

**19-CUP-0193**  
**3935 Taylorsville Road**



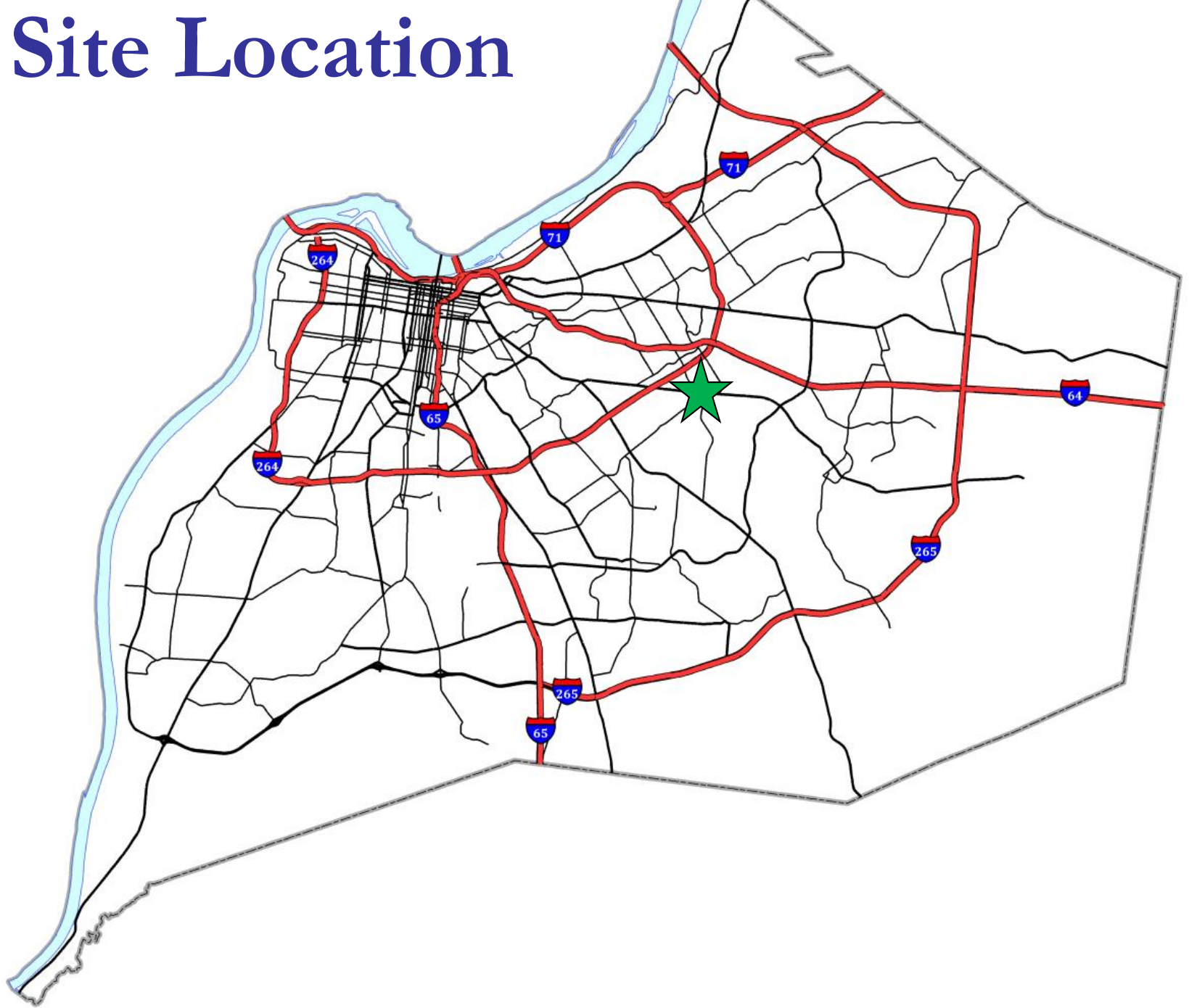
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Steve Hendrix, Planning Coordinator**  
**December 16, 2019**

