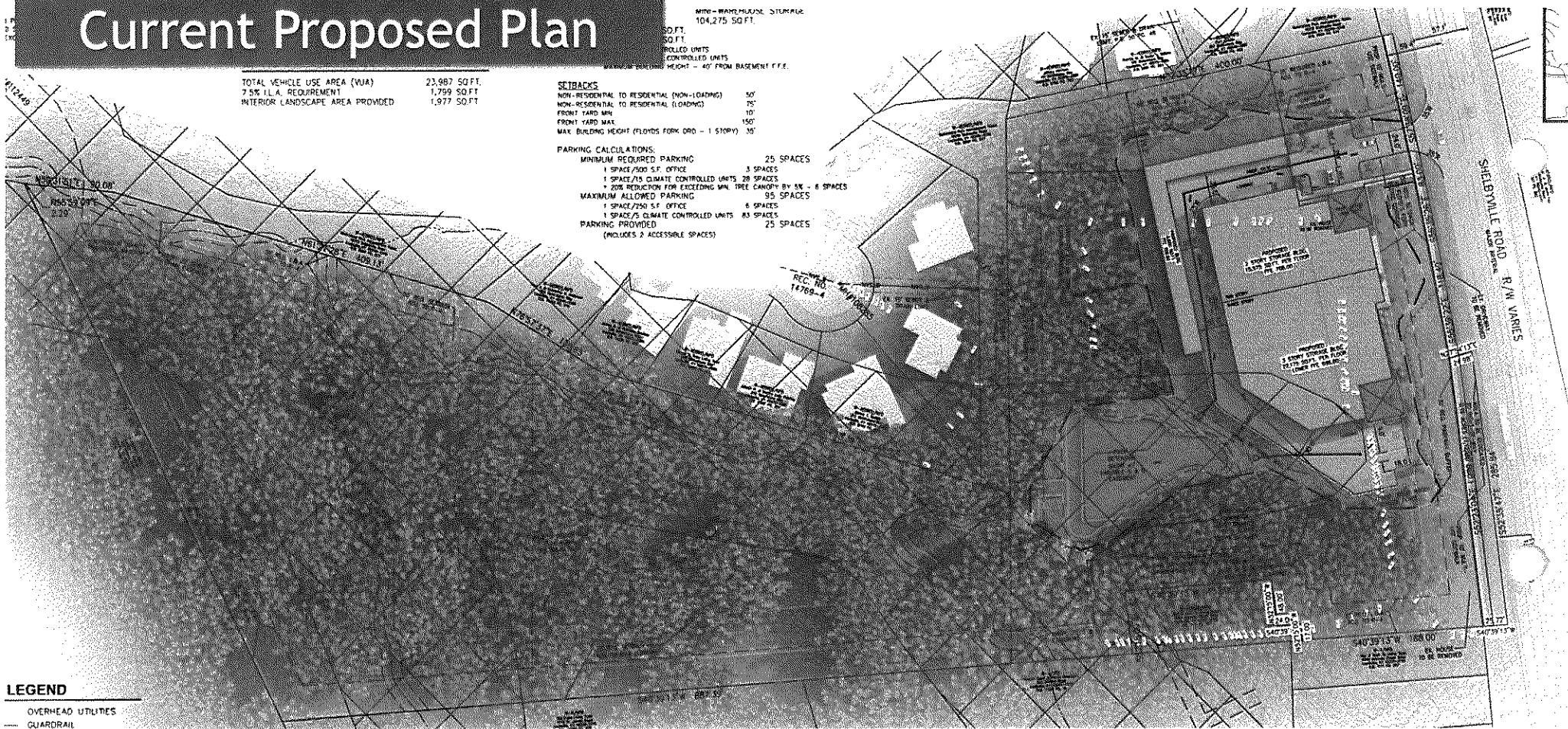
TOTAL VEHICLE USE AREA (VUA) 23,987 SQ.FT.
 7.5% I.L.A. REQUIREMENT 1,759 SQ.FT.
 INTERIOR LANDSCAPE AREA PROVIDED 1,977 SQ.FT.

SETBACKS
 NON-RESIDENTIAL TO RESIDENTIAL (NON-LOADING) 50'
 NON-RESIDENTIAL TO RESIDENTIAL (LOADING) 75'
 FRONT YARD MIN. 10'
 FRONT YARD MAX. 150'
 MAX. BUILDING HEIGHT (FLOYDS FORK DRD - 1 STORY) 30'

PARKING CALCULATIONS:
 MINIMUM REQUIRED PARKING 25 SPACES
 1 SPACE/500 SF. OFFICE 3 SPACES
 1 SPACE/75 CLIMATE CONTROLLED UNITS 28 SPACES
 + 20% REDUCTION FOR EXCEEDING MIN. TREE CANOPY BY 5% = 8 SPACES
 MAXIMUM ALLOWED PARKING 95 SPACES
 1 SPACE/250 SF. OFFICE 8 SPACES
 1 SPACE/75 CLIMATE CONTROLLED UNITS 33 SPACES
 PARKING PROVIDED 25 SPACES
 (INCLUDES 2 ACCESSIBLE SPACES)

MINI-WAREHOUSE STORAGE
 104,275 SQ.FT.

