

## Health Care Provider Office Conditional Use Permit Plan

Site Address: 1203 Larue Avenue, Louisville, KY 40213

Parcel ID: 084E00540000

Property Owner: The Bettys, LLC (2724 Lamont Rd, Louisville, KY 40205)

Source of Title: Deed Book 13269, Pg. 314

### Site Data

Site Area: 0.4713 acres (20,529.8 sq. ft)

Zoning / Form District: R-5 / Neighborhood

Existing Use: Single-Family Residential

Proposed Use: Health Care Provider Office (Licensed Mental Health Practitioner)

Existing Principal Building Footprint: 1,671 sq. ft.

### Parking Calculations

Min. Requirement: 1 space/400 sq. ft. GFA = 4 spaces

Max. Requirement: 1 space/150 sq. ft. GFA = 11 spaces

Off-Street Parking Provided: 5 spaces

Bicycle Parking Required: 3 spaces

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### Landscape Calculations

Tree Canopy: Not Required per LDC 10.1.2.B.3

Landscape Design:

35' Property Perimeter LBA at northern property line (R-5 to CUP/C-1) w/ 8' screen

5' VUA LBA at edge of drive lane pavement fronting on Preston Hwy to garage

ILA not required for VUAs < 10 parking spaces per LDC 10.2.12

### Waivers Requested

1. A Waiver from LDC 10.2.4 to eliminate the required 35' property perimeter LBA at the eastern property line.
2. A Waiver from LDC 10.2.8 to reduce the required street trees on Preston Hwy.
3. A Waiver from LDC 10.2.10 to eliminate the required 5' VUA LBA at the eastern property line.
4. A request for relief from LDC 4.2.20.B to not provide a 5' screen around the off-street parking area.

### Fencing/Screening

1. All fences in the 10' front yard and street side yard setback shall be limited to 48" in height per LDC 4.4.3.A.1.a.i.

### Notes

1. Concrete wheel stops or curbing at least six (6) inches high and six (6) inches wide shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public rights-of-way, to protect landscaped areas and to protect adjacent properties. Such wheel stops or curbing shall be located at least three (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure (LDC 9.1.12.C).
2. Street trees are required for all land uses along all public rights of way (excluding alleys). Street trees shall be selected and placed with the approval of Planning staff with consultation of Director of Works or designee (LDC 10.2.8).
3. Refuse disposal containers shall be screened in accordance with LDC 4.4.9, 5.5.5, and 10.2.6.
4. No new exterior site construction is proposed at this time.



**1203 Larue Ave.**  
**Louisville, KY 40213**

Wednesday, April 8, 2026 | 10:06 AM



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