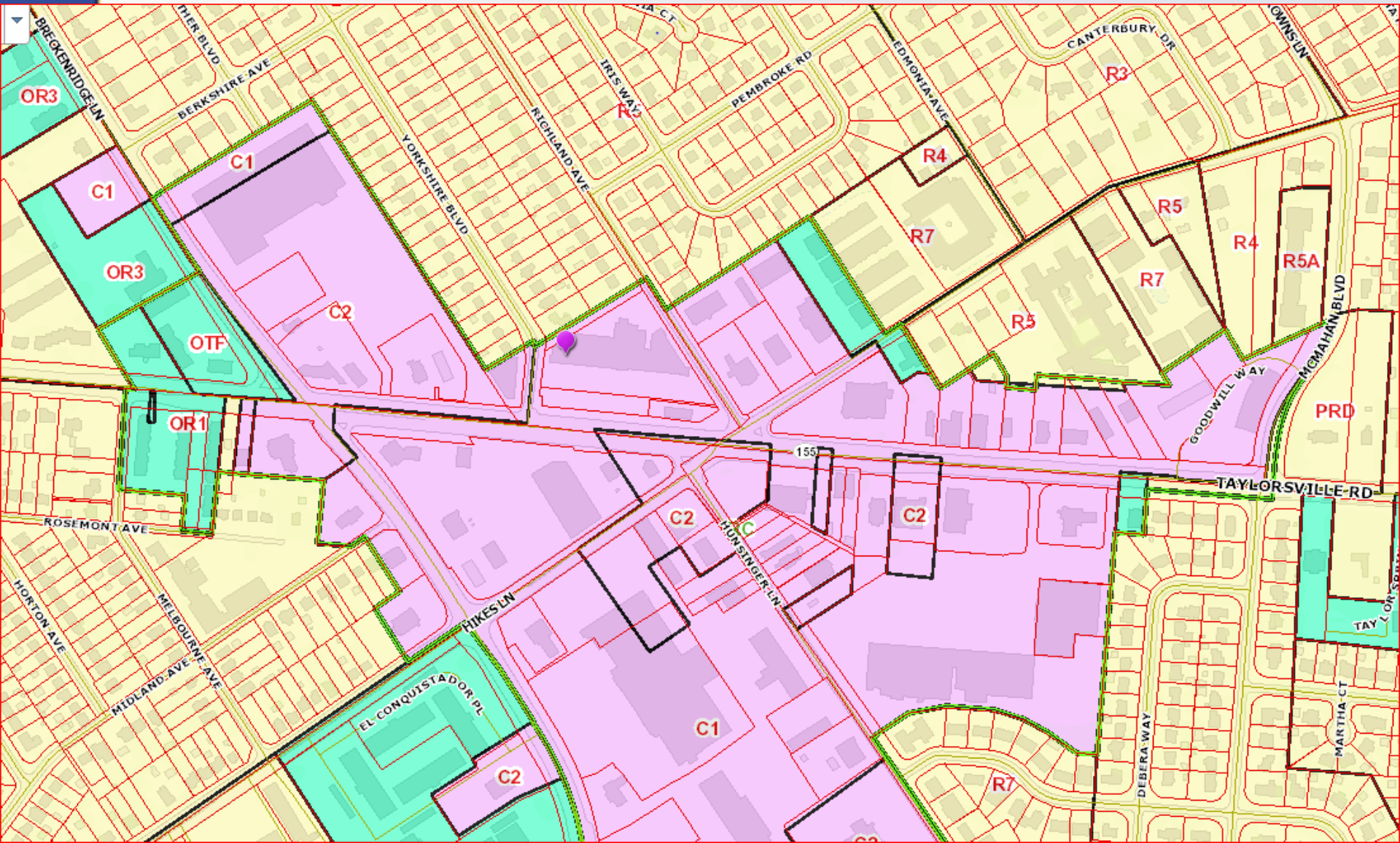
# Request

**Conditional Use Permit to allow a medical clinic in a C-1 Zoning District. (LDC 4.2.29)**

# Site Location



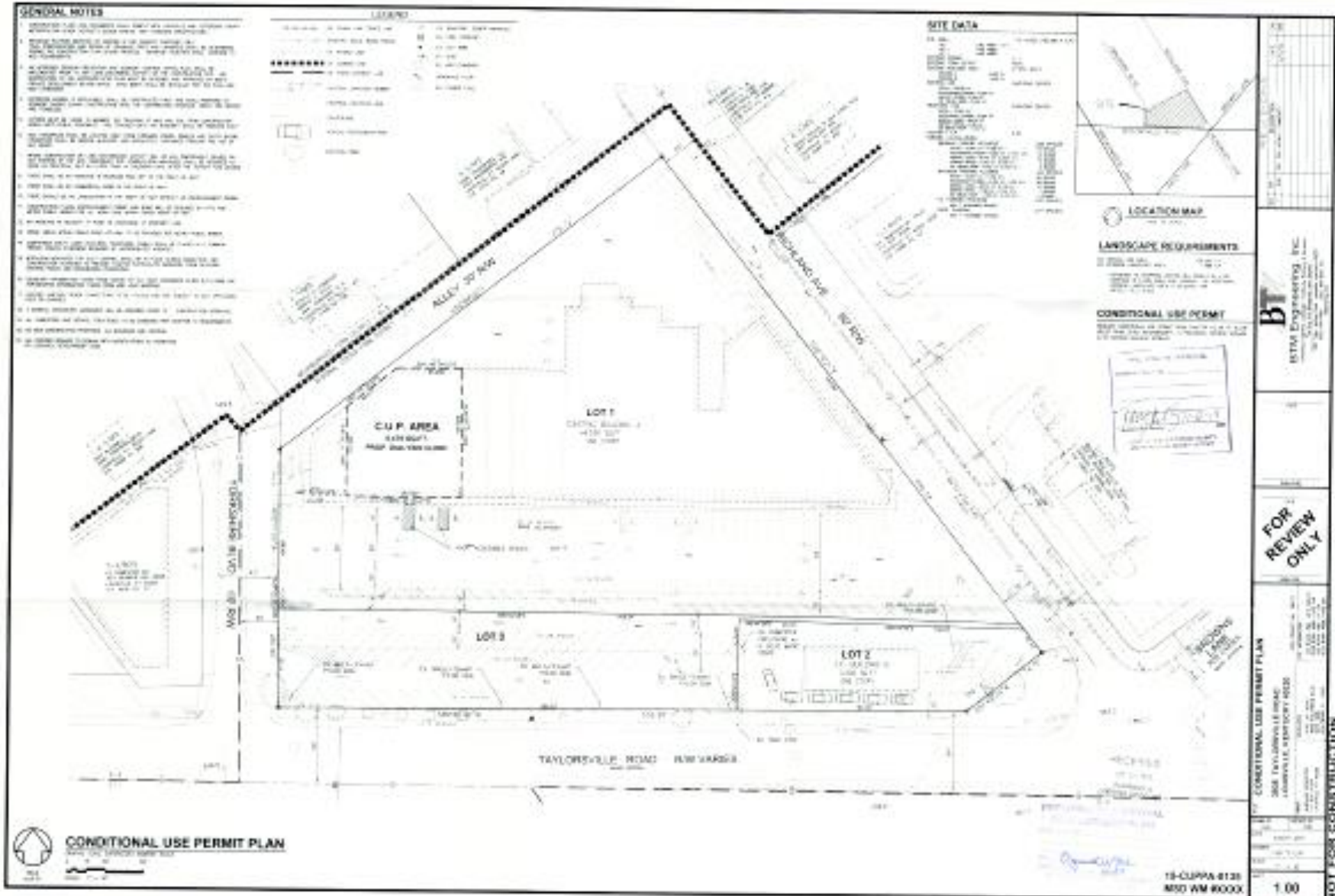
# Zoning Map



# Aerial Map



# Site Plan



# Case Summary / Background

Zoned—C-1

Regional Center Form District

Hikes Point Neighborhood

Center was built in 1955

Dialysis Clinic replaces the Aaron's Rental (8,479 square feet)

Hours of operation:

Monday, Wednesday & Friday - 6:00 am – 6:00 pm

Tuesday & Thursday -----8:00 am – 5:00 pm

Estimated maximum number of clients & employees ---25

Relief from Listed Requirement B. 30 foot distance from any building to property line. (existing building is 5 feet from property line)

Signage to meet LDC regulations. (attached), Multi-tenant signs will be replaced.

Neighborhood Meeting on October 2, 2019 – no invitees in attended.

Staff has not received any opposition.

# McMahan Center



12/05/2019 15:31



# Subject Site



12/05/2019 15:30

# 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 relief from the listed requirement B.

# Required Action

## Approve or Deny

- Conditional Use Permit to allow a medical clinic in a C-1 Zoning District (LDC 4.2.29) with relief from the listed requirement B., (existing building to be 5 feet from property line).