

# Board of Zoning Adjustment Staff Report

December 19, 2022



<b>Case No:</b>	22-MCUP-0004
<b>Project Name:</b>	St. Vincent de Paul
<b>Location:</b>	431 E. St. Catherine Street
<b>Owner(s):</b>	Society of St. Vincent de Paul
<b>Applicant:</b>	Society of St. Vincent de Paul, Council of Louisville – Sarah Graham
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	6 – David James
<b>Case Manager:</b>	Joel Dock, AICP, Planning Coordinator

## REQUEST(S)

- **Modified Conditional Use Permit** for an institutional use (“Residential Transitional Treatment Center”)

## CASE SUMMARY

A conditional use permit (CUP) for an institution providing transitional housing was granted for the property by the Board of Zoning Adjustment (BOZA) on August 18, 1997 (docket B-181-97). The approval was granted with a condition limiting the number of beds (residents) to 30. The applicant has requested to increase the occupancy to 50 beds or residents. Eighteen sleeping rooms are available to serve a combination of single-men and women, as well as families in need of transitional housing. The additional occupancy allows flexibility to accommodate a wider range of potential occupants at this location within the campus. No changes to the exterior of the site are proposed with this request.

## STAFF FINDING

The modified conditional use permit is adequately justified for approval based on staff’s analysis contained in the standard of review.

## TECHNICAL REVIEW

- B-181-97: A CUP was approved for “hospitals and institutions” (8/18/1997). The use approved was a “Residential Transitional Treatment Center” for 30 women. Condition of Approval #3 read as follows:

*“The treatment center shall be limited to 30 beds”*

- An active license for Transitional Housing is required to be maintained (LMCO Chapter 115). A license has been maintained for the current occupancy. The proposed occupancy requires modification of the CUP to obtain the required license.
- Area-wide rezoning (2002): Site rezoned from R-8A & C-1 to UN

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

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

STAFF: The modification to the conditional use permit is consistent with land use and development policies of Plan 2040.

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: No improvements are being made that reduce compatibility with surrounding land uses or the general character of the area.

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 following specific standards required to obtain the conditional use permit requested?

STAFF: The modified conditional use permit remains compliant with the standards required to obtain the conditional use permit and all conditions of approval. This request pre-dates current Land Development Code transitional/group housing standards and remains subject to all conditions of approval, except where modified, of docket B-181-97.

**REQUIRED ACTIONS:**

- **APPROVE** or **DENY** the **Modified Conditional Use Permit** for B-181-97 (“Residential Transitional Treatment Center”) to allow the occupancy to be increased from 30 beds to 50 beds.

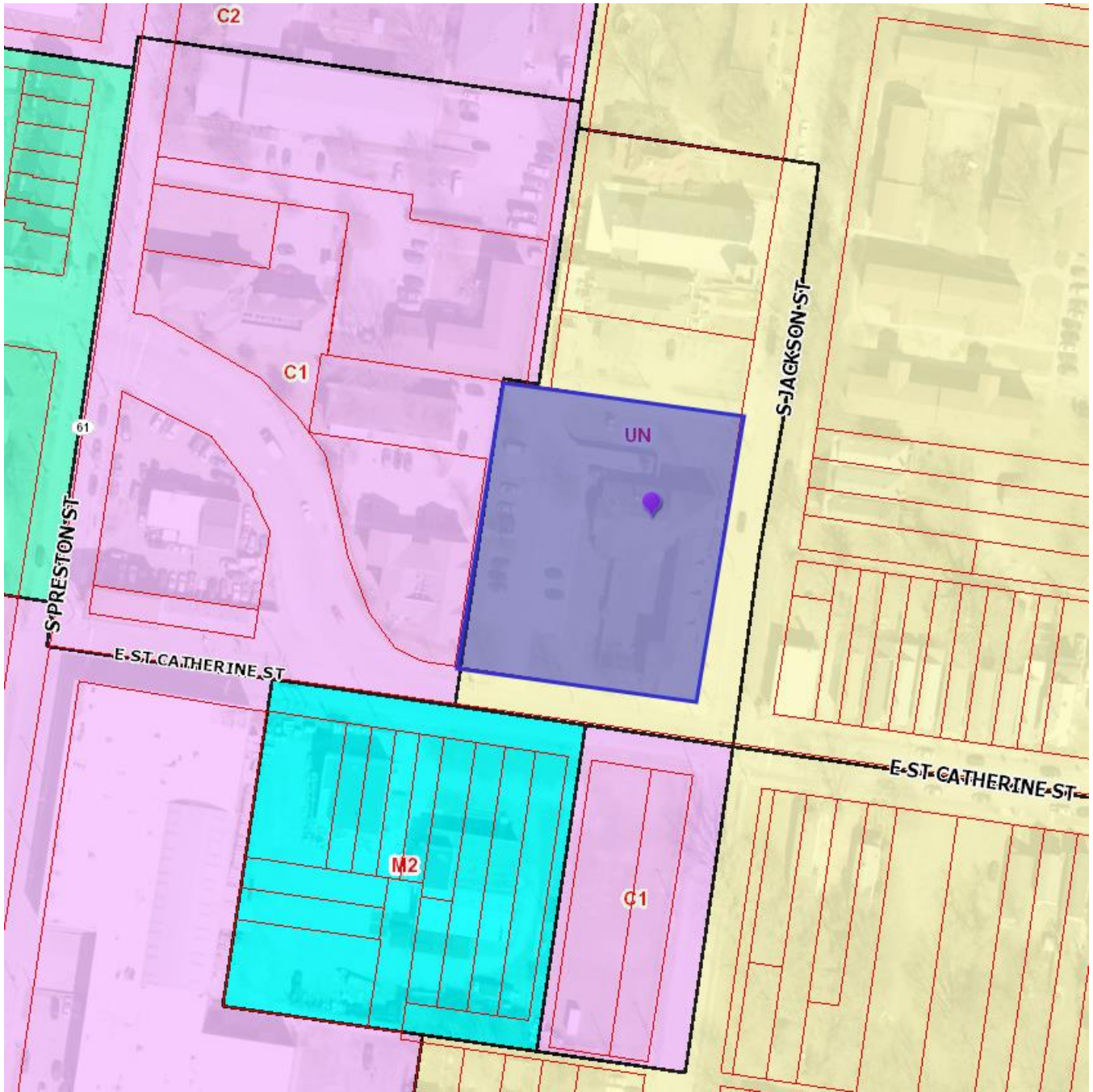
**NOTIFICATION**

Date	Purpose of Notice	Recipients
11/29/22	Hearing before BOZA	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners and “current residents.” Registered Neighborhood Groups in Council District 6
	Hearing before BOZA	Sign Posting

**ATTACHMENTS**

1. Zoning Map
2. Aerial Map

1. Zoning Map





2. Aerial Map

