

**19-CUP-0012**  
**3107 S. Crums Lane**



**Louisville Board of Zoning Adjustment Public Hearing**

**Beth Jones, AICP, Planner II**

**July 22, 2019**

# Request

- **Conditional Use Permit for Private Non-Profit Club (LDC 4.2.43)**

# Case Summary/Background

- Site runs from Crums Lane (north) to S. Crums Lane (south) between Sunflower Avenue and Dover Court
- Includes four parcels: one on S. Crums Lane and three on Crums Lane
- Existing development confined to primary parcel fronting S. Crums Lane
- Planned improvements confined to re-paving and re-striping existing parking and circulation area
- One access point to S. Crums Lane to be closed; access at Crums and S. Crums to remain

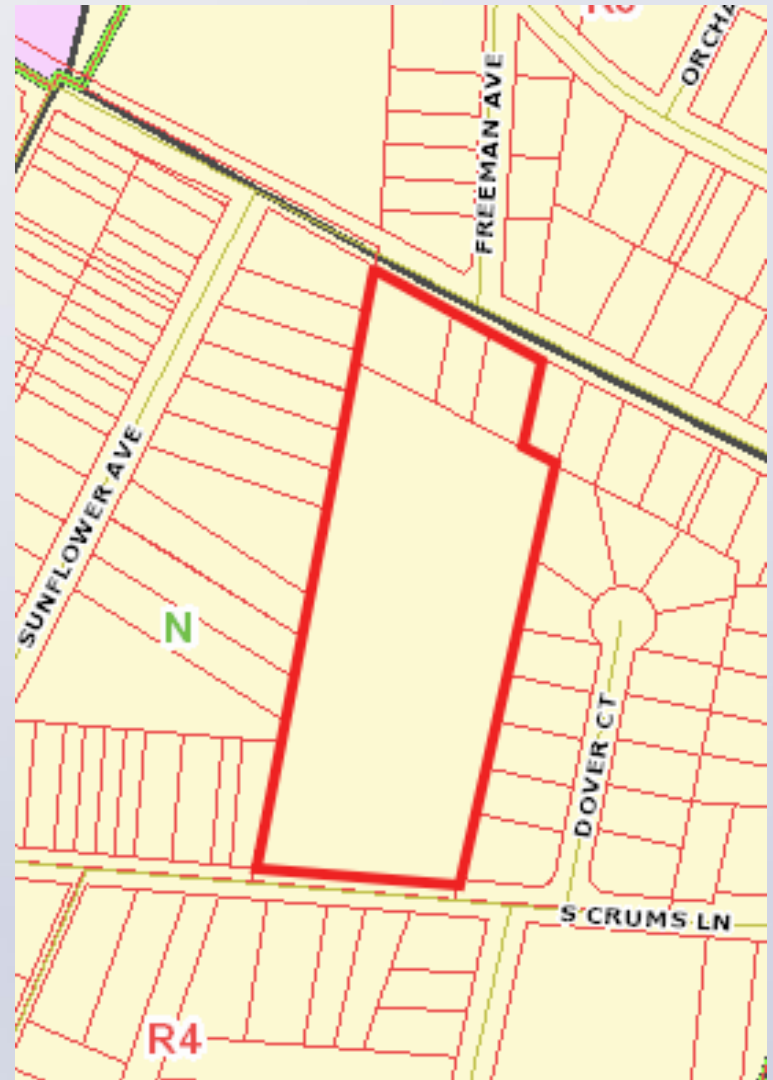
# Case Summary/Background

- Site and adjoining properties zoned residential; all adjoining properties in residential use
- Sidewalk waiver requested for S. Crums Lane
  - No sidewalks exist adjacent to the frontage
  - Space is limited and contains an MSD culvert
  - Pedestrian and transit access available from Crums Lane
- Neighborhood meeting on May 30, 2018

