



Louisville Metro Government

Old Jail Auditorium
514 W. Liberty Street
Louisville, KY 40202

Agenda - Final Planning Commission

Saturday, April 25, 2026

1:00 PM

Old Jail Auditorium

TEST MEETING

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Anyone wishing to join the meeting virtually using a computer, laptop or mobile device, as well as anyone wishing to sing up to speak in support, opposition, or as other for any case, should visit the following link:

<https://louisvilleky.gov/government/upcoming-public-meetings>

You can access case materials (staff reports, proposed plans, etc.) by clicking on the link below and selecting the "HTML Agenda" under "Documents" associated with this meeting:

<https://louisville.legistar.com/Calendar.aspx>

If you have any questions, please contact the case manager, or call the Office of Planning at 502-574-6230.

Call To Order

Approval Of Minutes

Business Session

Public Hearing

[99-ZONE-0123](#)

Request:	Change in Zoning from R-4 Residential to R-8A Residential with a Conditional Use Permit, Waivers, Variances, Binding Elements and a Development Plan
Project Name:	Savannah & Brian's Apartments & Drive-In Theater
Location:	444 S. Fifth Street
Applicant:	Winston Churchill Development Company
Representative:	Robbin & Cheatum LLC
Jurisdiction:	Louisville Metro Government
Council District:	District 4 - Ken Herndon
Case Manager:	Bradley Fister, Senior Planner

Adjournment



Louisville Metro Government

Text File

File Number: 99-ZONE-0123

Agenda Date: 4/25/2026

Version: 1

Status: Public Hearing

In Control: Planning Commission

File Type: Planning Case

Board of Zoning Adjustment

Staff Report

January 12, 2026



Case No:	25-CUP-0219
Project Name:	Kidanemehret Eritrean Orthodox Church
Location:	4205 Lambert Road
Applicant:	Okbay Ghebretsadek
Representative:	Okbay Ghebretsadek
Jurisdiction:	Louisville Metro
Council District:	24 – Ginny Mulvey-Woolridge
Case Manager:	Jude Mattingly, Planner II

REQUEST(S)

- **Conditional Use Permit** for a Private Institutional Use in R-4 zoning (LDC 4.2.65)

CASE SUMMARY

The applicant is requesting a Conditional Use Permit (CUP) to allow for a Private Institutional Use in R-4 zoning. Located 0.05 miles east of the Preston Hwy and Pinecroft Dr intersection, the subject site is currently developed with a non-residential building that has previously been utilized as a Veterans of Foreign Wars outpost. Containing 2.32 acres the subject site is adjacent to C-1 / C-2 zoning to the west, south, and north, and R-4 zoning to the east. There are a variety of different land uses in the general vicinity.

There is no new construction, variances, or waivers associated with this proposal. The subject site is already developed with adequate parking for the proposed use.

STAFF FINDING

The request will require relief from items A. & C. in the standard of review for the conditional use permit. Item A. states that all structures and parking shall be at least 30' from any property line adjacent to residential use or a residential zoning district. Item C. states that all parking shall be located to the side and/or rear of the buildings. Relief for both items A. & C. is appropriate as they both arise from pre-existing site conditions.

The request appears to meet all the other standards of the conditional use permit for private institutional use in R-4 zoning and as such is adequately justified for approval based on staff's analysis.

TECHNICAL REVIEW

- Land Development Code (2025); Comprehensive Plan 2040
- **4.2.65 Private Institutional Use in Single-Family Zoning District CUP:** Private institutional uses, except for such uses specifically regulated elsewhere in the Land Development Code, may be allowed in R4 zoning districts upon the granting of a Conditional Use Permit and compliance with the listed requirements

-1.2.2 Institutional Use, Private: An institutional use that is not publicly owned and/or operated

-1.2.2 Institutional Use: Publicly owned and/or operated private elementary schools, middle schools, high schools, civic buildings, community buildings and uses including substations, governmental buildings, religious buildings, museums, art galleries, fire houses, post offices, police stations, reservoirs, libraries, parks, essential services, hospitals, and similar uses, any of which may have additional requirements to use set forth within. For the purposes of this code all institutional uses shall be considered non-residential uses.

