

20-CUP-0142

990 Evergreen Road

February 1, 2021



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

Steve Hendrix, Planning Coordinator

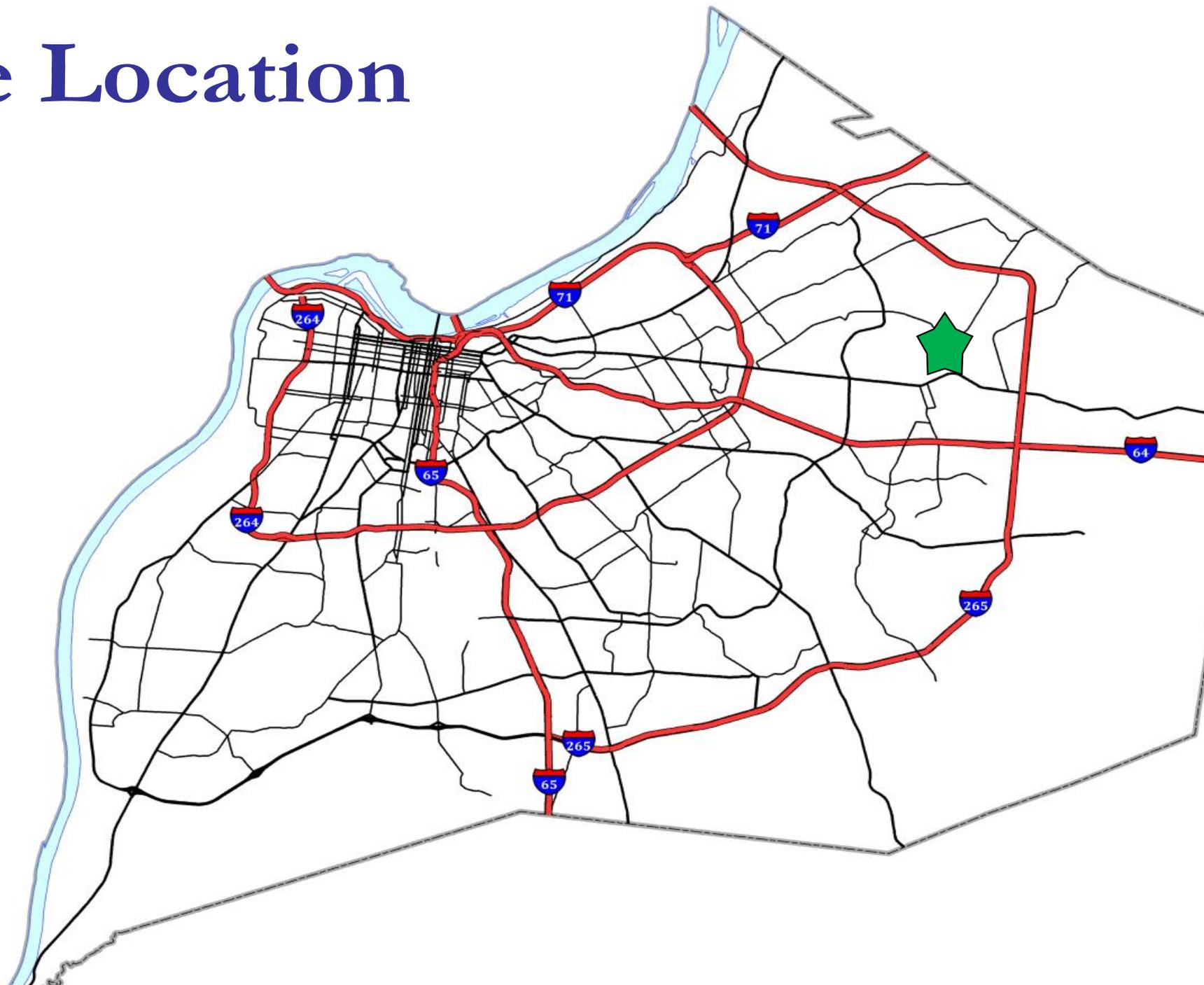
Request

Conditional Use Permit to allow a private non-profit club in a Residential Estate Zoning District.

