

18CUP1022

10309 Cedar Creek Road



Louisville Board of Zoning Adjustment Public Hearing

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September 4, 2018

Requests

- **Conditional Use Permit for Private Proprietary Club (LDC 4.2.44)**
 - Relief from Condition B to permit the existing 4 ft fence around the pool area to remain
 - Relief from Condition C to permit existing buffering and landscaping to satisfy the requirement
- **Waiver of the requirement to provide a sidewalk along the property frontage (LDC 6.2.6.)**
- **Waiver of the requirement to provide pedestrian access to the event structure from the public right-of-way (LDC 6.2.6.)**

Requests

- Request to permit existing landscaping to serve as an alternative to the required C-1 buffering standards (LDC 10.2.4, Exception 8)
 - *CUP sites located in a residential zoning district shall provide buffering as per the requirements for uses permitted in the C-1 Zoning District, or alternative buffering and landscaping as approved by the Board of Zoning Adjustment.*

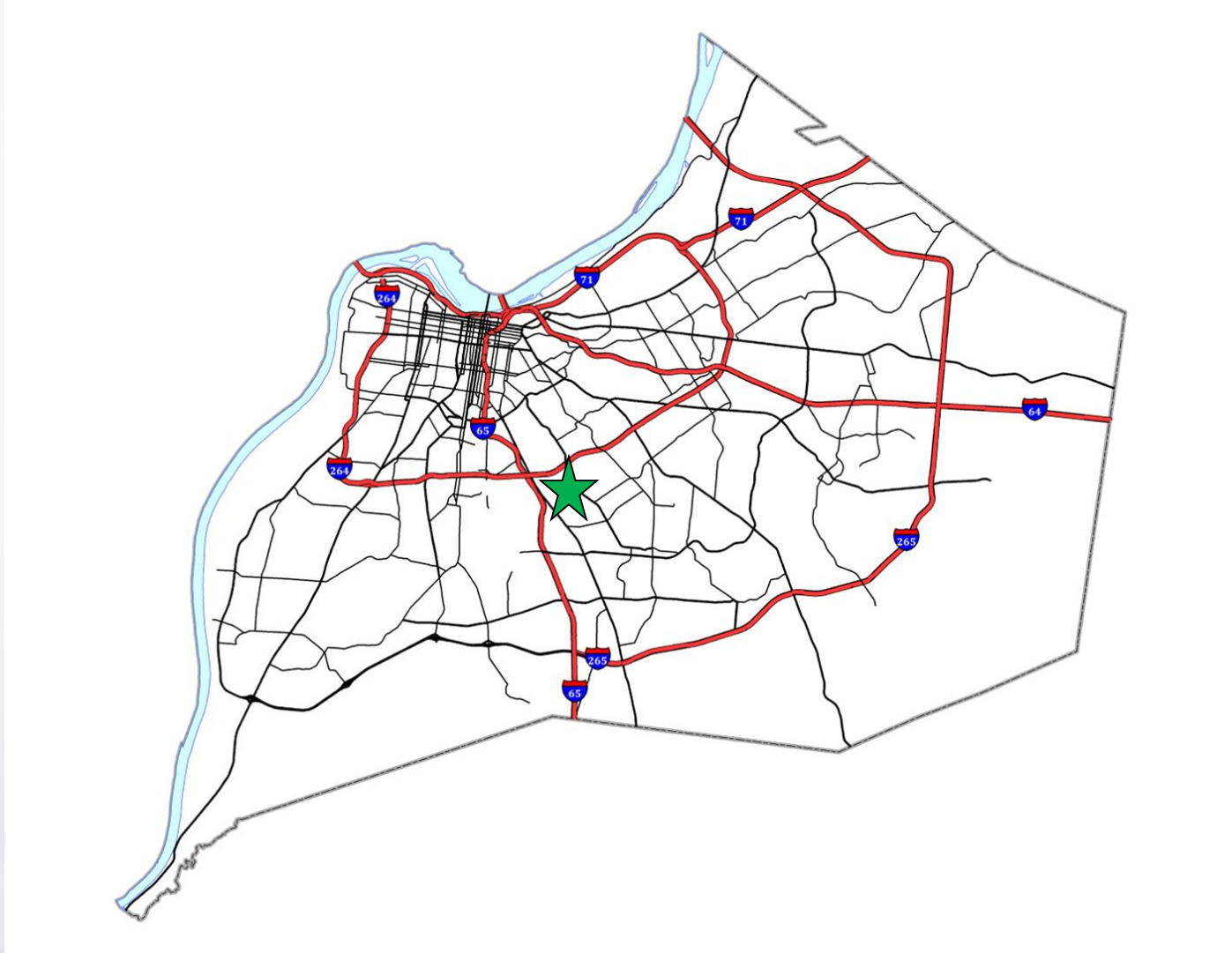
Case Summary/Background

- Applicant proposes to operate a private event facility within an existing barn on the site
- Site is currently developed with a barn, a single-family residence, an in-ground pool with pool house and an accessory structure; no construction is proposed
- Valets will park vehicles and use golf carts to transport event guests to and from the barn
- Transportation Planning has reviewed the proposal and visited the site and supports the proposed parking and the requested sidewalk waivers
- Neighborhood meeting was held on July 2, 2018