- 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?

A. Except in the R-R zoning district, all structures, except fencing, and all off-street parking shall be at least 30 feet from any property line adjacent to an existing residential use or residential zoning district. In the R-R zoning district all structures, except fencing, shall be at least 150 feet from any property line and all off-street parking shall be at least 30 feet from any property line.

B. The applicant must demonstrate that the impact of the traffic generated by the use can be mitigated.

C. Off-street parking not located within a driveway shall be located to the side or rear of the building(s). The number of required off-street parking spaces shall be determined by the Planning Director in consultation with the Director of Public Works based on the standards for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.

D. All activities shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).

E. The Board of Zoning Adjustment may set hours of operation for institutional use in order to minimize potential negative impacts on surrounding residential properties.

STAFF: Relief from items A. & C. in the standard of the review will be needed as the structure is within 30' of a residential zoning district and residential use to the east and there is proposed parking in the front of the building. Relief is appropriate as both the location of the structure and parking are pre-existing site conditions. Compliance with the other lettered standards of the conditional use permit will be required. The proposal is adequately justified for approval.

REQUIRED ACTION:

- **APPROVE** or **DENY** the **Conditional Use Permit** to allow for a Private Institutional Use in R-4 zoning (LDC 4.2.65)

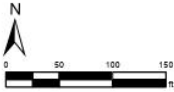
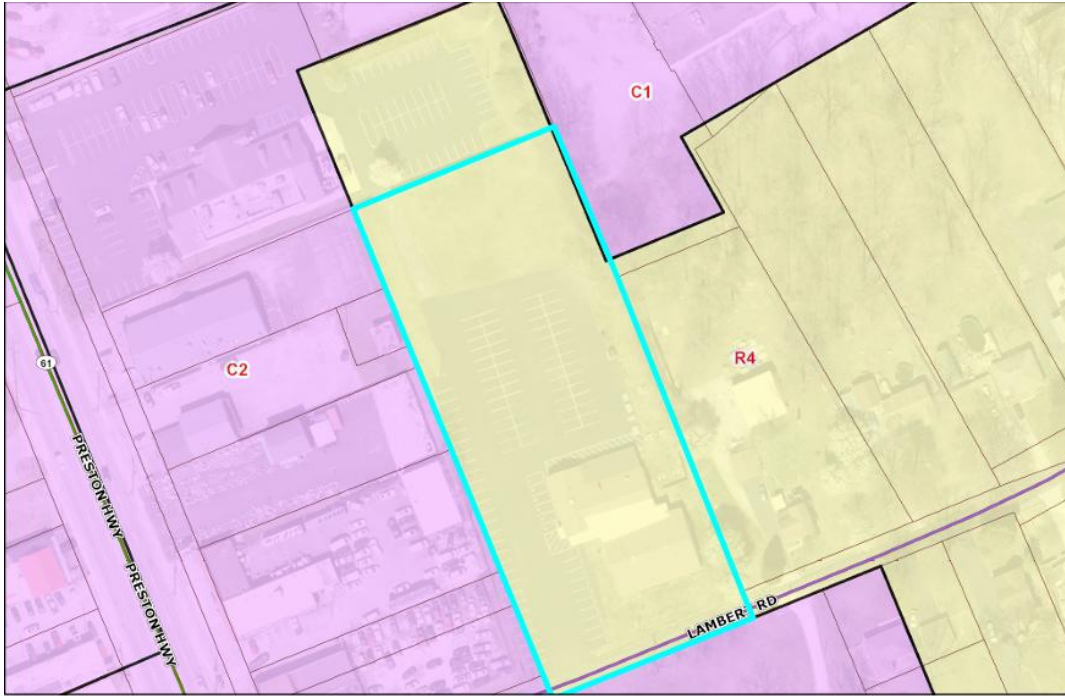
NOTIFICATION

Date	Purpose of Notice	Recipients
12/23/2025 12/24/2025	Hearing before BOZA	1 st and 2 nd tier adjoining property owners, current residents and registered Neighborhood Groups in Council District 24
01/02/2026	Hearing before BOZA	Sign Posting on property

ATTACHMENTS

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

1. **Zoning Map**



Zoning Map

Monday, January 5, 2026 | 9:20 AM



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2. Aerial Photograph



Aerial Photograph

Monday, January 5, 2026 | 9:21 AM



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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 Private Institutional Use until further review and approval by the Board.

