

20-CUP-0090
532 E. Breckinridge Street



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

August 31, 2020

Request

- **Conditional Use Permit for Transitional Housing, Land Development Code (LDC) 4.2.55**

Case Summary/Background

- The applicant proposes to operate a transitional house that will provide residence for six participants and an on-site supervisor.
- There is an existing two-story structure on site and the applicant is proposing to add a 492 sq. ft. two-story addition on the rear.

Case Summary/Background

- The subject property is located on the south side of E. Breckinridge Street between S. Jackson Street and S. Hancock Street.
- The subject property and all adjoining properties are currently zoned U-N Urban Neighborhood, except for some C-1 Commercial properties to the east, and all are within a Traditional Neighborhood Form District.

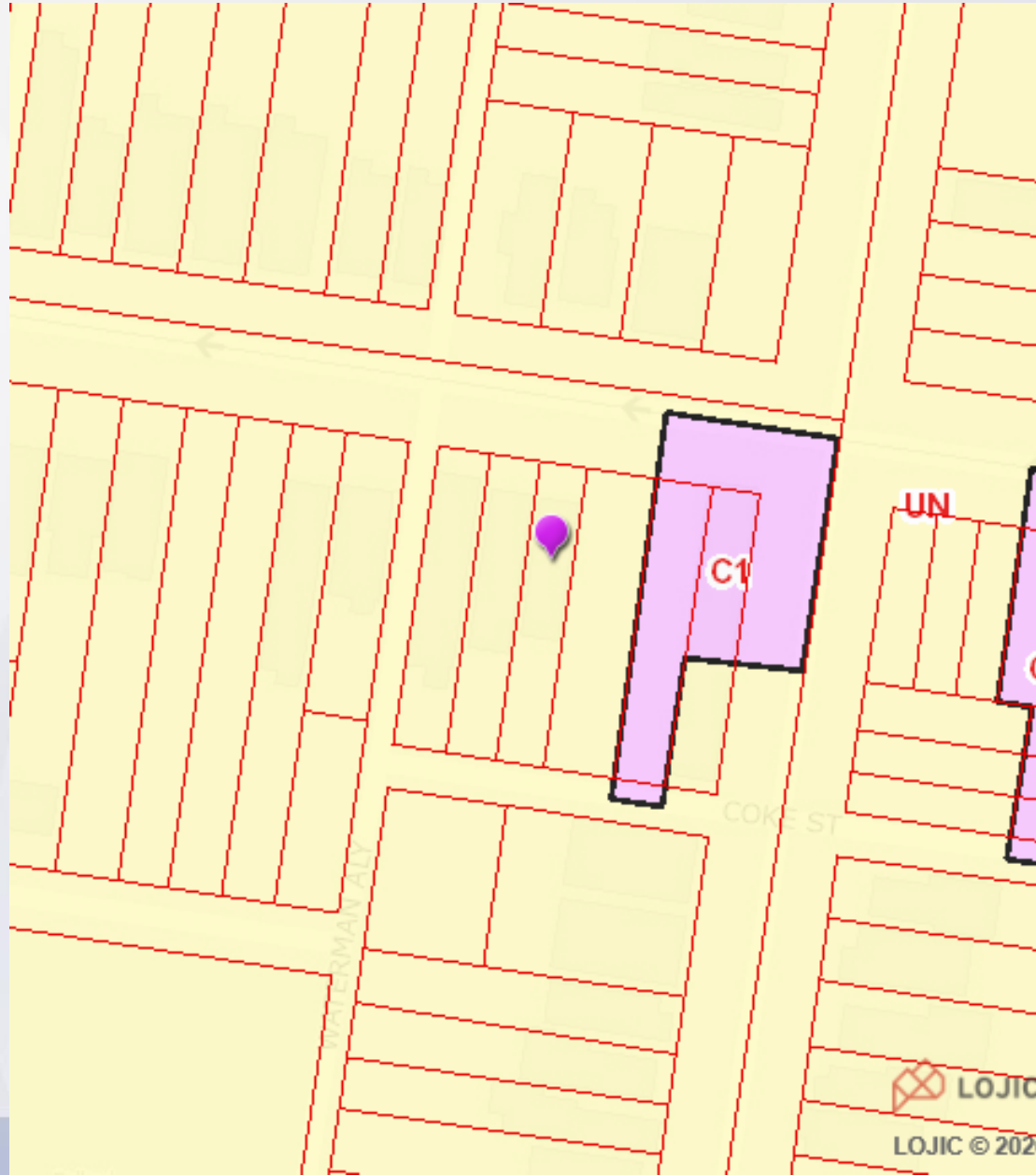
Case Summary/Background

- The adjoining property immediately to the east is a part of a proposed rezoning from U-N to C-1 and is related to the proposed transitional house.
- This change in zoning received a recommendation for approval by Planning Commission on July 30, 2020 and is awaiting Metro Council approval.