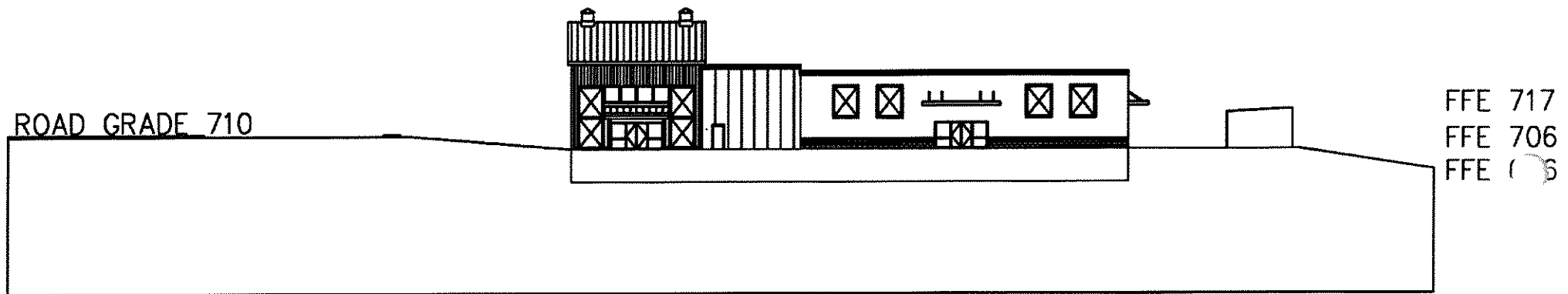
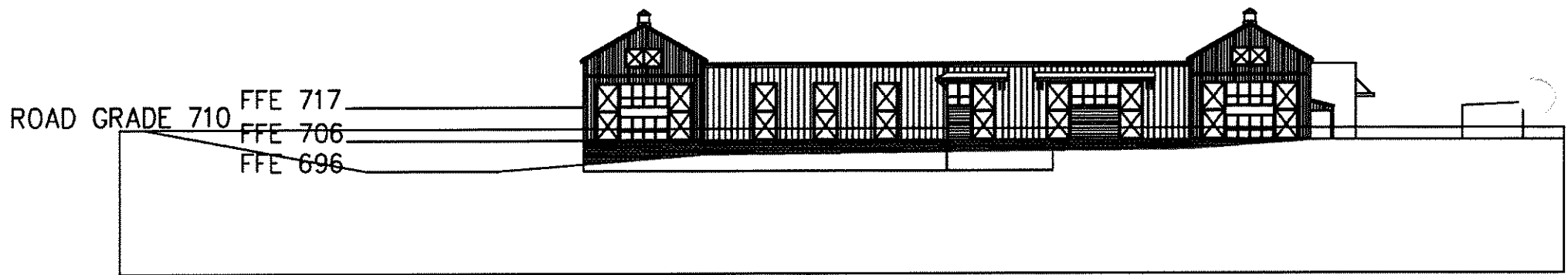
SOFT.
 SOFT.
 CONTROLLED UNITS
 CONTROLLED UNITS
 MAXIMUM BUILDING HEIGHT - 40' FROM BASEMENT F.F.E.