Letter of Justification for Conditional Use Permit Application

Applicant: KIDANEMEHRET ERITREAN ORTHODOX CHURCH IN LOUISVILLE KY Inc.

Property Address: 4205 Lambert Rd, Louisville, KY 40219

Proposed Use: Church Facility

To:

Louisville Metro Planning Commission

Louisville Metro Government

444 S. Fifth Street, Suite 300

Louisville, KY 40202

Introduction

On behalf of KIDANEMEHRET ERITREAN ORTHODOX CHURCH IN LOUISVILLE KY Inc., we respectfully submit this justification statement in support of the Conditional Use Permit application for the property located at 4205 Lambert Road, Louisville, KY 40219. The proposed use is the conversion of the existing facility into a permanent place of worship, serving the Louisville community through spiritual services, education, and outreach.

Compliance with Standards of Review (Chapter 4, Part 2 – Land Development Code)

A. Consistency with the Comprehensive Plan

The proposed church use is consistent with the Cornerstone 2020 Comprehensive Plan, which encourages community-serving facilities that strengthen neighborhood vitality and foster social cohesion.

B. Compatibility with Surrounding Uses

The property is situated within a mixed residential and community-serving area. Religious assembly is compatible with the surrounding uses, and no structural expansion is planned. Interior renovations will be limited to accessibility upgrades and sanctuary preparation, ensuring harmony with neighborhood character.

C. Adequacy of Public Facilities

The site provides adequate parking and ingress/egress to support anticipated attendance levels. Traffic impacts will be modest, concentrated primarily on Sundays and occasional evenings, avoiding peak traffic hours. Existing utilities and infrastructure are sufficient to serve the proposed use.

D. Protection of Public Health, Safety, and Welfare

Accessibility upgrades and compliance with building codes will ensure safe assembly. The applicant is committed to maintaining the property and welcoming all residents, thereby promoting public welfare.

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E. Minimization of Adverse Impacts

Noise, traffic, and environmental impacts will be minimal. Worship services and community programs will occur at reasonable hours, and landscaping and property upkeep will preserve neighborhood aesthetics.

F. Compliance with Specific Requirements for Conditional Uses

The proposed religious assembly satisfies the lettered requirements of Chapter 4, Part 2 by:

- Providing adequate parking and circulation.
- Ensuring building modifications meet accessibility and safety codes.
- Maintaining compatibility with residential surroundings.
- Demonstrating commitment to ongoing property maintenance and good-neighbor practices.

G. Consistency with Intent of Zoning District

The proposed use supports the intent of the zoning district by offering a community-oriented facility that enriches neighborhood life without introducing incompatible commercial or industrial activity.

Conclusion

The proposed church facility fully complies with the Conditional Use Permit standards of review and lettered requirements outlined in Chapter 4, Part 2 of the Louisville Land Development Code. Approval of this application will allow the applicant to establish a permanent place of worship that enriches the Louisville community through spiritual services, education, and outreach.

Respectfully submitted,

Okbay Ghebremeskel Ghebretsadek
Director
KIDANEMEURET ERITREAN ORTHODOX CHURCH IN LOUISVILLE KY Inc.
(510) 282-4100
okbayeri91@gmail.com

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Neighborhood Meeting Report

Property Address: 4205 Lambert Rd, Louisville, KY 40219

Proposed Use: Church Facility

Meeting Date & Time: November 11, 2025, 6:30 p.m.

Meeting Location: 4205 Lambert Rd, Louisville, KY 40219

Attendance

- **Resident Attendee:** Ms. Rita Melleck, 4211 Lambert Rd
- **Applicant Representatives:** Okbay Ghebremeskel Ghebretsadek- Director
Tekleab Z Gebrehiwot - Director

Concerns Raised by Residents

- Ms. Mellick inquired about the intended use of the property by the applicant.
- She expressed concern regarding feral cats that frequent the site, which she feeds daily.
- Her specific question was whether the cats would be prevented from accessing the property once ownership transferred.

