



26-CUP-0033

Board of Zoning Adjustments
Staff Report
August 3, 2026

Cedar Lake Intermediate Care Facility

Location: 8913 Pennsylvania Run Road
Applicant: Cedar Lake Inc.
Representative: Bardenwerper, Talbott, & Roberts
Jurisdiction: Louisville Metro
Council District: 23 – Jeff Hudson
Case Manager: Zack Jones, Planner II

REQUESTS & RECOMMENDED ACTIONS

1. Conditional Use Permit to allow a Nursing Home and Home for the Infirm or Aged in the R-4 zoning district (LDC 4.2.38)
 - Staff finds the request adequately justified and recommends the Board of Zoning Adjustments **APPROVE** the requested Conditional Use Permit.
2. **26-VARIANCE-0073:** Variance from Land Development Code Table 5.3.2 to allow the proposed building to exceed the maximum front yard setback of 80 feet (Proposed Setback of 216.83 feet, for a Variance of 176.83 feet)
 - Staff finds the justification for the requests adequate and recommends the Planning Commission **APPROVE** the Variance

CASE SUMMARY

The applicant has requested a Conditional Use Permit (CUP) to allow a Nursing Home and Home for the Infirm or Aged in the R-4 Single Family Residential zoning district and Neighborhood form district. The subject property is located on a roughly 7.5-acre parcel along Pennsylvania Run Road, a primary collector at this location. The proposal describes that it will be similar to the Cedar Lake Lodge, Park Place and Sycamore Run facilities.

The applicant is proposing to construct a 19,535 square foot facility on site in addition to preserving the existing church building- creating a total space of 22,148 square feet of space- with a total of 47 parking spaces provided. The proposal is for 18 residential beds with 8-9 employees per shift (and an anticipated 30 employees over all shifts). CUP standards require that the use be licensed in by the Commonwealth of Kentucky.

While the structures proposed are not traditionally of residential form, the structures meet the guidelines of the Neighborhood form district and are compatible with the existing church on the property, except for the variance requested for exceeding the maximum setback. The proposal demonstrates that all steep slopes on site will be protected in accordance with the provisions described in the LDC. The site will not be served by public sanitary sewer.

The proposal demonstrates that the facility is located at least 30 feet from any property line. No lettered standard should require relief with this proposal.

TECHNICAL REVIEW

- Comprehensive Plan 2040
- Land Development Code (Louisville Metro 2025)
- MSD and Transportation have provided preliminary approval of the request

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

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

STAFF FINDING: The proposed use is consistent with the land use and development policies and housing policies of Plan 2040. The proposed use advances the equitable distribution of community services and promotes access to the resources necessary to maintain health and well-being, including aging in place and other supportive services.

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 FINDING: The proposal could be considered compatible with the surrounding land uses and the general character of the area. The proposal does not propose a structure that will significantly adversely impact the general character of the area in relation to scale, intensity, traffic, appearance, and other primary criteria.

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 FINDING: All necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation should be provided for the proposed development. MSD and Transportation have preliminarily approved the proposal. The proposal is not served by public sanitary sewer but has been preliminarily approved by the Health Department to this point in the planning process.

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

- A. All buildings shall be located at least 30 feet from any property line.
- B. One sign, not to exceed 60 square feet and six feet in height, may be placed at each of the major entrances, except in districts where larger signs are allowed.
- C. The Board of Zoning Adjustments shall add any restrictions to mitigate nuisances or adverse effects.

STAFF FINDING: The proposal clearly demonstrates that all building(s) are located at least 30 feet from any property line. Signage is not provided with the proposal at this level and therefore relief is not being requested. The Board should consider what additional restrictions, if any, are necessary to mitigate nuisance or adverse effects on the site. Staff notes that the variance allows for significant tree preservation at the front of the site, and the applicants have avoided steep slope disturbance in this site plan, providing for a mitigation of nuisances and adverse effects on the property. The site plan has been preliminarily approved by MSD, Transportation, and all other applicable utilities and governing bodies at this stage. Staff finds the proposal meets these standards.

STANDARD FOR REVIEW AND STAFF ANALYSIS FOR 26-VARIANCE-0073

1. *The requested variance will not adversely affect public health, safety, or welfare, and will not cause a hazard or nuisance to the public.*

STAFF FINDING: The requested variance will not adversely affect the public health, safety, or welfare, because the request to exceed the allowable maximum front yard setback does not cause adverse or unsafe impact to the public. Additionally, the structure will be required to comply with all applicable building code regulations.

