

18CUP1197

3017 Hunsinger Lane



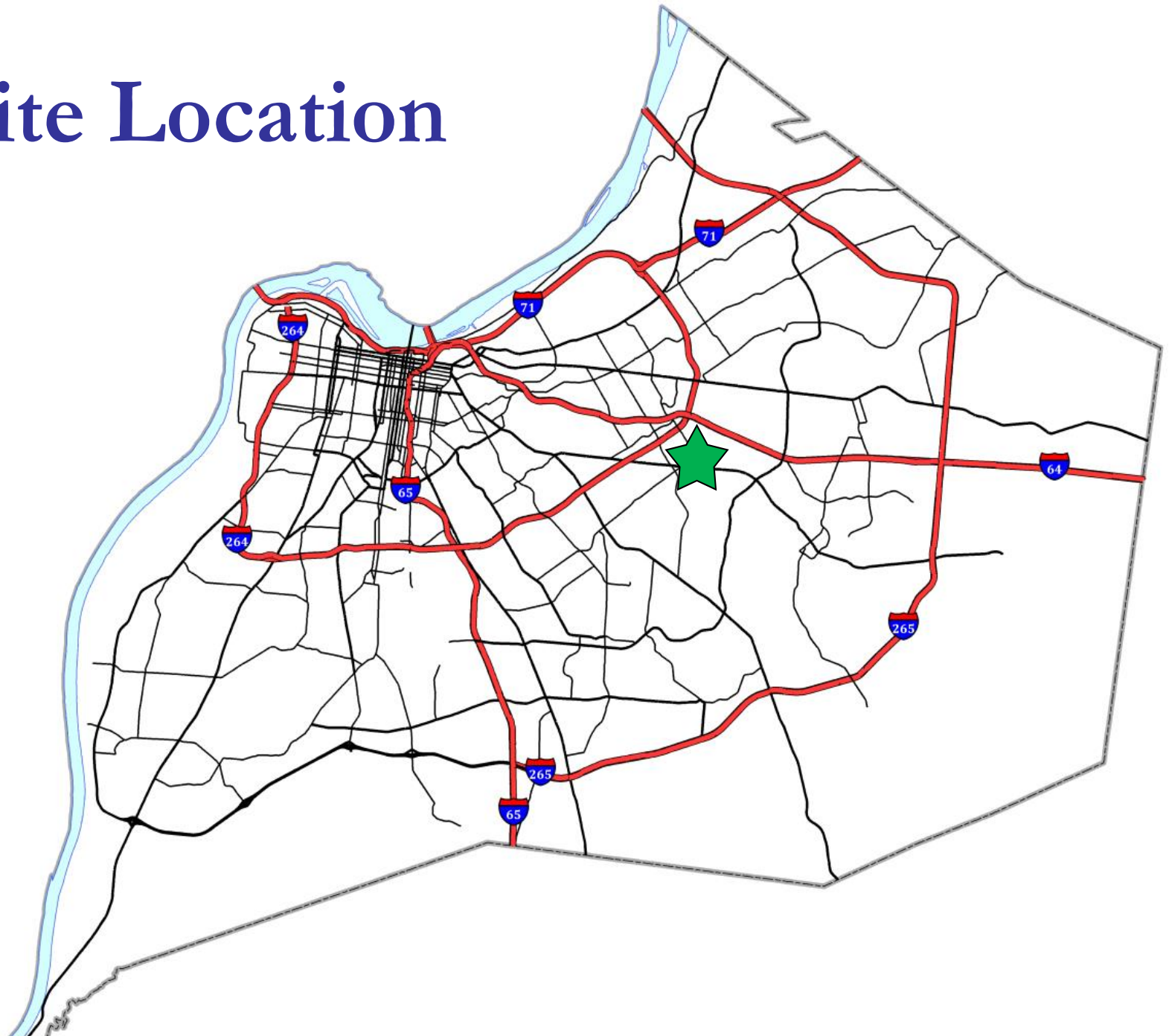
**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Steve Hendrix, Planning Coordinator
April 1, 2019**