Applicant Responses

- The Church's representative assured Ms. Mellick that the cats would not be blocked from entering the property.
- The representative confirmed that the applicant has no intention of restricting access to the animals she cares for.

Outcome

- Ms. Mellick was satisfied with the response provided.
- No testimony regarding the previous zoning of the site was offered.

Conclusion

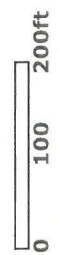
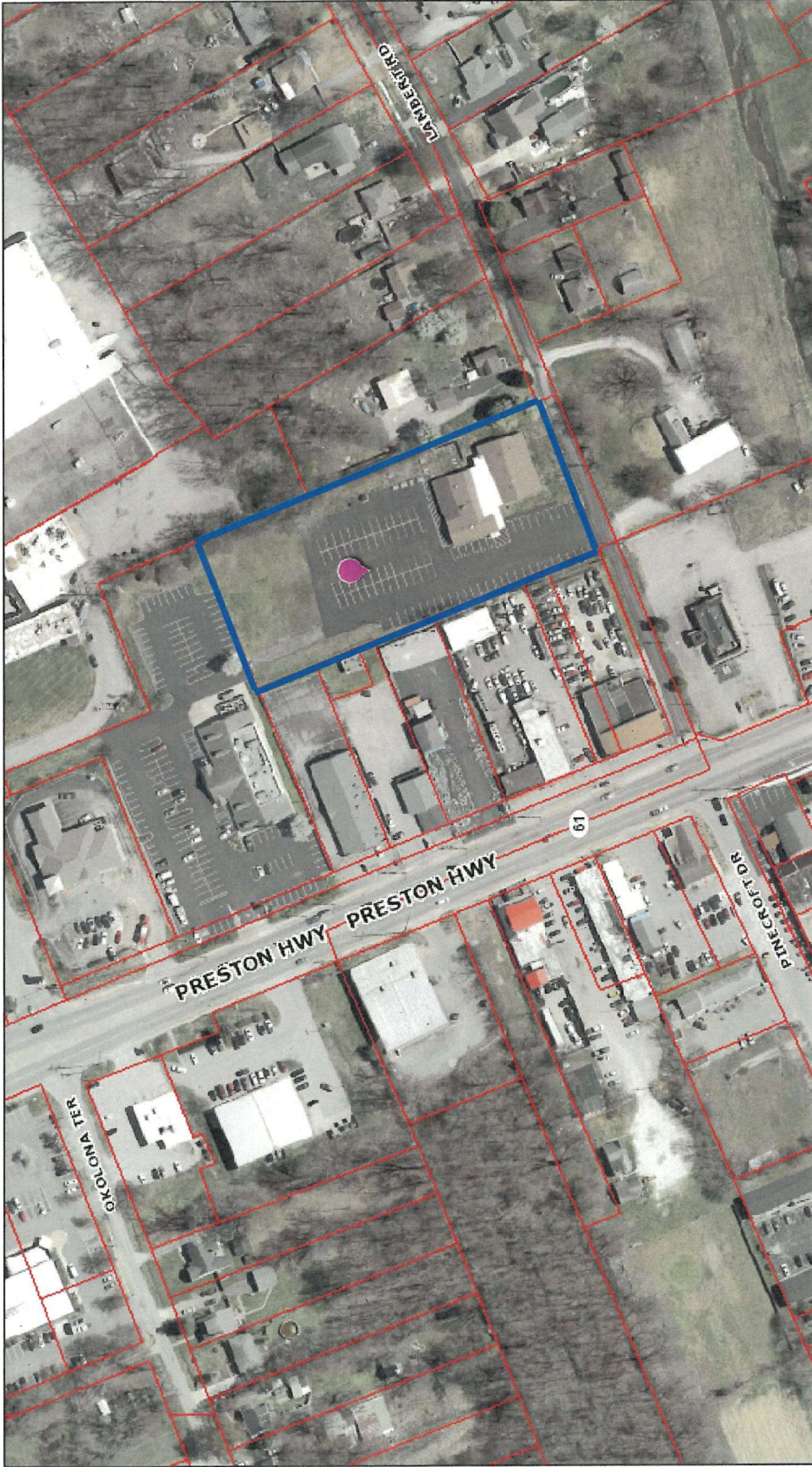
The neighborhood meeting provided an opportunity for community input. The single resident attendee's concern was addressed directly, and she expressed satisfaction with the applicant's assurances. The applicant remains committed to being a good neighbor and maintaining open communication with surrounding residents.