Case Summary/Background

- Relief from CUP Condition B will permit an existing 4 ft fence around the pool area to remain
- Relief from Condition C will permit existing buffering and landscaping to satisfy the requirement for a fence or shrubbery to buffer parking areas
- Waiver of the sidewalk requirements are consistent with the proposed use of the property and with development in the vicinity
- Buffering requirements for the site require a fence at least 6 ft high to be erected around the premises; approval of the existing landscaping as an alternative will provide the applicant relief from this requirement

Location Map



Zoning / Form District

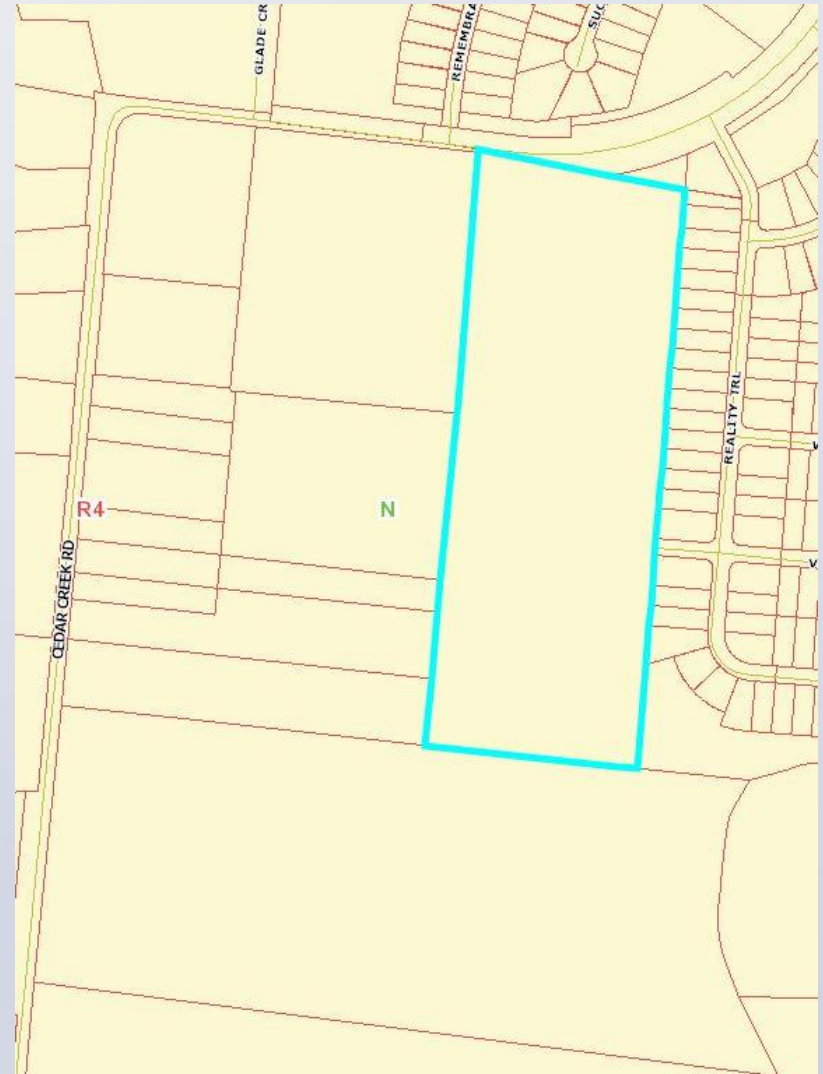
Subject Site

Existing: R-4/Neighborhood

Proposed: R-4/Neighborhood
with CUP for Private Proprietary Club

All Adjoining Sites

R-4/Neighborhood



Land Use

Subject Site

Existing: Single-Family Residential

Proposed: Institutional w/CUP for
Private Proprietary Club

All Adjoining Sites

Single-Family Residential



Developed Area



Site Photos



Site Photos



From Main Gate to West

Site Photos



Main Entry Drive

Site Photos



Site Photos



07/26/2018 09:25

Site Photos



Concrete Parking Area

Site Photos



Gravel Parking Area

Site Photos



Gravel Drive to Barn

Site Photos



Concrete Pad at Barn Front

Site Photos



Barn Side Deck
(West Side)

Site Photos



Site Photos



Barn Toward Residence and Road

Site Photos



Barn Toward Concrete Pad

Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the requested Conditional Use Permit
- Since the applicant lives on the site in close proximity to the pool area and it will not be open for use by guests of the event facility, staff supports the request for relief from the CUP requirement for a 6 ft high fence in Condition B
- Since the parking area is located a significant distance from the property lines and buffering is provided by existing trees, staff supports the request for relief from Condition C

Conclusions

- Since no sidewalks exist along the roadway, staff concurs with the sidewalk waiver requests
- Staff concurs with the request to permit existing landscaping to serve as an alternative because:
 - the site is large and has a large perimeter
 - development is located away from the property boundaries (minimum of approximately 120 ft)
 - the site has significant tree canopy, including a tree line along all sides directly abutting residential uses

Required Action

APPROVE/DENY

- **Conditional Use Permit for Private Proprietary Club (LDC 4.2.44)**
 - Relief from Condition B to permit the existing 4 ft fence around the pool area to remain
 - Relief from Condition C to permit existing buffering and landscaping to satisfy the parking area buffering requirement
 - Waiver of the requirement to provide a sidewalk along the property frontage (LDC 6.2.6.)
 - Waiver of the requirement to provide pedestrian access to the event structure from the public right-of-way (LDC 6.2.6.)
 - Request to permit existing landscaping to serve as an alternative to the required C-1 buffering standards (LDC 10.2.4, Exception 8)