2. *The requested variance will not alter the essential character of the general vicinity and will not allow an unreasonable circumvention of the requirements of the zoning regulations.*

STAFF FINDING: The requested variance will not alter the essential character of the general vicinity as the request is in general conformance to the character of existing structures in the general area, particularly this general vicinity of Pennsylvania Run Road.

3. *The requested variance arises from circumstances which do not generally apply to land in the general vicinity, or in the same zone.*

STAFF FINDING: The requested variance does not arise from circumstances which do not generally apply to land in the general vicinity, or in the same zone as the subject property is significantly larger in size and width to most properties along Pennsylvania Run Road with smaller setbacks.

4. *The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.*

STAFF FINDING: The strict application of the provision of the regulation would deprive the applicant of the reasonable use of the land as proposal allows the property to preserve the existing tree line along Pennsylvania Run Road, and complying with the maximum setback might lead to an unnecessary degradation of natural space for the site.

5. *The circumstances are the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.*

STAFF FINDING: The circumstances are not the result of action of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought as no action has been taken by the applicant prior to approval of this development plan.

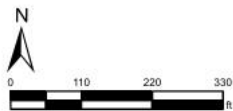
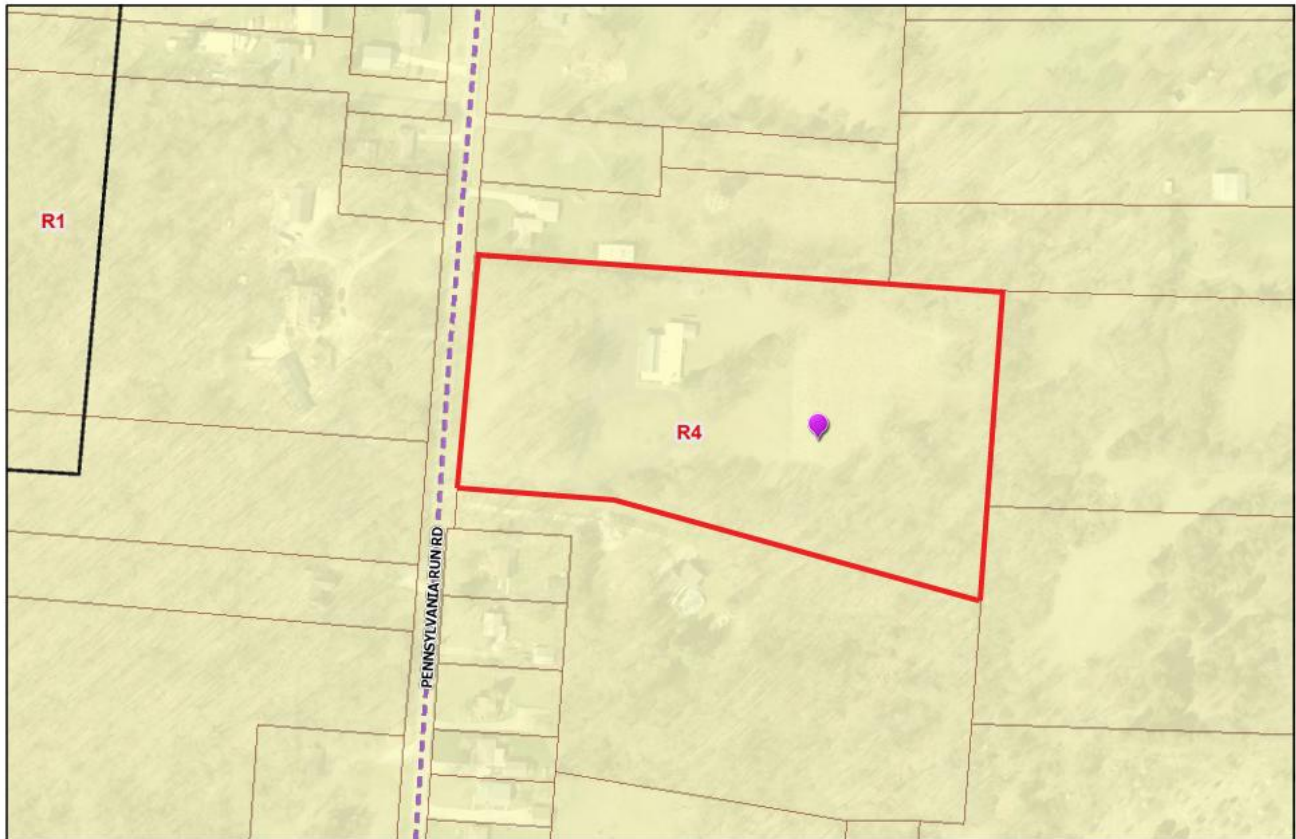
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/17/2026 7/22/2026	Board of Zoning Adjustments Public Hearing	1st and 2nd tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 23
7/17/2026	Board of Zoning Adjustments Public Hearing	Sign Posting on Property