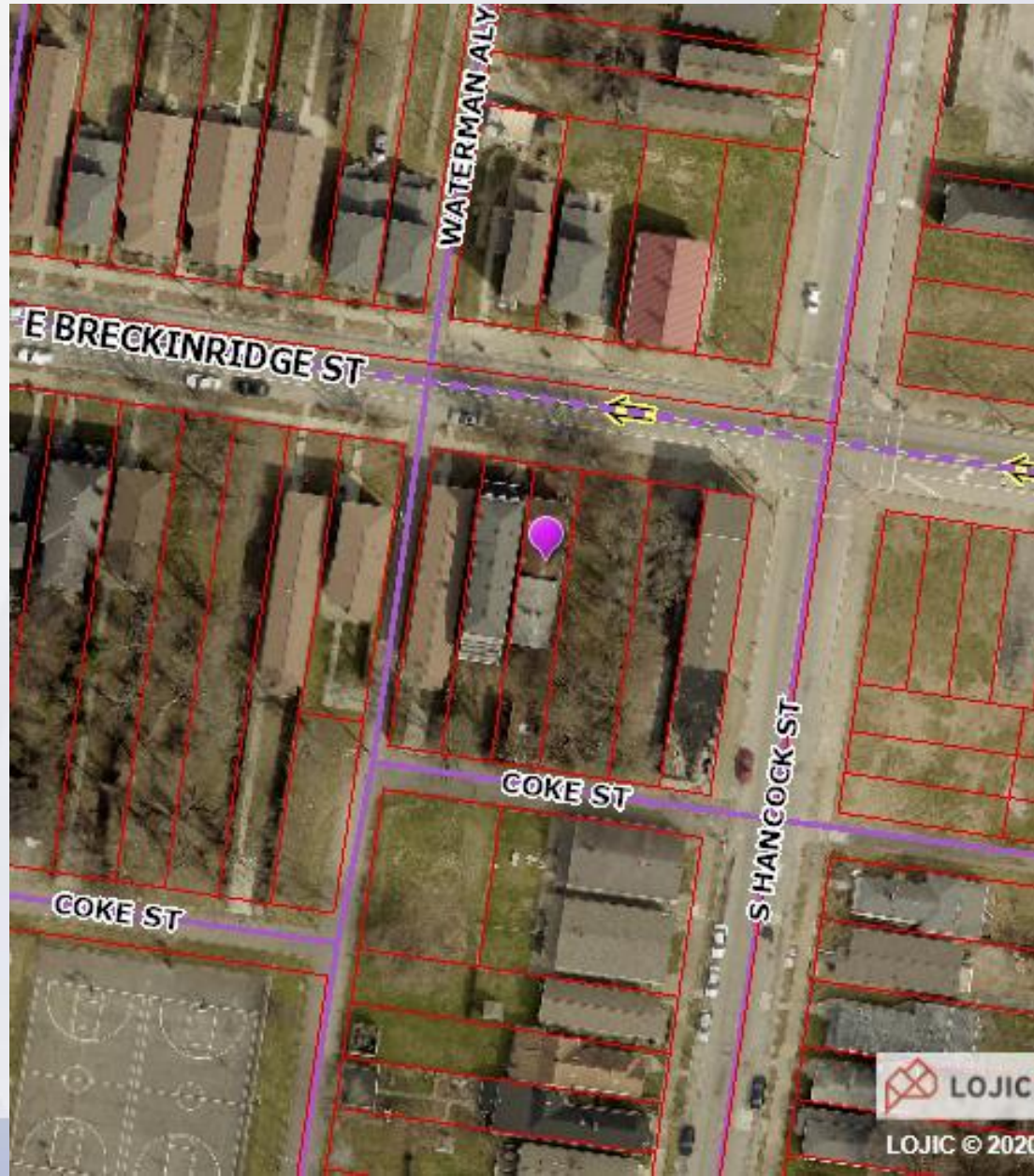
Case Summary/Background

- LDC standards credit the site with one on-street parking space. Additional parking for two vehicles will be provided off the alley at the rear of the property.

