

# Board of Zoning Adjustment

## Staff Report

May 4, 2026



<b>Case No:</b>	26-CUP-0052
<b>Project Name:</b>	Veterinary Specialist Partners
<b>Location:</b>	925 Ulrich Avenue
<b>Applicant:</b>	Traud Properties LLC
<b>Representative:</b>	Scott Rizzo
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	21 – Betsy Ruhe
<b>Case Manager:</b>	Jude Mattingly, Planner II

### REQUEST(S)

- **Conditional Use Permit** for a Crematory in EZ-1 zoning (LDC 4.2.59)

### CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow for a Crematory in EZ-1 zoning. There is no new construction associated with this request and as a result the proposed use will take place in an existing 5,067 SF structure. Located roughly 0.60 miles E of the Fern Valley Rd exit off of Interstate 65, the subject site is adjacent to additional EZ-1 zoning and land uses along each property line. The proposed Crematory will specialize in pet cremations with animals being securely transported to the site for the service. The applicant has indicated that the public will not be visiting the site.

There are no variances or waivers associated with this proposal. There is adequate parking for the proposed use.

### STAFF FINDING

The request meets the criteria for the CUP and is in compliance with the standard of review and as such is adequately justified for approval based on staff's analysis.

### TECHNICAL REVIEW

- Land Development Code (2025); Comprehensive Plan 2040

#### **- 4.2.59 Crematories Conditional Use Permit**

Crematories may be allowed in any non-residential district, or as an accessory use to a cemetery within a residential district upon the granting of a Conditional Use Permit and compliance with the conditional use permit requirements.

- Transportation Planning/Public Works and MSD have preliminarily approved the proposal.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT**

1. Is the proposal consistent with applicable policies of the Comprehensive Plan?

**STAFF:** The proposal does not conflict with Comprehensive Plan policies.

2. Is the proposal compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

**STAFF:** The proposal is compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, and appearance.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

**STAFF:** Necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation adequate to serve the proposed use are available.

4. Does the proposal comply with the specific standards required to obtain the requested conditional use permit?

**4.2.59 Crematories**

Crematories may be allowed in any non-residential district, or as an accessory use to a cemetery within a residential district upon the granting of a Conditional Use Permit and compliance with the listed standards.

- A. The site shall be reviewed by the Air Pollution Control Board (APCD), and a permit shall be obtained in conformance with APCD requirements
- B. The crematory operation shall be a minimum of 200 feet from property containing a residential use, or greater distance as required by the board

**STAFF:** The Crematory operation is roughly 450’ away from the nearest residential use. The request is in compliance with the standard of review and is adequately justified for approval based on staff’s analysis. APCD may review further during any construction review requirements and may require a permit.

**REQUIRED ACTION:**

- **APPROVE** or **DENY** the **Conditional Use Permit** to allow for a Crematory in EZ-1 zoning (LDC 4.2.59)

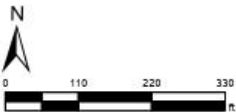
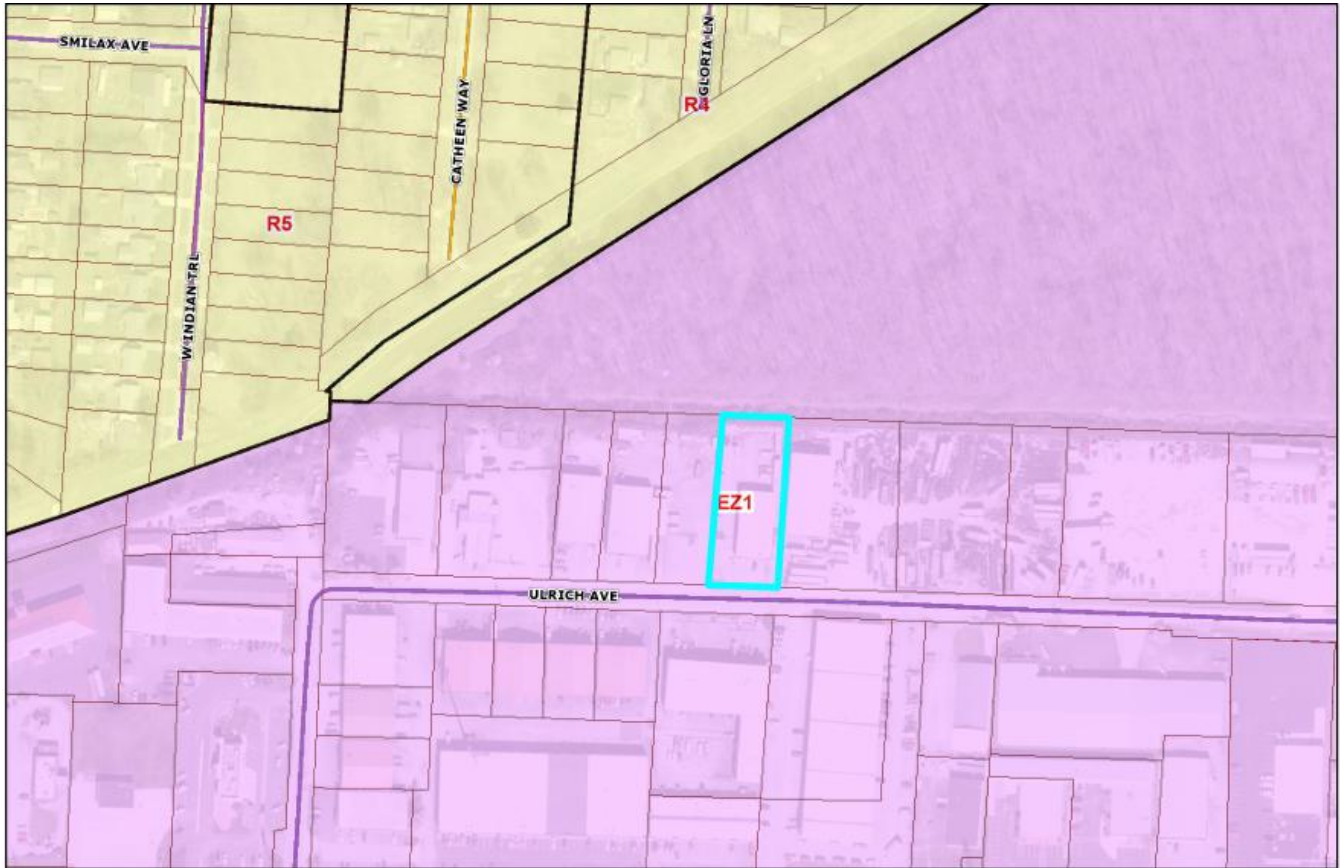
**NOTIFICATION**

Date	Purpose of Notice	Recipients
04/17/2026 04/20/2026	Hearing before BOZA	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners, current residents and registered Neighborhood Groups in Council District 21
04/20/2026	Hearing before BOZA	Sign Posting on property

**ATTACHMENTS**

- 1. Zoning Map
- 2. Aerial Photograph
- 3. Conditions of Approval

1. **Zoning Map**



**Zoning Map**

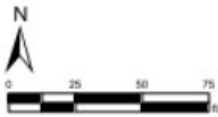
Monday, April 27, 2026 | 10:55 AM



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This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



## Aerial Photograph

Monday, April 27, 2026 | 10:57 AM



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This map is not a legal document and should only be used for general reference and identification.

3. Conditions of Approval

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 Crematory until further review and approval by the Board.