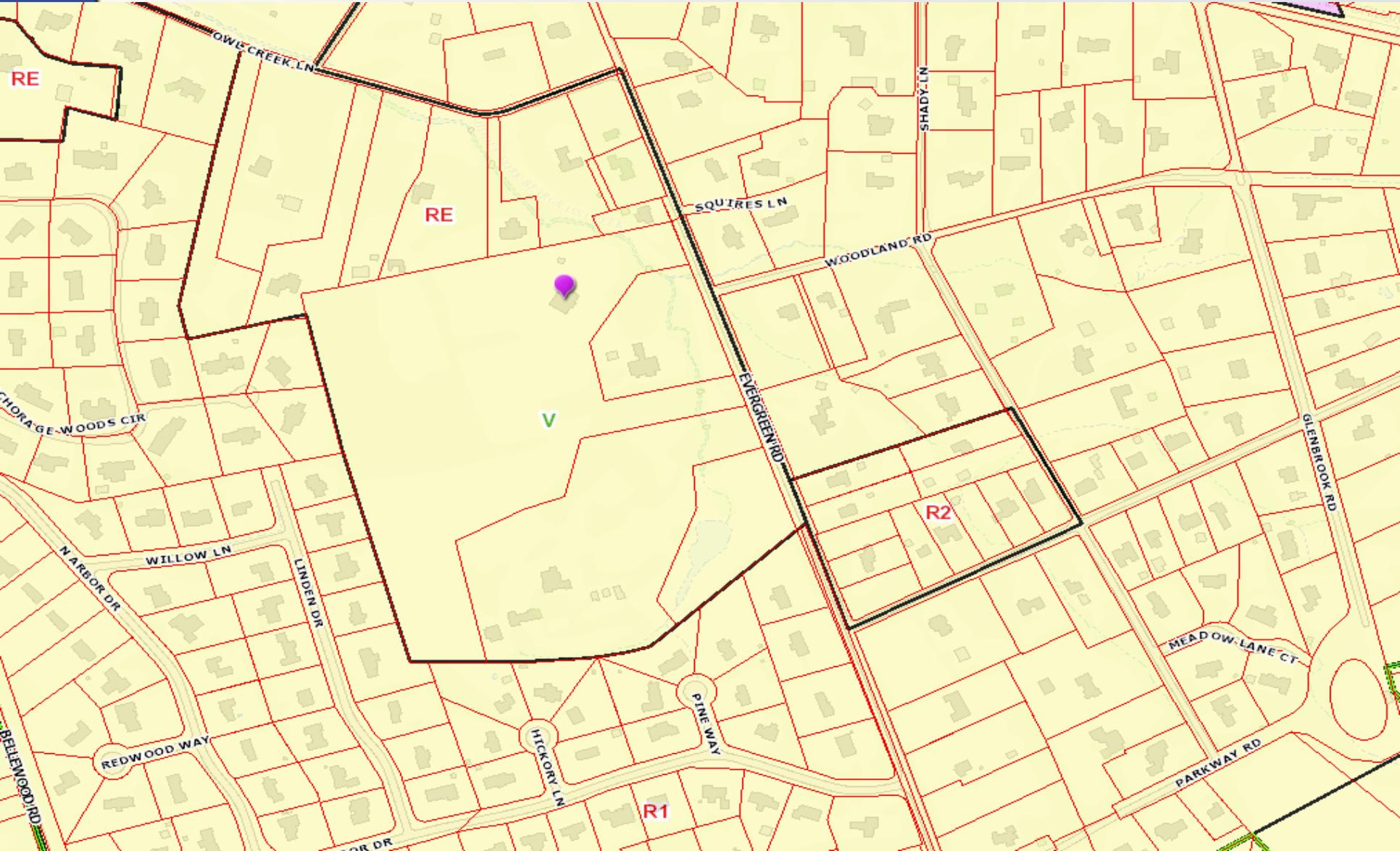
Waiver not to require landscaping and 6 foot high screen within the 15 foot landscape buffer area adjacent to the perimeter property lines.

(Will allow existing trees and vegetation to remain as is in their natural setting.)