Zoning/Form District



Aerial Photo



Ballard Park

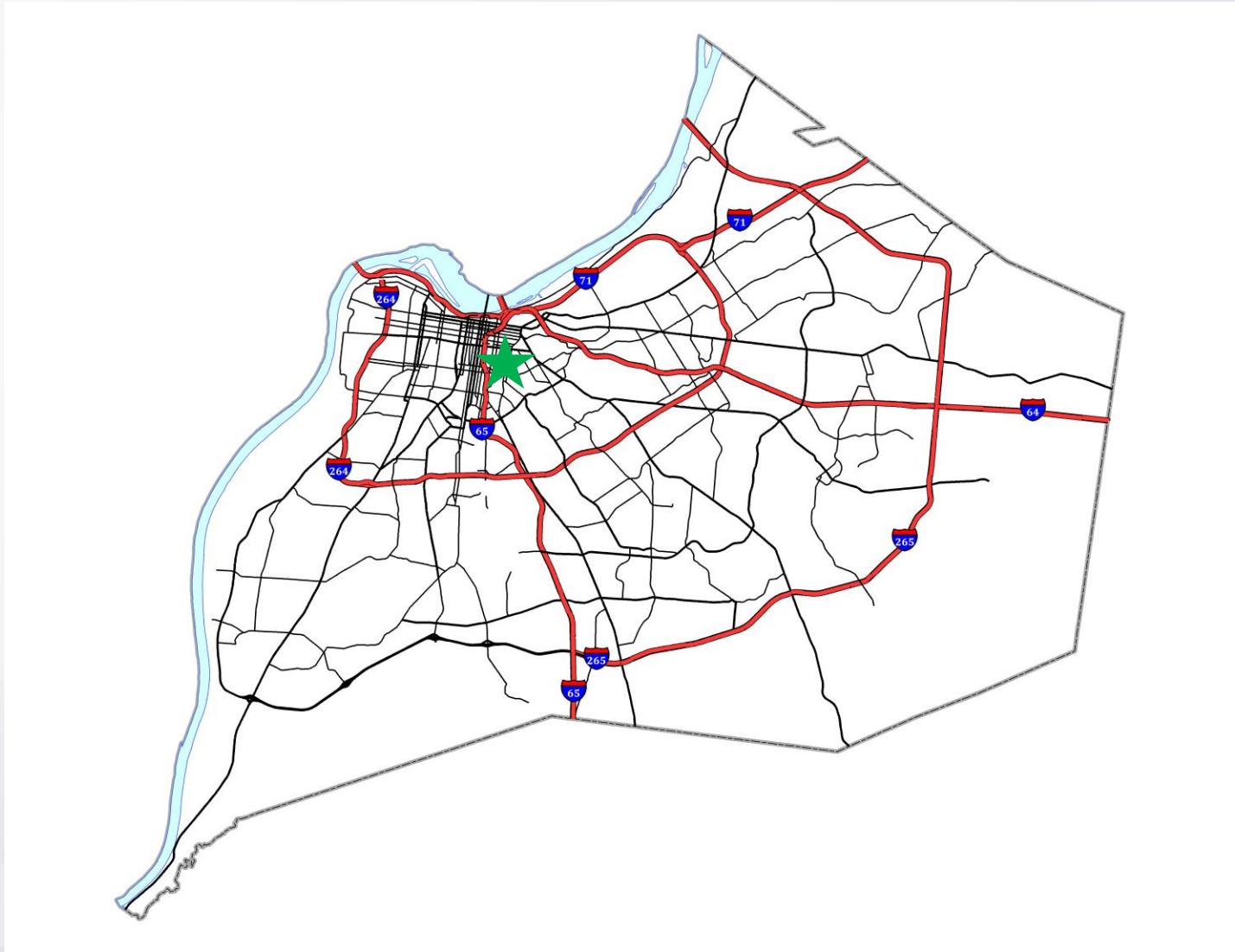
532 East Breckinridge Street

E Breckinridge St

Google

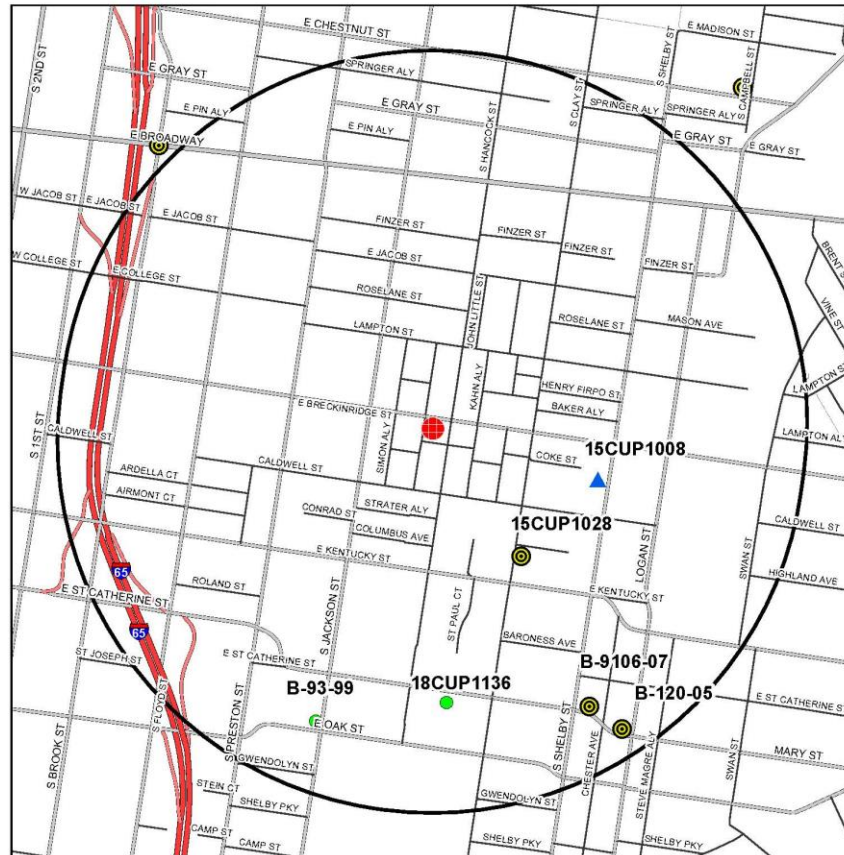
Imagery ©2020 Google, Map data ©2020 United States Terms Send feedback 20 ft

Site Location



Vicinity Map

Map Created: 07/22/2020



This map includes boarding and lodging houses, transitional housing, rehabilitation homes, and homeless shelters that have an approved conditional use permit. This map does not include transitional houses that are nonconforming uses, exist by right, pending applications, or unlawful uses.

Legend

CUP Types

- Transitional Home, Subject Site
- ▲ Transitional Home, Approved
- Boarding House, Approved
- ⊙ Rehabilitation, Approved
- Homeless Shelter, Approved
- 1/2 Mile Buffer

