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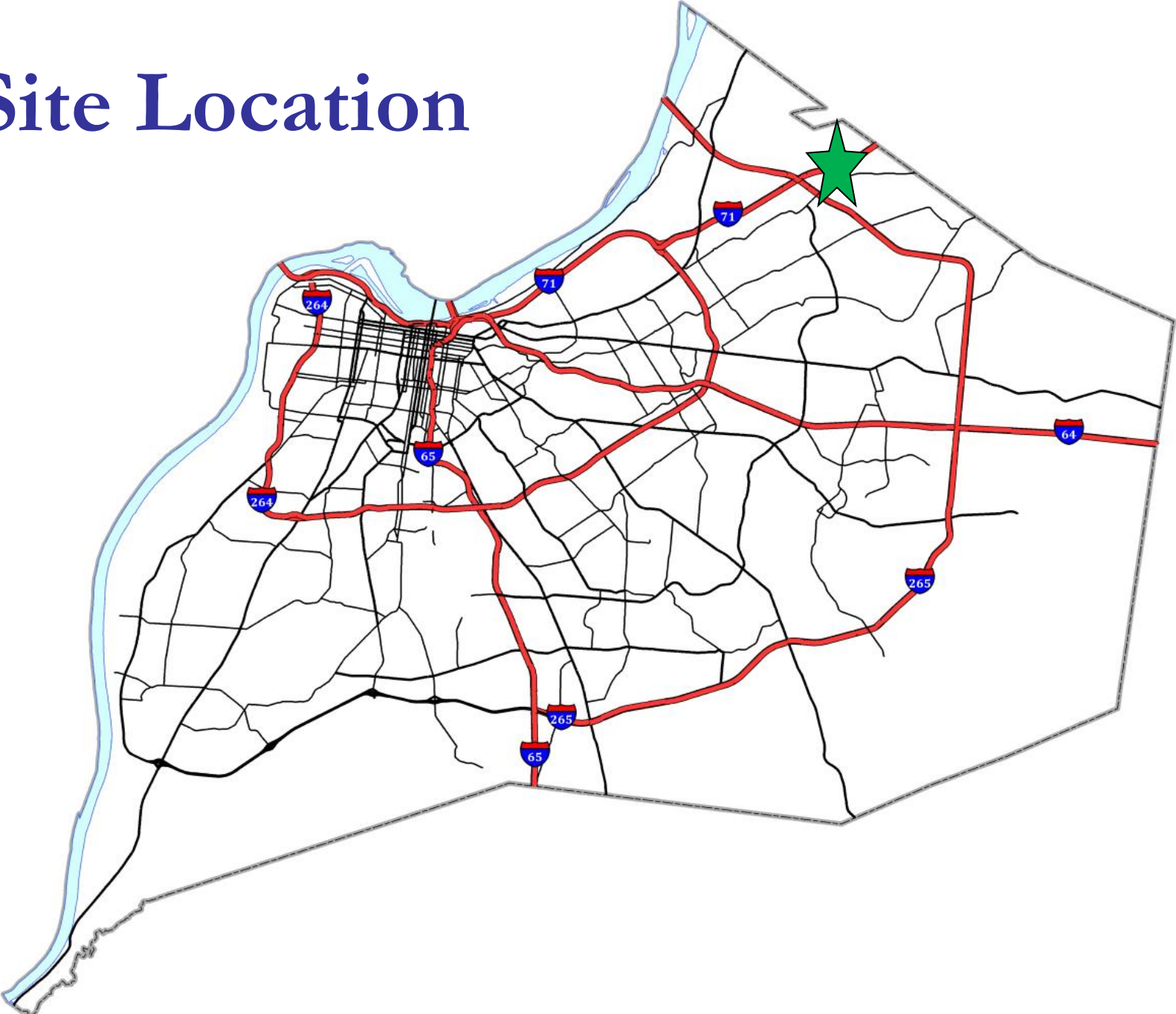
9900 Brownsboro Road



