

17CUP1054

11601 Ballardsville Road



Louisville Board of Zoning Adjustment Public Hearing

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October 2, 2017

Request

- Conditional Use Permit for a Cemetery and Mausoleum (LDC 4.2.13)
- Approval of alternative buffering and landscaping for a CUP site located in a residential zoning district (LDC 10.2.4.B., Exception 8)

Case Summary/Background

- Site currently zoned OR-1 (funeral home) and R-4 (remainder of site)
- Adjoining properties zoned R-4 and R-5 and developed with single-family residential uses in a Neighborhood form district
- CUP is to apply to the R-4 portion of the site (22.57 acres)
- A new 805 sq ft mausoleum to be constructed near the existing pond, between the funeral home at the western entrance and the roundabout at the eastern entrance

Case Summary/Background

- Due to the potential presence of unknown existing grave sites, applicant is requesting approval of “alternative buffering and landscaping” to accommodate existing conditions (LDC 10.2.4.B).
- Approval will excuse applicant from maintaining required 30 ft buffer (LDC 4.2.13.B) and from installing a required fence (LDC 4.2.13.A)
- Proposed Condition of Approval will require maintenance of existing tree line and will prohibit further buildings, structures and gravesites from placement within the 30 ft buffer required by the CUP

Zoning / Form District

Subject Site:

Existing:

OR-1/Neighborhood

R-4/Neighborhood

Proposed:

OR-1/Neighborhood

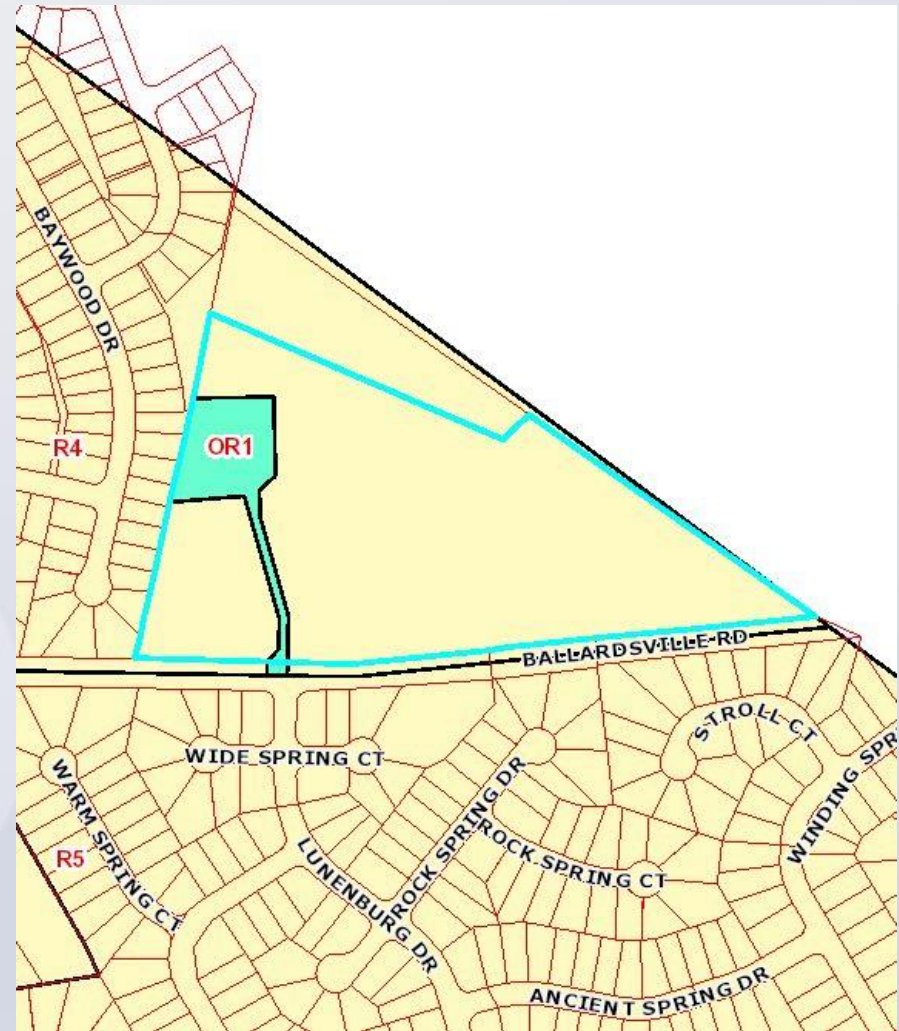
R-4 with CUP/Neighborhood

Adjoining Sites:

North and East: Oldham County

South: R-5/Neighborhood

West: R-4/Neighborhood



Land Use

Subject Site

Existing: Cemetery/
Funeral Home

Proposed: Cemetery/
Funeral Home

Adjoining Sites

North: Cemetery, Vacant

South: Single-family Residential

East: Cemetery

West: Single-Family Residential



Site Photos



West Entrance
Looking North to Funeral Home

Site Photos



Looking East from Funeral Home to Roundabout

Site Photos



Looking West from Roundabout to Funeral Home

Site Photos



East Entrance Looking North to Roundabout

Site Photos



West Property Line to Front of Property
(Ballardsville Road)

Site Photos



West Property Line to Rear of Property

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 in the LDC for the requested Conditional Use Permit

Required Action

Approve or Deny

- Conditional Use Permit for Cemeteries and Mausoleums (LDC 4.2.44)
- Alternative buffering and landscaping, deleting fence and yard requirements, to accommodate existing site conditions only (LDC10.2.4.B., Exception 8)
- Additional Condition of Approval requiring applicant to maintain CUP standards regarding future site development and maintenance of western property line vegetation (Staff Report, pg. 6)