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4205 Lambert Rd



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25-CAP-021 12

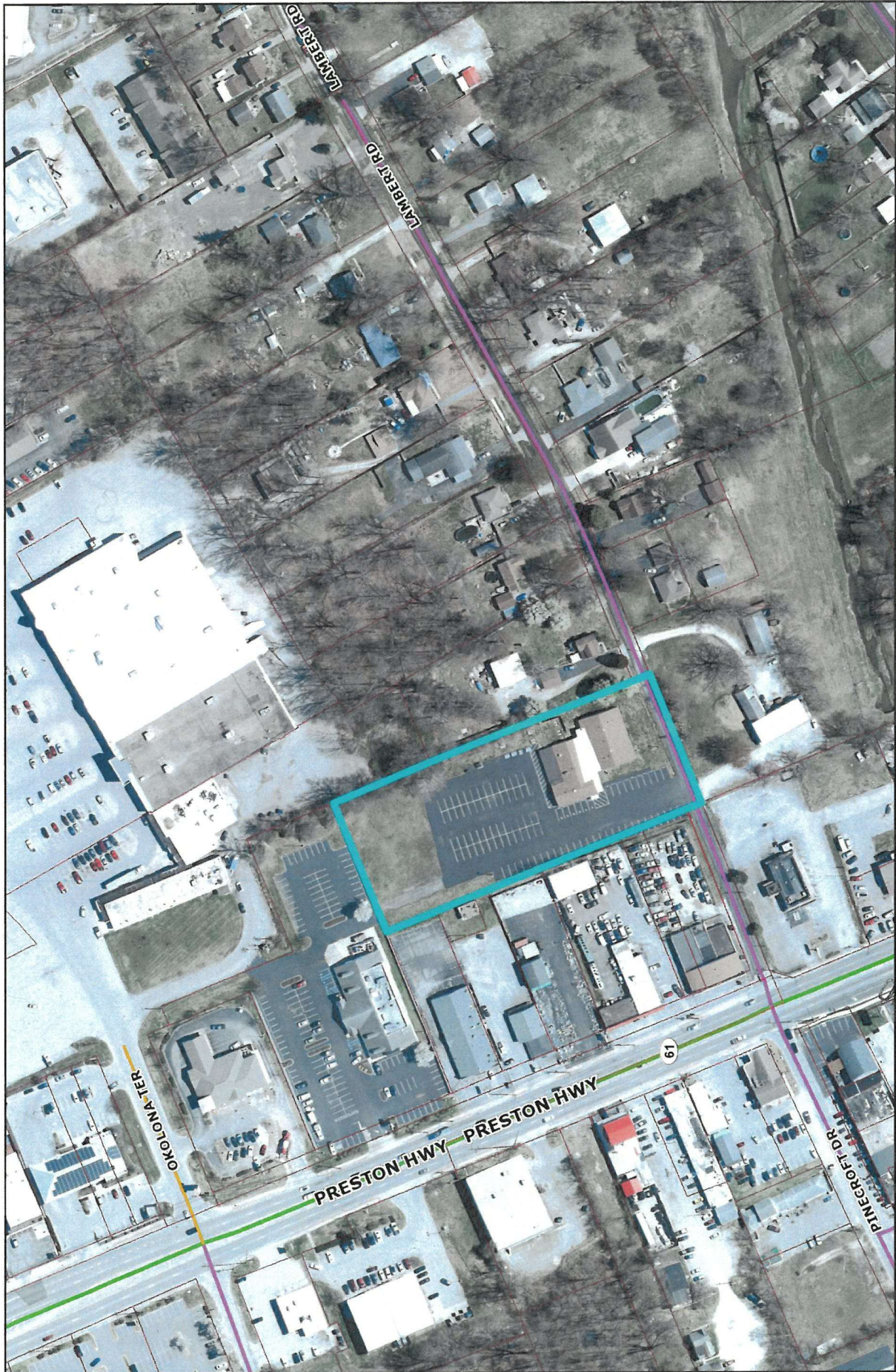


Measurements Are Calculated By Matterport. Deemed Highly Reliable But Not Guaranteed.