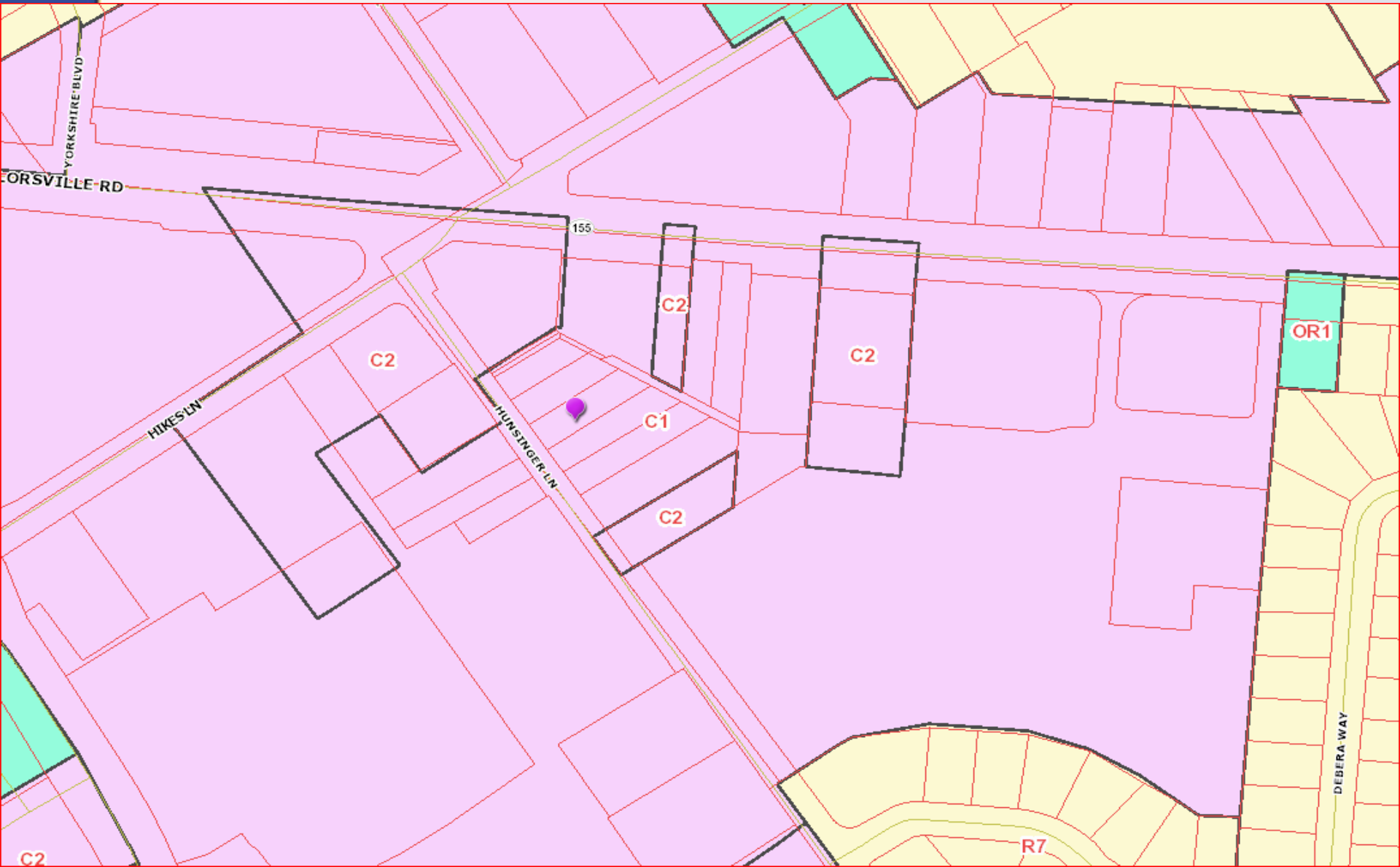
Request

Conditional Use Permit to allow a Commercial Kennel in a C-1 zoning district. (LDC 4.2.17)

Site Location



Zoning Map



Aerial Map



Case Summary / Background

Zoned C-1

Regional Center Form District

Hikes Point neighborhood

0.225 acres

Existing dog kennel (2 years)

Current owner purchased in 2018, kennel was existing

Request to bring into compliance

Open 7 days a week

15-20 dogs

Grooming, Daycare & Boarding

Building stands alone.

Neighborhood meeting held on February 19, 2019, no one attended.

Front



Vacant Rite-Aid to the north



Property to south/east



03/22/2019 10:14

From the rear of the property toward Hunsinger Lane



Properties across the street



Conclusions

The proposal meets the standard of review for the requested Conditional Use Permit.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established by the Land Development Code for the requested Conditional Use Permit.

Required Action

Approve or Deny

- Conditional Use Permit to allow a commercial kennel in a C-1 zoning district (LDC 4.2.17)

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 a commercial kennel without further review and approval by the Board.