20-CUP-0090
532 E Breckinridge St

feet
790



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Site Plan

GENERAL NOTES

- CONSTRUCTION PLAN AND DIMENSIONS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METRO-GOVERNMENT SPECIFIC DESIGN MANUAL AND STANDARD SPECIFICATIONS FOR CONSTRUCTION PLAN APPROVAL.
- EROSION & SILT CONTROL, A SOIL AND SEDIMENTATION CONTROL PLAN SHALL BE SUBMITTED AND APPROVED IN ACCORDANCE WITH SOIL EROSION MANUAL STANDARD SPECIFICATIONS PRIOR TO CONSTRUCTION PLAN APPROVAL.
- THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA. (DETAILED MAP PUBLISHED DECEMBER 13, 2009)
- SANITARY SEWER SERVICE PROVIDED BY EXISTING PUMP SUBJECT TO FEES AND ANY APPLICABLE CHANGES.
- ALL HANDICAP SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE "A.S.A." REQUIREMENTS FOR HANDICAP ACCESSIBILITY.
- CONSTRUCTION PLAN BOARD PERMIT REQUIRED FOR ALL WORK DONE WITHIN THE RIGHT-OF-WAY.
- WINDITION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FURTHER AIRPOLLUTION EMISSIONS FROM EXISTING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE DEVELOPMENT LIES IN THE LOUISVILLE #0 FIRE DISTRICT.
- ALL SERVICE STRUCTURES SHALL BE INSTALLED IN ACCORDANCE WITH CHAPTER 22 OF THE LOUISVILLE DEVELOPMENT CODE. SERVICES STRUCTURED SHALL BE SET BACK FROM LOTS TO MAINTAIN TRUCK, TRUCKS, TRAILERS, HOSE CARS, ELECTRIC TRANSMISSIONS AND YELLOW BUSES.
- ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH CHAPTER 175 OF LOUISVILLE JEFFERSON COUNTY METRO GOVERNANCE.
- TEMPORARY UNITS (ELECTRIC POWER, COLD AIR) SHALL BE PLACED IN A COMMON TRUCK YARD UNLESS OTHERWISE REQUIRED BY APPLICABLE AGENCIES.
- EXISTING SIDEWALK RECONSTRUCTION AND REPAIRS SHALL BE REQUIRED, AS NECESSARY, TO MEET CURRENT SMP REQUIREMENTS AND SHALL BE INSPECTED PRIOR TO FINAL ROAD RELEASE.
- ALL SIDEWALK AND ENTRANCE RECONSTRUCTION SHALL MEET THE REQUIREMENTS FOR ADA COMPLIANCE AS SET BY METRO PUBLIC WORKS.
- NO INCREASE OF STORM WATER INTO THE ADJACENT RESIDENTIAL PROPERTIES OF COKE STREET IS ALLOWED AS A RESULT OF THIS PROJECT.
- NO SITE IS SUBJECT TO NATIONAL FACILITY FEES.
- NO ROLL-OFF DEPOSITS WILL BE USED AT THIS SITE.

EPSC NOTES

THE APPROVED DESIGN PREVENTION AND MITIGATION (EPSC) PLAN SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY ALL AFFECTED AGENCIES PRIOR TO CONSTRUCTION. ANY CHANGES TO THE APPROVED EPSC PLAN SHALL BE SUBMITTED TO THE APPROVED AGENCIES FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ANY CHANGES TO THE APPROVED EPSC PLAN SHALL BE SUBMITTED TO THE APPROVED AGENCIES FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION. ANY CHANGES TO THE APPROVED EPSC PLAN SHALL BE SUBMITTED TO THE APPROVED AGENCIES FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION.

EPSC PHASING

- INITIAL TEMP. CONSTRUCTION ENTRANCE, SILENT PROTECTION & SILT FENCE.
- SEWER CONSTRUCTION.
- REMOVE SILT FENCE AND INLET PROTECTION ONCE SITE IS STABILIZED & VEGETATION IS ESTABLISHED.

UTILITY NOTE

ALL UTILITIES ON THESE PLANS ARE APPROXIMATE. THE LOCATION OF SUBSTRUCTURES SHALL NOTIFY THE UTILITY PROTECTION CENTER (UPC). CALL THE PHONE NO. 1-800-381-2844 FOR A LIST OF ALL UTILITIES. THE LOCATION OF ALL UTILITIES SHALL BE VERIFIED BY THE UTILITY PROTECTION CENTER (UPC) PRIOR TO CONSTRUCTION. THE UTILITY PROTECTION CENTER (UPC) SHALL BE NOTIFIED OF ANY CHANGES TO THE UTILITIES PRIOR TO CONSTRUCTION. THE UTILITY PROTECTION CENTER (UPC) SHALL BE NOTIFIED OF ANY CHANGES TO THE UTILITIES PRIOR TO CONSTRUCTION.



SITE DATA

EXISTING ZONING DISTRICT	TRACT 1	TRACT 2
PROPOSED ZONING DISTRICT	UO	CT # 1 & 2
FORM DISTRICT	UO	COMMERCIAL
EXISTING ZONING	RESIDENTIAL	COMMERCIAL
PROPOSED ZONING	UO	COMMERCIAL
NET AREA AC (13,200 SF)	2,500 SF	2,500 SF
EXISTING	1,000 SF	2,000 SF
ADDED	1,500 SF	500 SF
EXISTING	1,500 SF	4,772 SF
ADDED	1,000 SF	2,488 SF
BUILDING HEIGHT	34'	20'
MAX. PERMITTED HEIGHT	42'	34'
MAX. BUILDING AREA	14,100	14,100
MAX. FLOOR AREA	14,100	14,100