ATTACHMENTS

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

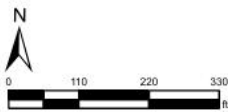
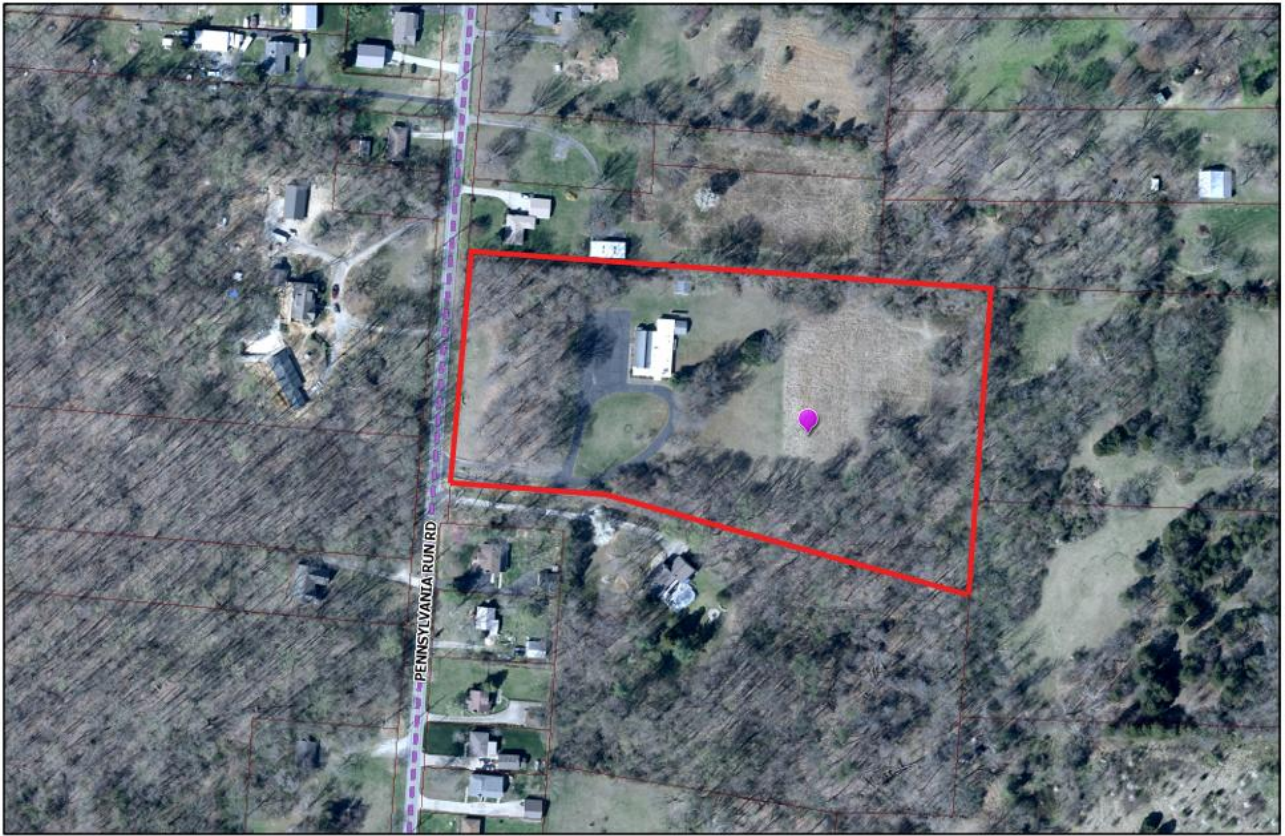
1. Zoning Map



Wednesday, July 22, 2026 | 4:40 PM



2. Aerial Photograph



Wednesday, July 22, 2026 | 4:41 PM

 **LOJIC**
LOJIC © 2026
This map is not a legal document and should only be used for general reference and identification.

3. Proposed 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 Nursing Home and Home for the Infirm or Aged area until further review and approval by the Board.
3. An active license for a Nursing Home by the Commonwealth of Kentucky shall be maintained.
4. All necessary permits and approvals will be obtained by the Department of Public Health & Wellness and/or the Board of Health prior to approval of building permits.