

Board of Zoning Adjustment Staff Report

June 1, 2026



Case No:	26-MCUP-0004
Project Name:	Richmond Drive Parking Lot
Location:	1971 Richmond Drive
Owner(s):	Sanctuary on Bardstown LLLP
Representative:	Nick Pregliasco, Attorney
Jurisdiction:	Louisville Metro
Council District:	8 – Ben Reno-Weber
Case Manager:	Zack Jones, Planner II

REQUEST(S)

- **Modified Conditional Use Permit (MCUP)** for an Off-Street Parking Area in the R-5 Single Family Residential zoning district (Land Development Code 4.2.39).

CASE SUMMARY

The subject ~0.25-acre property was approved for Conditional Use by the Board of Zoning Adjustment in 1987 (B-71-87 & B-72-87), last modified in 2016 (16CUP1045), to allow an off-street parking area located in Richmond Drive in connection with the existing church- now restaurants and apartments- on the corner of Bardstown Road and Roanoke Avenue. These properties are separated by the roughly 15' wide alley that runs parallel between Richmond Drive and Roanoke Avenue. The applicants are proposing a modification to the existing CUP in order to reduce the size of the parking area while maintaining the CUP, while allowing the remainder of the property to be subdivided at a later date, presumably so a residence can be constructed on the property. That subdivision by minor plat is proposed to go to the Development Review Committee for approval.

This Modified Conditional Use Permit is proposed to consolidate and modernize the existing conditions on the property. The primary changes from the applicants have been updating the site plan and making minor revisions to the conditions of approval to reflect existing conditions on the site, and adding landscape area on the new parking lot site in order to comply with LDC Chapter 10 requirements.

STAFF FINDING

The conditional use permit appears to be adequately justified for approval and appears to meet all standards of the conditional use.

Staff notes in the current parking code, the facility at 1838 Bardstown Road (which uses the subject off-street parking area), does not have any minimum parking requirements for the commercial or residential use. However, the use of parking on this property as desired does necessitate the CUP and is the reason for this modification. Staff also notes that part of the proposed conditions of approval for this CUP and a note on the proposed minor plat require an access easement for the benefit of Lot 2 (the residential lot) to access the alley rear of Richmond Drive in order to prevent direct access via a curb cut directly on to Richmond Drive itself. The remaining conditions of approval are deemed

unnecessary by staff and proposed to be removed in the context of the proposed plan and modified conditional use.

TECHNICAL REVIEW

Transportation Planning and MSD have preliminarily approved the proposal. The Board of Zoning Adjustments will have final action on this request.

This property, should this request be approved, is scheduled to go to the Development Review Committee for approval on June 3, 2026 in order to approve the minor plat in complement to this plan.

INTERESTED PARTY COMMENTS

All comments received have been placed in the record and made available to the Board in advance of the public hearing.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with applicable policies of the Comprehensive Plan, Plan 2040.

2. Is the proposal compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

STAFF: The proposal is compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance. The site is located in an area that is in close proximity to the existing mixed-use building it serves on Bardstown Road. While there are residential properties within the vicinity, the impacts proposed are no greater than the last approval provided in 16CUP1045.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

STAFF: All necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use are available or will be provided.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

An Off-Street Parking Area may be permitted in a district where it is ordinarily prohibited, provided it serves a use in a building for which insufficient off-street parking space is provided, and where the provision of such parking space will materially relieve traffic congestion on the streets and when developed in compliance with the following listed requirements.

- A. The area shall be located within 200 feet of the property on which the building to be served is located measured by the shortest walking distance (using sidewalks and designated crosswalks).

- B. Walls, fences, or plantings shall be provided in a manner to provide protection for and be in harmony with surrounding residential property.
- C. The minimum front, street side, and side yards required in the district shall be maintained free of parking.
- D. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.
- E. The approval of all plans and specifications for the improvement, surfacing, and drainage for said parking area will be obtained from the appropriate Director of Works prior to use of the parking area.
- F. The approval of all plans and specifications for all entrances, exits, and lights shall be obtained from the department responsible for transportation planning prior to the public hearing on the Conditional Use Permit.
- G. Heavy truck parking/storage is not permitted under this section. This provision shall not be waived.

STAFF: The proposal complies with the standards and policies of the Comprehensive Plan and of the LDC 4.2.39 where this CUP is requested from. The subject property is within 200 feet of the site it serves. The proposed walls, fences, and plantings are complementary to the residential character of the area and complies with all setbacks. MSD and Public Works have preliminarily approved the proposal. Heavy truck storage and parking have not been proposed for the site. This proposal needs no relief from any of the subject policies.

REQUIRED ACTIONS

- **APPROVE OR DENY** the **Modified Conditional Use Permit** for an Off-Street Parking Area in the R-5 Single Family Residential zoning district (Land Development Code 4.2.39).