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

**Steve Hendrix, Planning Coordinator
February 18, 2019**

Site Location

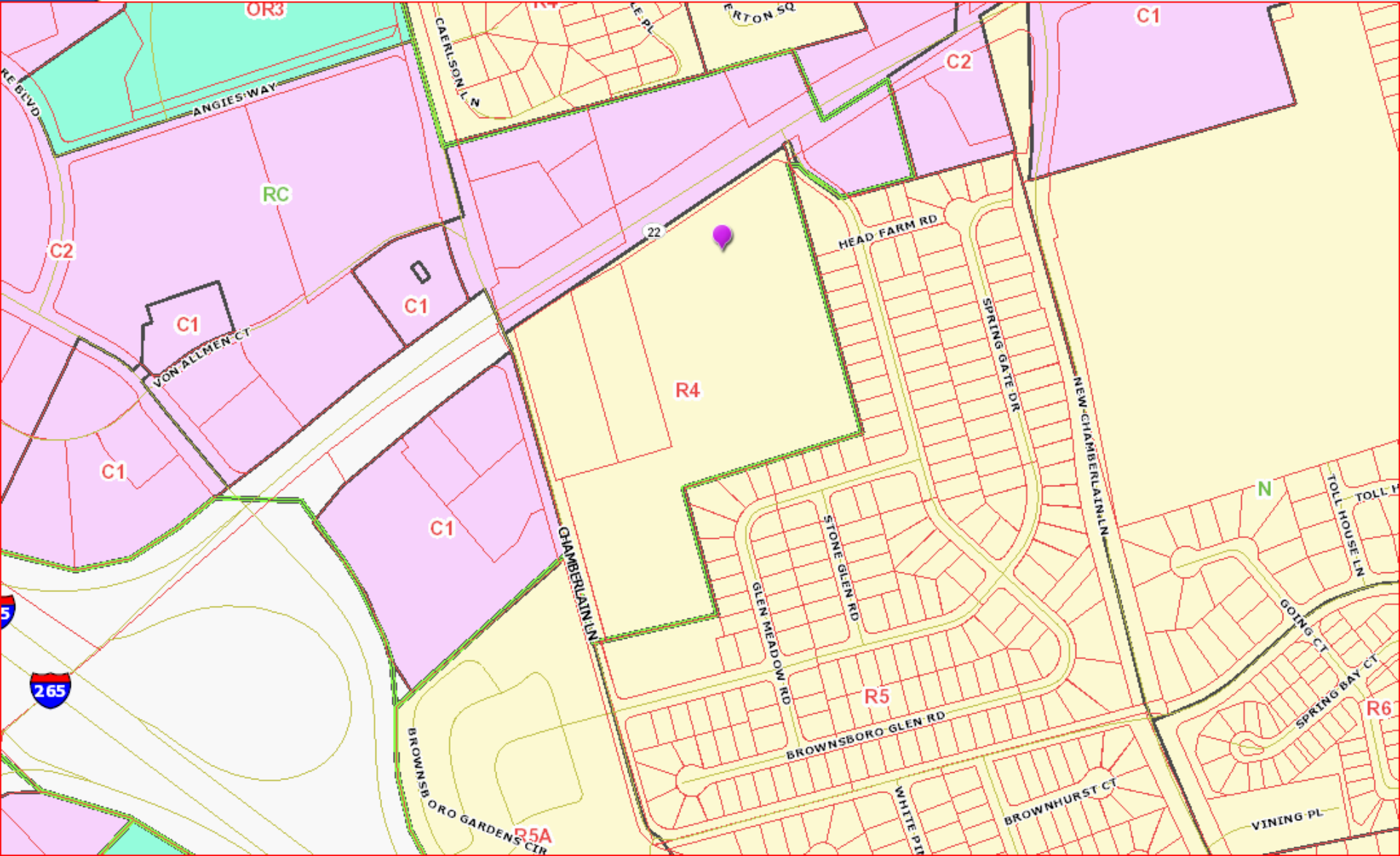


Request

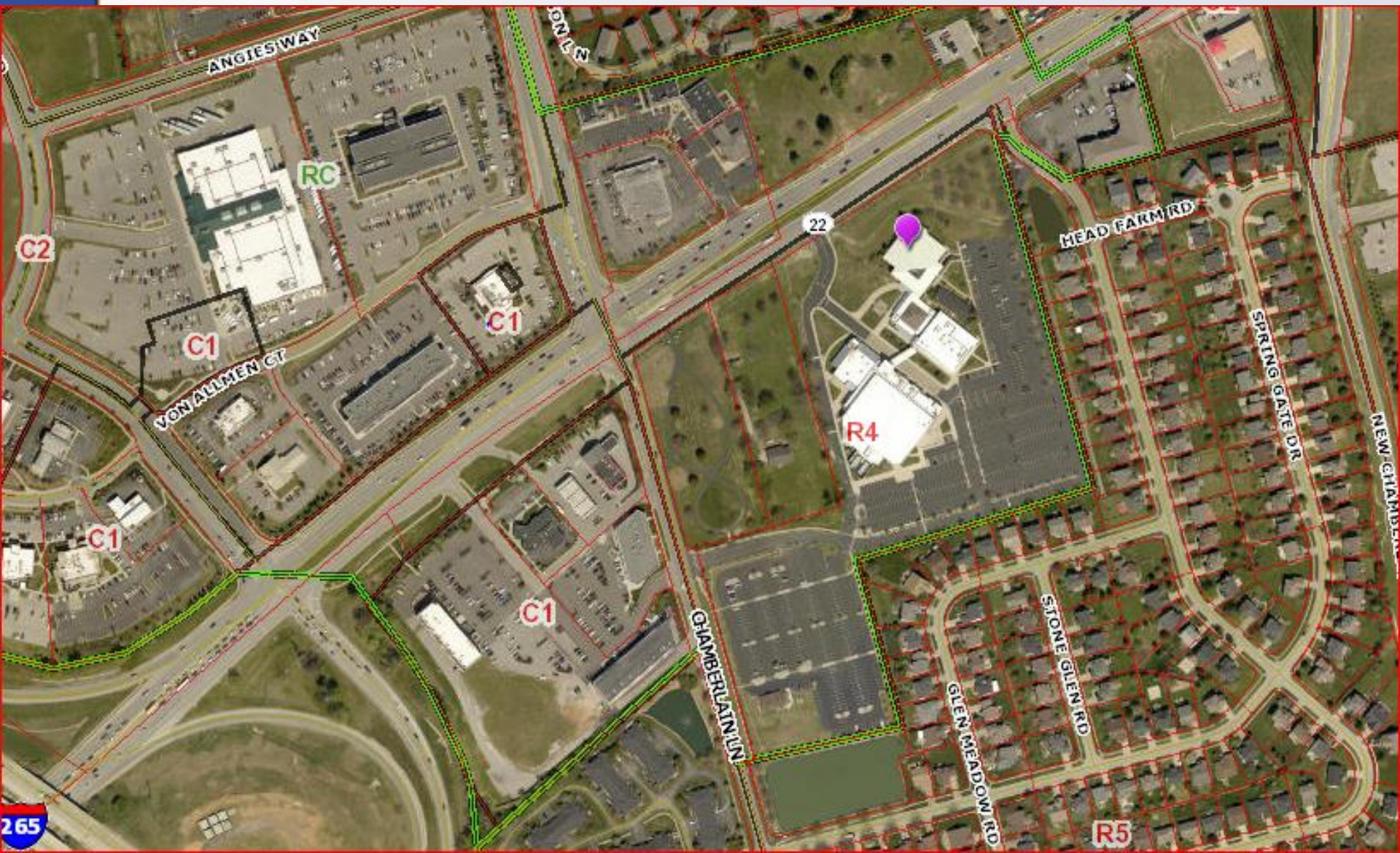
Conditional Use Permit to allow a Private Institutional Use, in a Single Family Zoning District with relief from listed requirement 4.A. (off-street parking to be at least 30 feet from residential use or residential zoning district). Southern and eastern portions of the southwest parking lot has parking spaces approximately 15 feet from the residentially zoned Brownsboro Glen subdivision.

Northeast Christian Church

Zoning Map



Aerial Map



Case Summary/Background

Southeast corner of Brownsboro Road & Chamberlain Lane

18.83 acres

R-4 Zoning District, Regional Center Form District

Bring into compliance as a private institutional use in a single family residential zoning district.

44,271 square foot worship center

52,700 square foot student center and youth ministries building

3,600 square foot metal office building

800 square foot storage building

Single family residence facing Chamberlain Lane is to be removed, but does not require a Conditional Use Permit, will be subject to Wrecking Ordinance.

942 parking spaces

A view from Brownsboro Road



Chamberlain Lane view of vacant house and storage building



View from Brownsboro Road and Chamberlain Lane



Looking north toward Brownsboro Road from southeast parking lot



From east side parking toward Student Center/ office



Staff Finding/Conclusion

- The proposal meets the requirements of the Land Development Code and guidelines of the Comprehensive Plan.
- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board must determine if the proposal meets the standards for granting a Conditional Use Permit for Private Institutional Use with relief from listed requirement 4.A (off-street parking to be at least 30 feet from residential use or residential zoning district). Portions of the southwest parking lot has parking spaces approximately 15 feet from the residentially zoned Brownsboro Glen subdivision.

Conditions of Approval

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1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a private institution without further review and approval by the Board.