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25-CUP-02, 13



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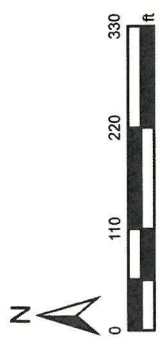
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25-CUPPA-0193 Map

Thursday, October 23, 2025 | 11:31 AM

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25-CUP-0193

Site Plan Narrative

Property Address: 4205 Lambert Rd, Louisville, KY 40219

Proposed Use: Church Facility

Parking Layout

The property includes an existing paved parking area with sufficient capacity to accommodate anticipated attendance levels. Parking stalls are arranged to allow safe circulation and clear ingress/egress. The layout meets zoning requirements for religious assembly uses, with accessible spaces provided near the main entrance.

Ingress and Egress

Vehicular access is provided directly from Lambert Road, with driveways designed to support two-way traffic flow. The site plan ensures unobstructed emergency access and maintains adequate sight distance for safe entry and exit. Pedestrian pathways connect parking areas to the building entrances, promoting safe movement across the site.

Building Access and Circulation

The existing building will be adapted for assembly use with accessibility upgrades, including ADA-compliant ramps and entryways. Circulation within the building will be straightforward, with the sanctuary serving as the primary assembly space and secondary rooms designated for education and small group gatherings.

Accessibility Upgrades

Interior renovations will focus on accessibility improvements, including:

- ADA-compliant restrooms
- Barrier-free sanctuary seating areas
- Accessible entry ramps and widened doorways

These upgrades ensure compliance with building codes and provide inclusive access for all attendees.

Landscaping and Property Maintenance

Existing landscaping will be maintained and enhanced where necessary to preserve neighborhood aesthetics. The applicant is committed to ongoing property upkeep, including lawn care, exterior maintenance, and seasonal improvements.

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25-CUP-02, 151

Conclusion

The site plan demonstrates that the property at 4205 Lambert Rd is well-suited for religious assembly use. Adequate parking, safe ingress/egress, accessibility upgrades, and ongoing property maintenance ensure compliance with Louisville Metro Planning standards and promote compatibility with the surrounding neighborhood.

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25-CUP-0219

Kidanemehret Eritrean Orthodox Church
Private Institutional Use CUP

Board of Zoning Adjustment

Jude Mattingly, *Planner II*

January 12, 2026



REQUESTS

- **Conditional Use Permit (CUP) to allow a Private Institutional Use in R-4 zoning (LDC 4.2.65)**



CASE SUMMARY

- R-4 residential, Neighborhood Form District
- 2.32 acres
- Located 0.05 miles east of the Preston Hwy and Pinecroft Dr intersection.
- No new construction, variances, or waivers requested

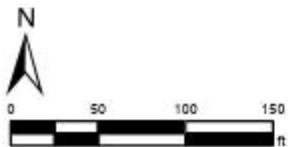
STAFF FINDING

- **Proposal is adequately justified for approval based on staff's analysis contained in the standard of review of and appears to meet all the standards of the CUP for a Private Institutional Use in R-4 zoning**
- **MSD and Transportation Planning have given preliminary approval**

TECHNICAL REVIEW

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- Land Development Code (2025); Comprehensive Plan 2040
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4205 Lambert Rd