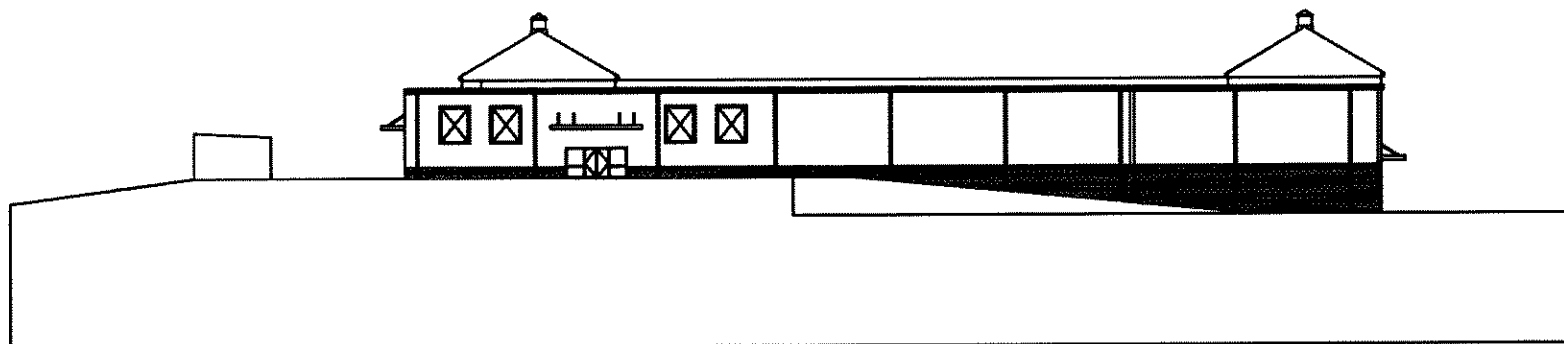
LEGEND

OVERHEAD UTILITIES
 GUARDRAIL

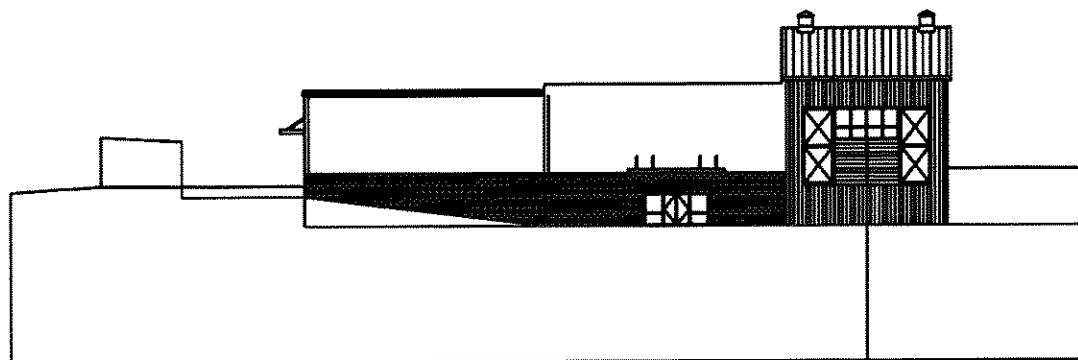
Proposed Elevations



Proposed Elevations



ROAD GRADE 710
FFE 717
FFE 706
FFE 696



FFE 717
FFE 706
FFE 696
ROAD GRADE 710









Proposed Additional Binding Elements

7. *[The underlined language is added to the current proposed Binding Element #7 in the Staff Report with the full proposed language set forth]* The area to remain R-4 along the rear of the site shall be maintained in a wild state to the maximum extent possible in order to preserve habitat and environmentally sensitive areas within the Floyds Fork DRO. Vegetation, including canopy trees, understory trees and undergrowth, shall not be removed unless the vegetation constitutes a safety hazard or consists of invasive species, or is required to install or maintain utility easements and equipment. Any removal of vegetation shall be the minimum necessary for maintenance of utility easements and equipment, or the removal of hazardous or invasive plants and shall be in accordance with an approved Tree Preservation Plan. The R-4 area remaining on the site shall not be subdivided or used for any purpose aside from woodland preservation. To ensure the permanence of this Binding Element, prior to obtaining the certificate of occupancy, the applicant shall place a permanent restriction on this remaining R-4 portion of the site in the form of a conservation easement, transfer of title to a conservancy group, or a recorded deed restriction setting forth the restriction in this Binding Element.

8. No exterior storage will be allowed on the Mini Storage property. Any storage of any type will be confined to interior storage units and within the facility walls. This includes, but not limited to, boats, trailers, campers, motorhomes, work vehicles, cars/suvs, semi's, rental cars, and motorcycles.

9. The west and southwest sides of the proposed 1-story building to be painted a color to blend with the surrounding landscaping and vegetation.



PERCENT REDUCTION IN THE MINIMUM NUMBER OF PARKING
 SHALL APPLY TO ANY DEVELOPMENT IN SUBURBAN FORM
 EXCEEDS THE MINIMUM TREE CANOPY REQUIRED BY FIVE (5)

LANDSCAPE REQUIREMENTS

TOTAL VEHICLE USE AREA (VUA) 23,987 SQ.FT.
 7.5% LL.A. REQUIREMENT 1,799 SQ.FT.
 INTERIOR LANDSCAPE AREA PROVIDED 1,977 SQ.FT.

BUILDING AREA 104,275 SQ.FT.
 OFFICE 1,600 SQ.FT.
 STORAGE 102,675 SQ.FT.
 415 CLIMATE CONTROLLED UNITS
 290 NON-CLIMATE CONTROLLED UNITS
 MAXIMUM BUILDING HEIGHT - 40' FROM BASEMENT F.F.E.

SETBACKS
 NON-RESIDENTIAL TO RESIDENTIAL (NON-LOADING) 50'
 NON-RESIDENTIAL TO RESIDENTIAL (LOADING) 75'
 FRONT YARD MAX 10'
 FRONT YARD MAX 150'
 MAX BUILDING HEIGHT (FLOYDS FORN DRD - 1 STORY) 35'

PARKING CALCULATIONS
 MINIMUM REQUIRED PARKING 25 SPACES
 1 SPACE/250 S.F. OFFICE 3 SPACES
 1 SPACE/15 CLIMATE CONTROLLED UNITS 20 SPACES
 * 20% REDUCTION FOR EXCEEDING MIN. TREE CANOPY BY 5% - 6 SPACES
 MAXIMUM ALLOWED PARKING 95 SPACES
 1 SPACE/250 S.F. OFFICE 6 SPACES
 1 SPACE/15 CLIMATE CONTROLLED UNITS 83 SPACES
 PARKING PROVIDED 25 SPACES
 (INCLUDES 2 ACCESSIBLE SPACES)

To remain R-4 - to be
 permanently protected
 pursuant to BE #7

LEGEND

OVERHEAD UTILITIES
 GUARDRAIL
 EXISTING FENCE

GENERAL NOTES



Questions?