TREE CANOPY REQUIREMENTS

SITE AREA	TRACT 1	TRACT 2
CANOPY TO REMAIN	400 SF (0%)	0 SF (0%)
BASE REQUIREMENT	400 SF (0%)	1,000 SF (40%)
REDUCTION	0 SF (0%)	0 SF (0%)
REQUIREMENT	100 SF (4%)	571 SF (23%)

I.A. CALCULATIONS

VIA TRACT 1	TRACT 1	TRACT 2
AREA	2,500 SF	2,500 SF
AREA	2,500 SF	2,500 SF

IMPERVIOUS AREA CALCULATIONS

EXISTING IMPERVIOUS	TRACT 1	TRACT 2
EXISTING IMPERVIOUS	2,000 SF	1,000 SF
ADDED IMPERVIOUS	1,500 SF	1,000 SF
DIFFERENCE	-500 SF	0 SF

PARKING CALCULATIONS

RESIDENTIAL	MIN. REQUIRED	MAX. ALLOWED
3 OUTLETS	1,700 SF	1,700 SF
OFFICE	1,700 SF	1,000 SF

PERMITTED DEVELOPMENT PLAN

1. VARIANCE FROM LOC 5.1.1.2 TO ALLOW A PORTION OF THE COMMERCIAL STRUCTURE ON A CORNER LOT TO BE SET BACK MORE THAN 5 FEET FROM THE FRONT OF THE LOT.

2. VARIANCE TO ALLOW THE PROPOSED ADDITION ON THE REARLOT, SUBJECT TO THE LIMIT 1 TO BE BUILT TO THE REARLOT INTO THE REARLOT.

3. VARIANCE FROM LOC 12.2.4 TO NOT PROVIDE THE REQUIRED LANDSCAPE BUFFER BETWEEN THE LOT AND THE CUP AREA.

4. VARIANCE FROM LOC 5.1.1.1.2 TO ALLOW A PORTION OF THE COMMERCIAL STRUCTURE ON A CORNER LOT TO BE SET BACK MORE THAN 5 FEET FROM THE FRONT OF THE LOT.

ADDITIONAL COMMENTS

1. VARIANCE FROM LOC 5.1.1.2 TO ALLOW A PORTION OF THE COMMERCIAL STRUCTURE ON A CORNER LOT TO BE SET BACK MORE THAN 5 FEET FROM THE FRONT OF THE LOT.

2. VARIANCE TO ALLOW THE PROPOSED ADDITION ON THE REARLOT, SUBJECT TO THE LIMIT 1 TO BE BUILT TO THE REARLOT INTO THE REARLOT.

3. VARIANCE FROM LOC 12.2.4 TO NOT PROVIDE THE REQUIRED LANDSCAPE BUFFER BETWEEN THE LOT AND THE CUP AREA.

4. VARIANCE FROM LOC 5.1.1.1.2 TO ALLOW A PORTION OF THE COMMERCIAL STRUCTURE ON A CORNER LOT TO BE SET BACK MORE THAN 5 FEET FROM THE FRONT OF THE LOT.

RECEIVED

JUN 2 9 2010

PLANNING & DESIGN SERVICES

SCALE 1" = 40'

70-11-001-009-0

20-CUP-0090

SABAK, WILSON & LINGO, INC.
 ARCHITECTS
 1000 N. 3RD STREET, SUITE 100
 LOUISVILLE, KY 40203
 TEL: 502.636.1234
 FAX: 502.636.1235
 WWW.SWALINGO.COM

PROJECT INFORMATION

PROJECT TITLE:	20-CUP-0090
CLIENT:	LOUISVILLE METRO-GOVERNMENT
DATE:	05/19/2010
DRAWING NO.:	DDP
SHEET 1 OF 1	



Site Photos



Site Photos



Site Photos



Side of existing structure.

Site Photos



Site Photos



Site Photos



Site Photos



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 by and approval of 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 as a transitional house without further review by and approval of the Board.

3. Prior to lawful commencement of the transitional housing use the applicant shall obtain all permits and necessary approvals required by the Office of Construction Review and other governmental agencies.

Required Actions

Approve/Deny

- **Conditional Use Permit for Transitional Housing (LDC 4.2.55)**