Site Location



Zoning Map

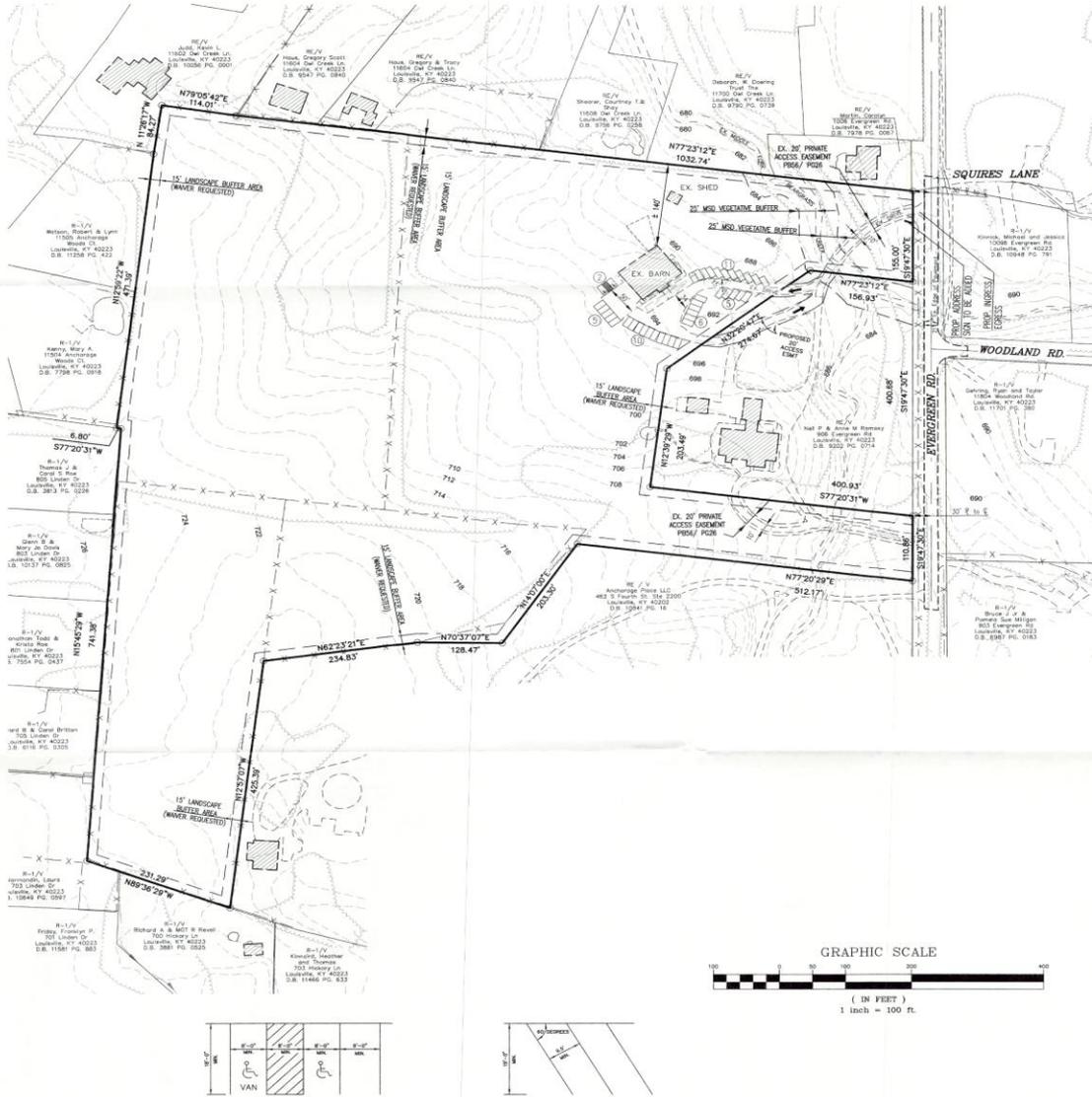


Aerial Map



Site Plan

within the 10 ft. Landscape Buffer Area adjacent to the perimeter property lines.



LOCATION MAP
NOT TO SCALE

The subject site is located in the City of Anchorage and is subject to the Development Code for the city of Anchorage, Kentucky April 2001.

CONDITIONAL USE PERMIT REQUESTED

1. A Conditional Use Permit is requested for a Private Non-Profit Club by Article 15.11 of the Development Code for the city of Anchorage, Kentucky.