# Zoning / Form District

## All Sites

R-4 Single-Family Residential  
Neighborhood form district



# Land Use

## Subject Site

Existing: Private Institution

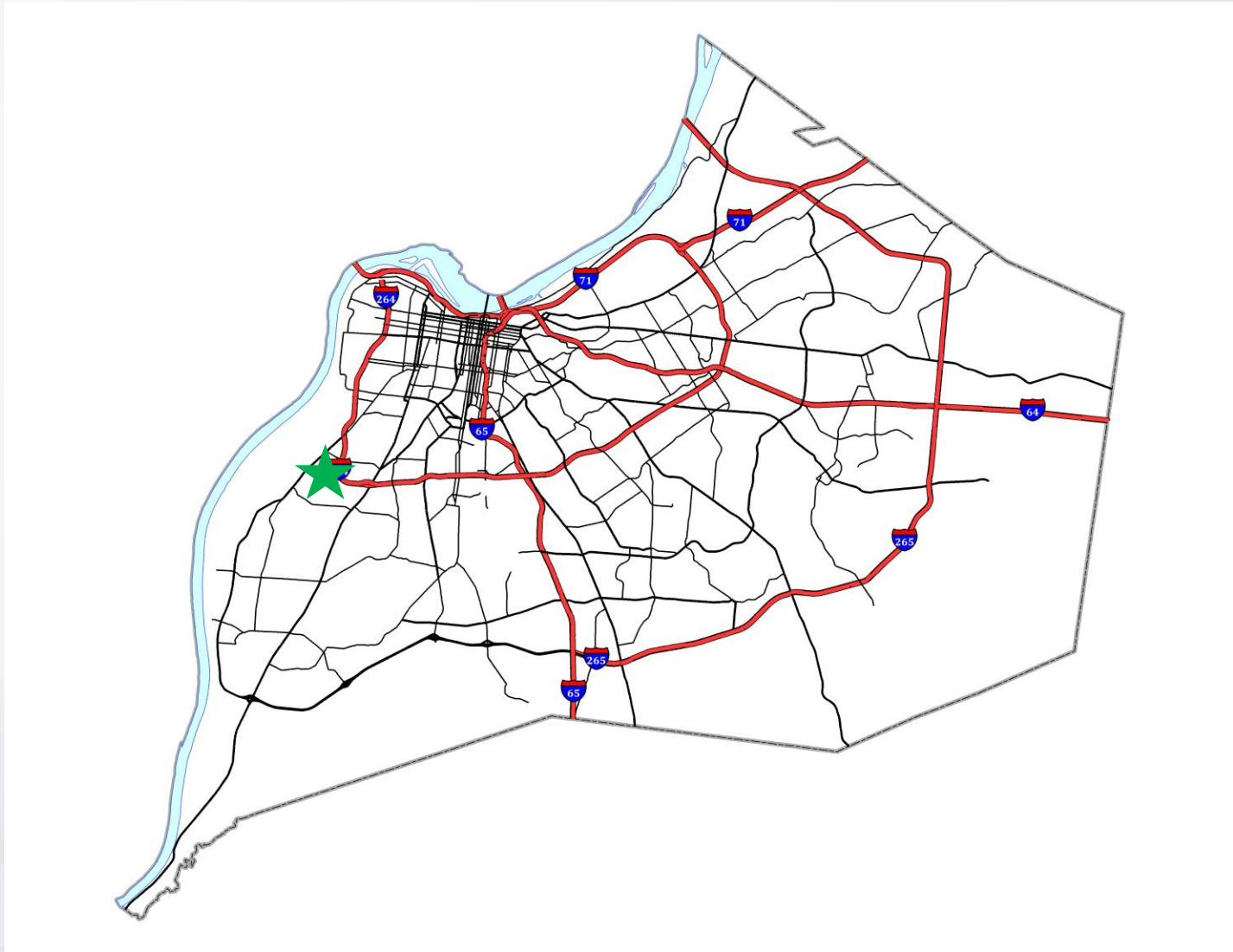
Proposed: Private Non-Profit Club

## Adjoining Sites

Single-Family Residential



# Site Location

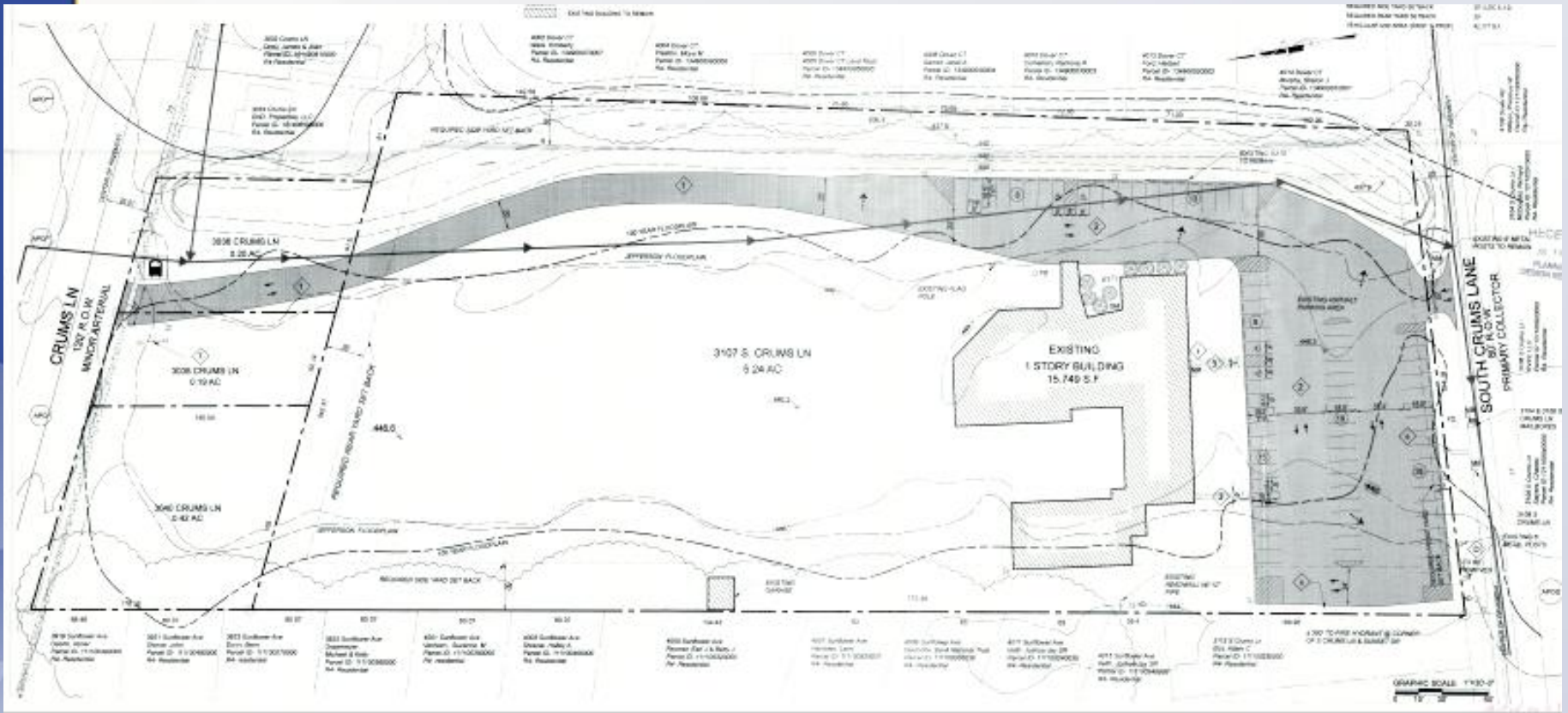


# Floodplain Areas





# Development Plan



# Site Photos



# Site Photos



Adjoining to East

# Site Photos



Adjoining to West

# Site Photos



07/08/2019 11:32

# Site Photos



# Site Photos



07/08/2019 11:34

# Site Photos



Parking Area North to Crums Lane



# Site Photos



# Conclusions

- The proposal meets the standard of review for the requested CUP
- The waiver request is justified

# Required Actions

## Approve/Deny

- **Conditional Use Permit for Private Non-Profit Club (LDC 4.2.43)**
  
- **Conditions of Approval**
  1. All development shall be in accordance with the approved district development plan, including all notes thereon, and with all applicable sections of the Land Development Code (LDC). No further development shall occur on the site without prior review of and approval by the Board of Zoning Adjustment (BOZA).
  2. The Conditional Use Permit shall be exercised as proscribed by KRS 100.237 within two years of BOZA approval. If it is not so exercised, the site shall not be used for the requested purpose without further review and approval by BOZA.