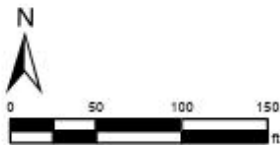
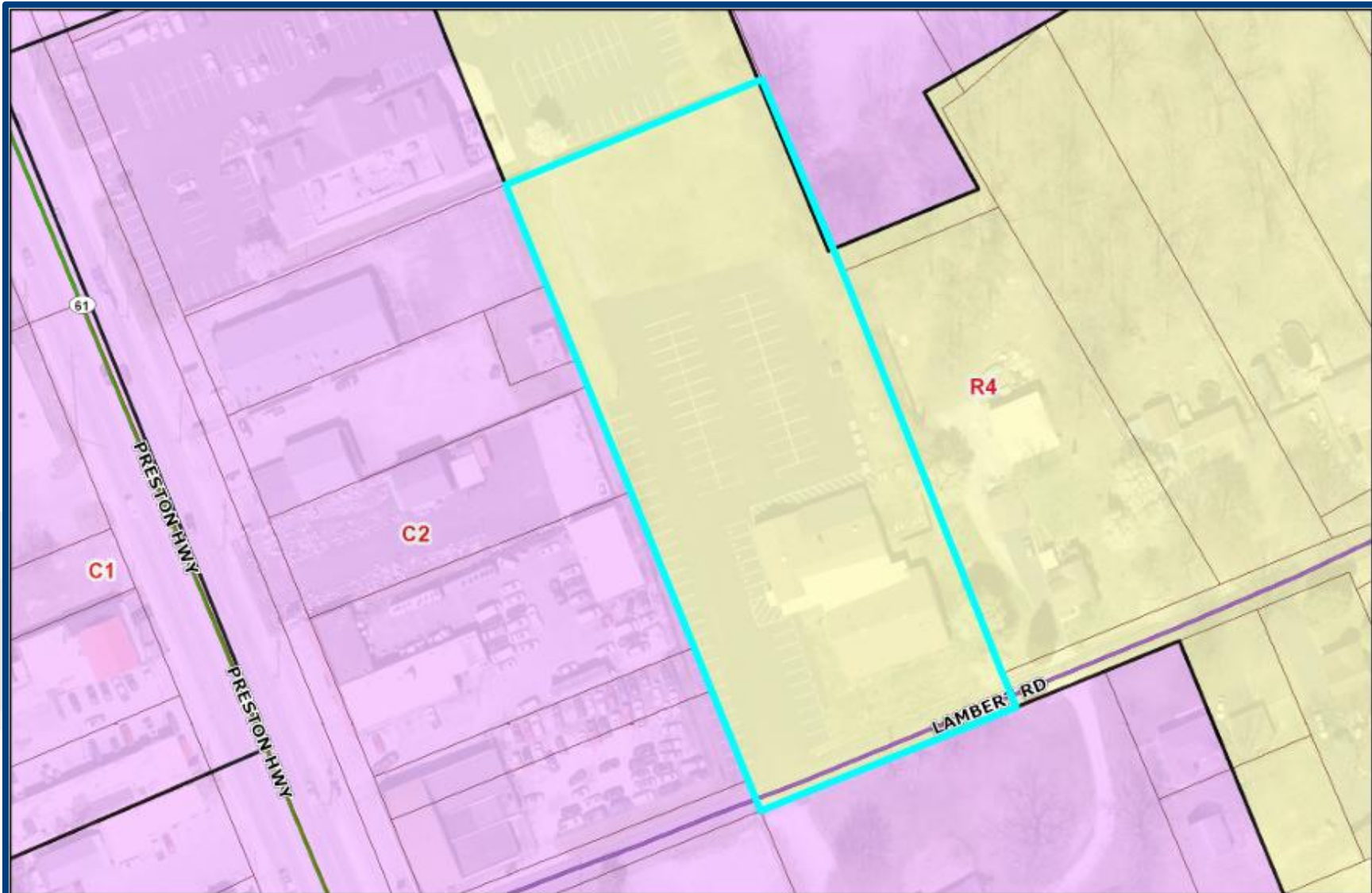
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4205 Lambert Rd

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SUBJECT PROPERTY



ADJACENT PROPERTY



ADJACENT PROPERTY



STAFF FINDINGS



Transportation Planning & MSD have given preliminary approval



CUP is adequately justified for approval

REQUIRED ACTIONS

- ❖ **APPROVE or DENY CUP to allow for a Private Institutional Use in R-4 zoning (LDC 4.2.65)**



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Conclusion

The site plan demonstrates that the property at 4205 Lambert Rd is well-suited for religious assembly use. Adequate parking, safe ingress/egress, accessibility upgrades, and ongoing property maintenance ensure compliance with Louisville Metro Planning standards and promote compatibility with the surrounding neighborhood.

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