PROJECT DATA

TOTAL SITE AREA	= 20.58± AC. (896,620 SF)
EXISTING ZONING	= RE (C.U.P. requested)
FORM DISTRICT	= VILLAGE
EXISTING USE	= BARN
PROPOSED USE	= PRIVATE NON-PROFIT CLUB
EXISTING BARN BUILDING AREA	= 5,554 S.F. (INCLUDES GARAGE, BASEMENT AND SECOND FLOOR)
EVENT AREA WITHIN THE EX. BARN	= 3,900 S.F. (EVENT AREA)
PARKING REQUIRED	= 39 SPACES
PARKING PROVIDED	= 39 (INCLUDES 2 ADA SPACES)
AREA OF DISTURBANCE	= 5,410 S.F.
EXISTING IMPERVIOUS	= 15,074 S.F.
PROPOSED IMPERVIOUS	= 15,074 S.F.

RECEIVED
JAN 11 2021
PLANNING & DESIGN SERVICES

GENERAL NOTES:

1. All parking and driving surfaces to be hard and durable.
2. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
3. Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
4. Boundary per deed & does not constitute a survey. Topography L.O.I.C.
5. This plan requires approval from the City of Anchorage.
6. Tree limbs must be trimmed up to allow for 13'-0" clearance. To allow access to Fire Department tallest trucks.
7. Construction plans, bond, and permit are required by Metro Public Works prior to construction plan approval.
8. All roadway and entrance intersections shall meet the requirements for landing areas as set by Metro Public Works.
9. Entry drive width shall be 18 ft wide.
10. Access easement to be recorded prior to MPW construction approval.

MSD NOTES:

1. Sanitary sewer service is provided by connection by MSD's Anchor Estates Pump Station 1 & 2 elimination contract No. 361,806 / Record No. 361,806.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111-C-0032-E dated December 5, 2006.
3. Drainage pattern depicted by arrows (==>) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Control shown is conceptual only, and final design will be determined on construction plans. Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. A Downstream Capacity Request was approved by MSD letter dated December 3, 2020.
6. All retail shops must have individual connections per MSD's fats, oil and grease policy.
7. Previous pavers installation for the proposed parking spaces is the only construction proposed.
8. MSD site disturbance permit required prior to issuance of any permits.

OWNER:
GRANDVIEW CARE INC
1515 ORMSBY STATION CT. STE B
LOUISVILLE, KY 40223

SITE ADDRESS:
990 EVERGREEN ROAD
TAX BLOCK 0022, LOT 0648
D.B.11585 - PG. 839

CASE: 20-CUP-0142

TYPICAL 90 DEGREE PARKING SPACE LAYOUT
NO SCALE

TYPICAL 60 DEGREE PARKING SPACE LAYOUT
NO SCALE

NO.	DATE	DESCRIPTION
1	07/19/20	ADDRESS PREP. APP. COMMENTS
2	07/26/20	ADDRESS AGENCY COMMENTS
3	07/26/20	MSD & MPW COMMENTS
4	07/04/21	MSD COMMENTS
5	07/07/21	ADDRESS PDS REVIEW COMMENTS

REVISIONS

PROJECT DATA

FILE NAME: 2024-CUP
DATE: 0/2/2020
CHECKED BY: KY
SCALE: AS SHOWN
DRAWN BY: BB

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING - LAMP SURVEYING - LANDSCAPE ARCHITECTURE
409 HORTON AVENUE, SUITE 100, BIRMINGHAM, AL 35202
TEL: 205-988-1000 FAX: 205-988-1001
WWW.LDANDD.COM

CONDITIONAL USE PERMIT
990 EVERGREEN ROAD
OWNER/DEVELOPER
GRANDVIEW CARE, INC.
1515 ORMSBY STATION CT. STE B
LOUISVILLE, KY 40223

1.46
EET

Summary

Private Non-profit Club

20 acres

City of Anchorage

Barn: 3,900 square feet—Event Area

5,554 square feet—garage, basement & second floor

Approximately 140 feet from the nearest property line.

View from Evergreen Road



North of entrance

January 19, 2021 at 3:24:39 PM



Property across Evergreen Road



View from entrance



Front of the barn



North side of barn



Rear of barn



South side of barn



View from barn porch to Evergreen Road



View from barn to 1006 Evergreen Road



View from rear of barn to north property



View from rear of barn to north property



View from barn to the south



Conclusions

- 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 and the listed requirements.

Required Action

Approve or Deny

- Motion to approve or deny the Conditional Use Permit application to allow a private non-profit club.
- Motion to approve or deny the waiver application to allow the existing trees and vegetation to remain without a six foot high screen.