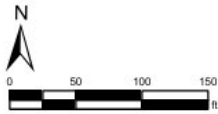
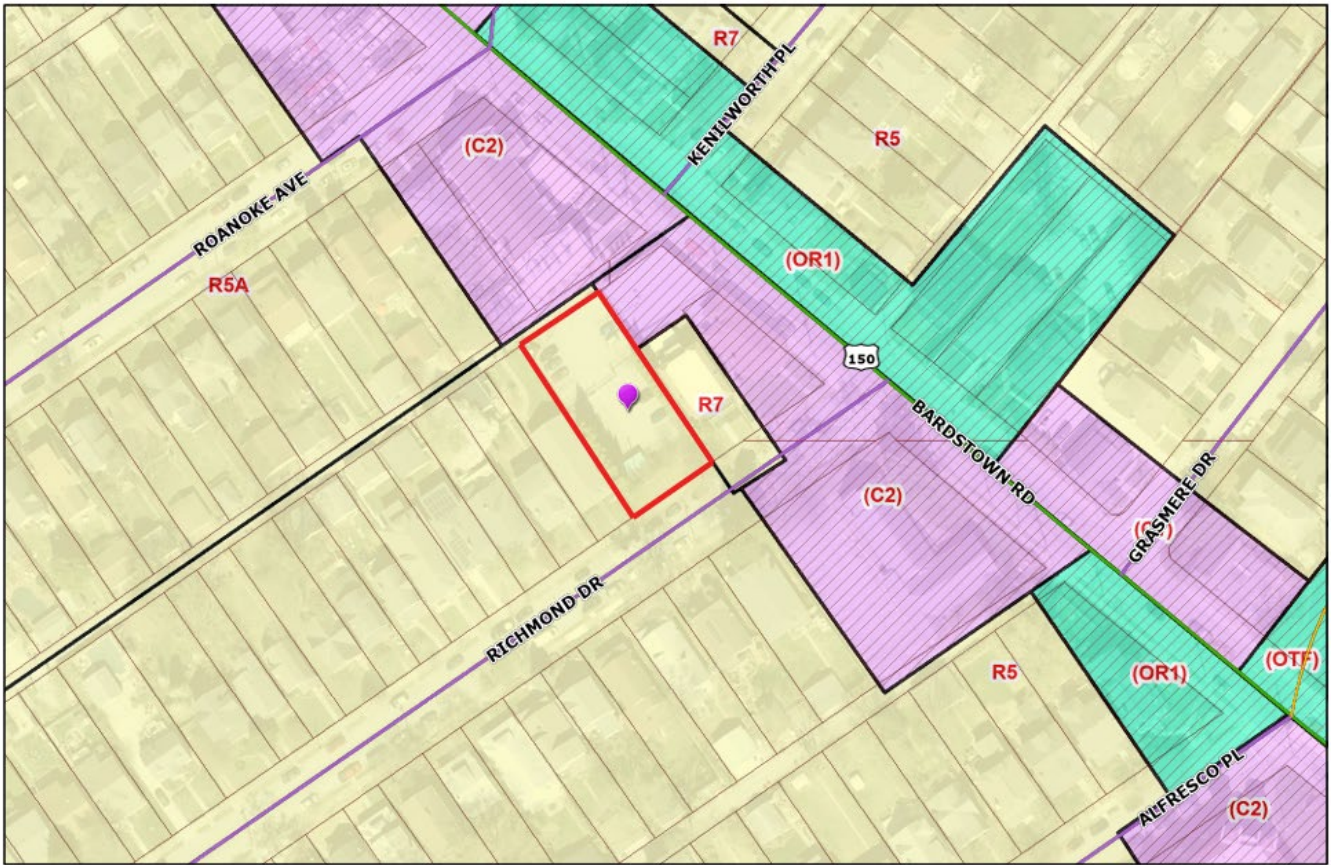
NOTIFICATION

Date	Purpose of Notice	Recipients
5/18/2026	Hearing before BOZA	1st and 2nd tier adjoining property owners and residents
5/20/2026	Hearing before BOZA	Registered Neighborhood Groups in Council District 8
5/20/2026	Hearing before BOZA	Notice posted on property

ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Existing Conditions of Approval
4. Proposed Conditions of Approval

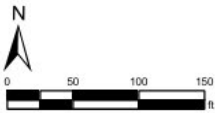
1. Zoning Map



Wednesday, May 20, 2026 | 12:07 PM



2. Aerial Map



Wednesday, May 20, 2026 | 12:05 PM



This map is not a legal document and should only be used for general reference and identification.

3. Existing Conditions of Approval

- ~~1. The site shall be developed in strict compliance with the approved development plan. No further development shall occur on the site without prior review and approval by the Board.~~
- ~~2. No site preparation or construction of the off-street parking lot shall begin until the applicant obtains construction approval from the Metropolitan Sewer District.~~
- ~~3. Prior to the use of the site for an off-street parking lot, the applicant shall consolidate the two parcels by appropriate legal means.~~
- ~~4. The off-street parking lot shall be used only by the tenants and occupants of 1838 Bardstown Road and their respective customers and invitees.~~
- ~~5. The off-street parking area shall be landscaped in accordance with the provisions of Article 12 of the Zoning district Regulations. A landscaped plan for this site shall be approved by the staff landscape architect prior to construction of the off-street parking lot.~~
- ~~6. The conditional Use Permit shall be "exercised" as described in KRS.100.237 within one year of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for an off-street parking lot without further review and approval by the Board.~~
- ~~7. The parking area shall not extend beyond the front building lines of the existing housing on the street.~~
- ~~8. There shall be no removal of trees along the front property line.~~
- ~~9. The dirt shall be replaced on the green space area.~~
- ~~10. There shall be no curb cut, or any entrance or exit for vehicles on Richmond Drive.~~
- ~~11. Bushes shall be placed at the rear of the lawn area to screen the new parking area.~~
- ~~12. Steps shall be provided for Richmond Drive onto the parking area.~~
- ~~13. Lighting for the parking area shall be controlled from the church and will not remain on all night.~~
- ~~14. Any landscape waivers required shall be approved by the Land Development and Transportation committee of the Planning Commission.~~

4. Proposed Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for an Off-Street Parking Area until further review and approval by the Board.
3. A minor subdivision plat shall be recorded creating the lots as shown on the approved development plan. A note shall be placed on the face of plat indicating that Lot 1 shall not be further subdivided or developed for any other use and shall remain an Off-Street Parking Area or vacant land, unless there is a time the proposed Lot 1 is no longer substandard or an allowable use is otherwise allowed by the zoning regulations.
4. Lot 1 shall not be developed for any other use without review and approval by this Board.