

17CUP1028

4600 Shepherdsville Road



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

July 10, 2017

Request

- Conditional Use Permit to allow a commercial kennel in an M-1 zoning district.

Case Summary/Background

- The applicant is proposing to continue the operation of a dog training facility in an M-1 zoning district. The proposal is located in an existing office/warehouse facility and consists of 10, 500 square feet. The activities are as follows:
- Classes start about 11 a.m. and end at 9 p.m. with an average of 6 dogs in an hour long class. There are never dogs in the facility without their owners controlling them. The only times dogs are off leash are the two to five minutes they are in the fenced indoor ring and the owner is directing them in the ring. No dogs are housed in the building overnight.

Zoning/Form Districts

Subject:

Existing: M-1/SWC

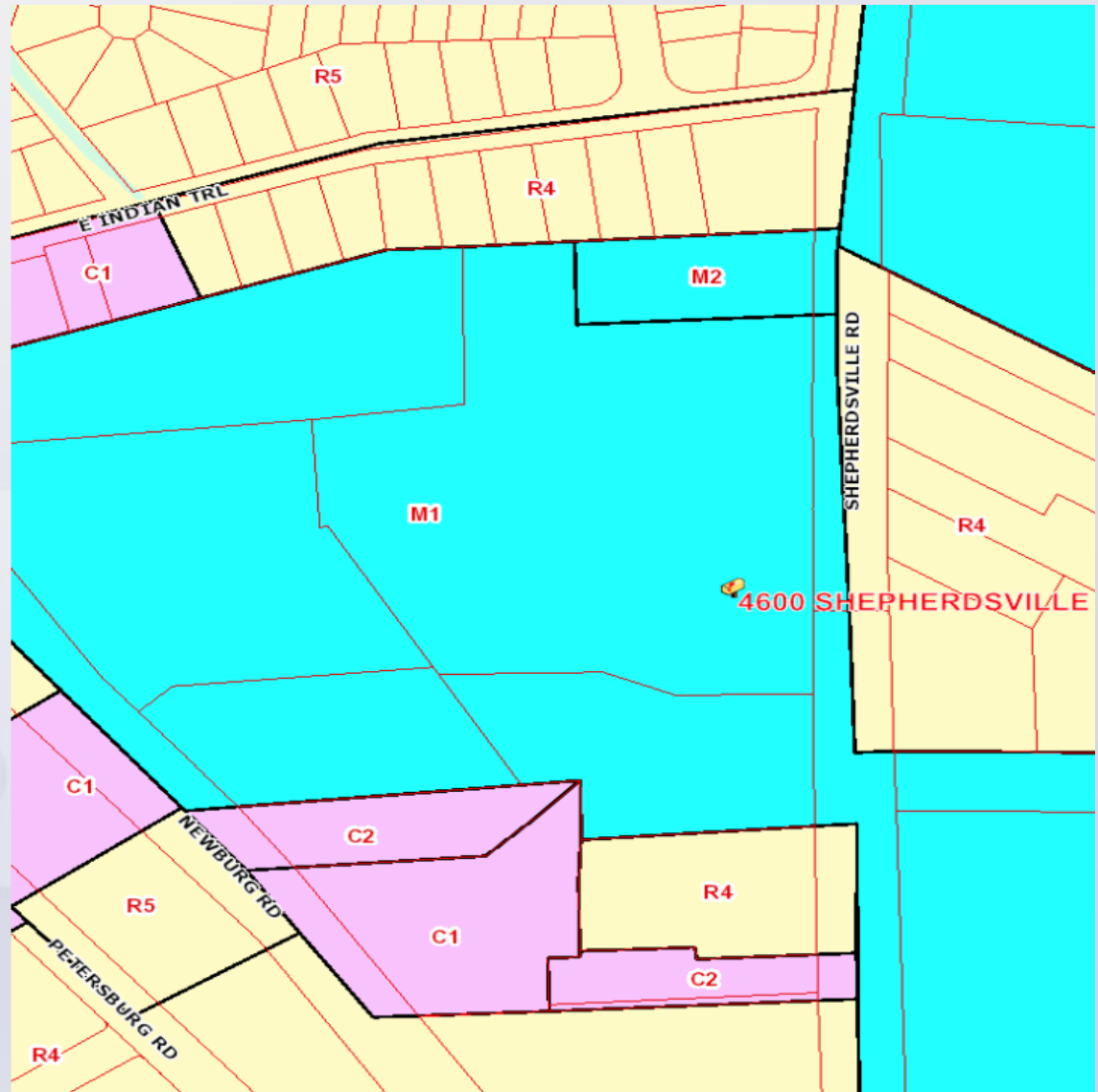
Proposed: M-1/SWC

North: M-1/SWC

South: M-1/SWC

East: R-4/SWC

West: M-1/SWC



Aerial Photo/Land Use

Subject:

Existing:

Office/Warehouse

Proposed: Commercial
Kennel

North:

Office/Warehouse

South:

Office/Warehouse

East: Residential

West:

Office/Warehouse



CUP Area



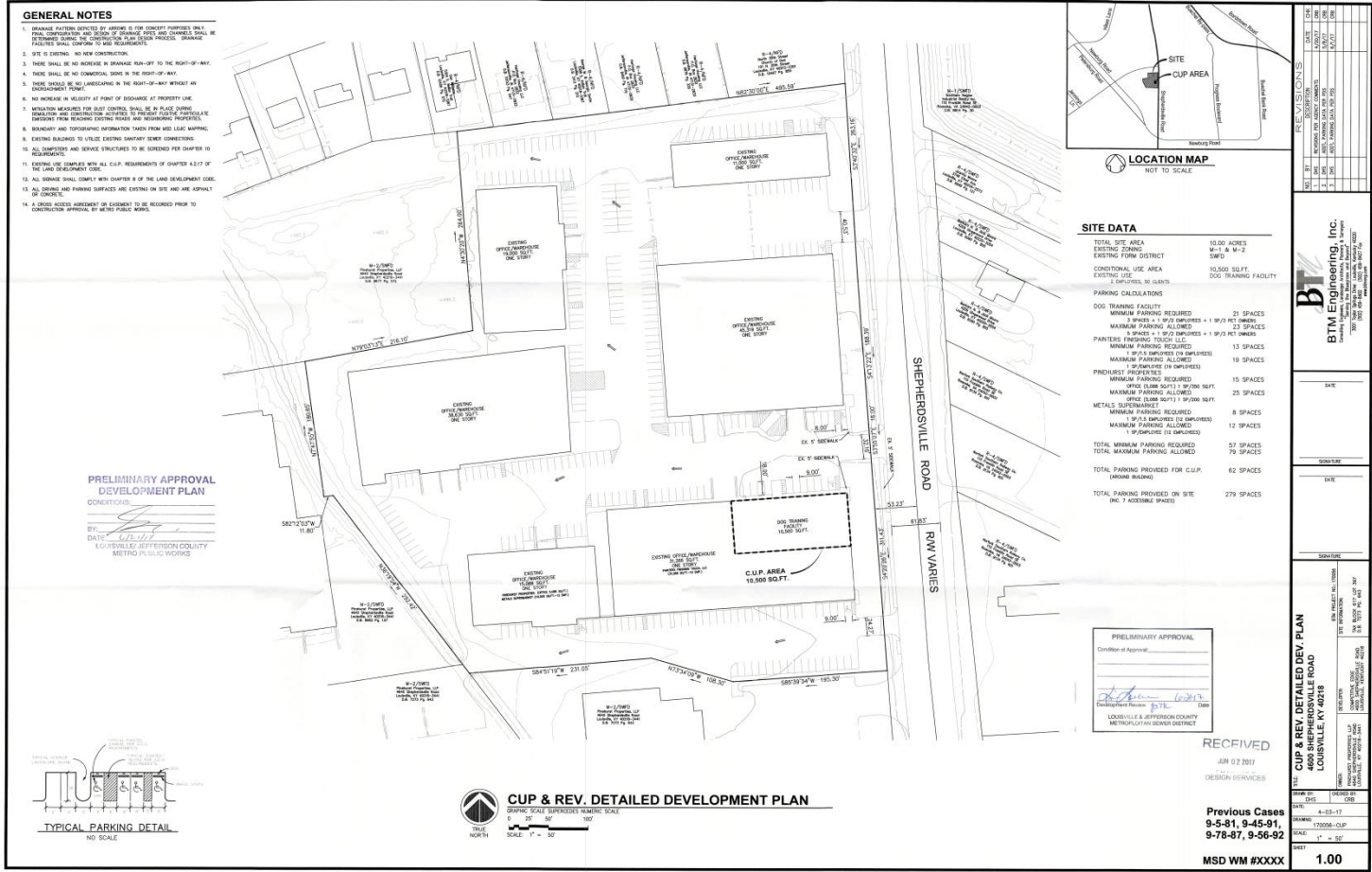
Office/Warehouse



Shepherdsville Road



Applicant's Development Plan



SITE DATA

TOTAL SITE AREA	10.00 ACRES
EXISTING ZONING	M-1 & M-2
EXISTING FORM DISTRICT	SMD
CONVENTIONAL USE AREA	10,000 SQ.FT.
EXISTING USE	DOG TRAINING FACILITY
1 SPECIAL USE	

PARKING CALCULATIONS

DOG TRAINING FACILITY	MINIMUM PARKING REQUIRED	21 SPACES
	MAXIMUM PARKING ALLOWED	23 SPACES
PAINTER'S FINISHING TOUCH LLC	MINIMUM PARKING REQUIRED	13 SPACES
	MAXIMUM PARKING ALLOWED	15 SPACES
PREHIREST PROPERTIES	MINIMUM PARKING REQUIRED	15 SPACES
	MAXIMUM PARKING ALLOWED	25 SPACES
METALS SUPPLY	MINIMUM PARKING REQUIRED	8 SPACES
	MAXIMUM PARKING ALLOWED	12 SPACES
TOTAL MINIMUM PARKING REQUIRED		57 SPACES
TOTAL MAXIMUM PARKING ALLOWED		79 SPACES
TOTAL PARKING PROVIDED FOR C.U.P. UNLESS NOTED		62 SPACES
TOTAL PARKING PROVIDED ON SITE (INC. 7 ACCESSIBLE SPACES)		279 SPACES

PRELIMINARY APPROVAL

Consent of Approval:

[Signature]

LOUISVILLE & JEFFERSON COUNTY METROPOLITAN GOVERNMENT

RECEIVED

JAN 02 2011

DESIGN SERVICES

CUP & REV. DETAILED DEV. PLAN

4000 SHEPHERDVILLE ROAD

LOUISVILLE, KY 40218

PREVIOUS CASES: 9-5-81, 9-45-91, 9-78-87, 9-56-92

MSD WM #XXXX

1.00



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 a Conditional Use Permit.

Required Actions

- Approve or Deny
- Conditional Use Permit to allow a commercial kennel in an M-1 zoning district.