

**18CUP1116**  
**4804 E. INDIAN TRAIL**



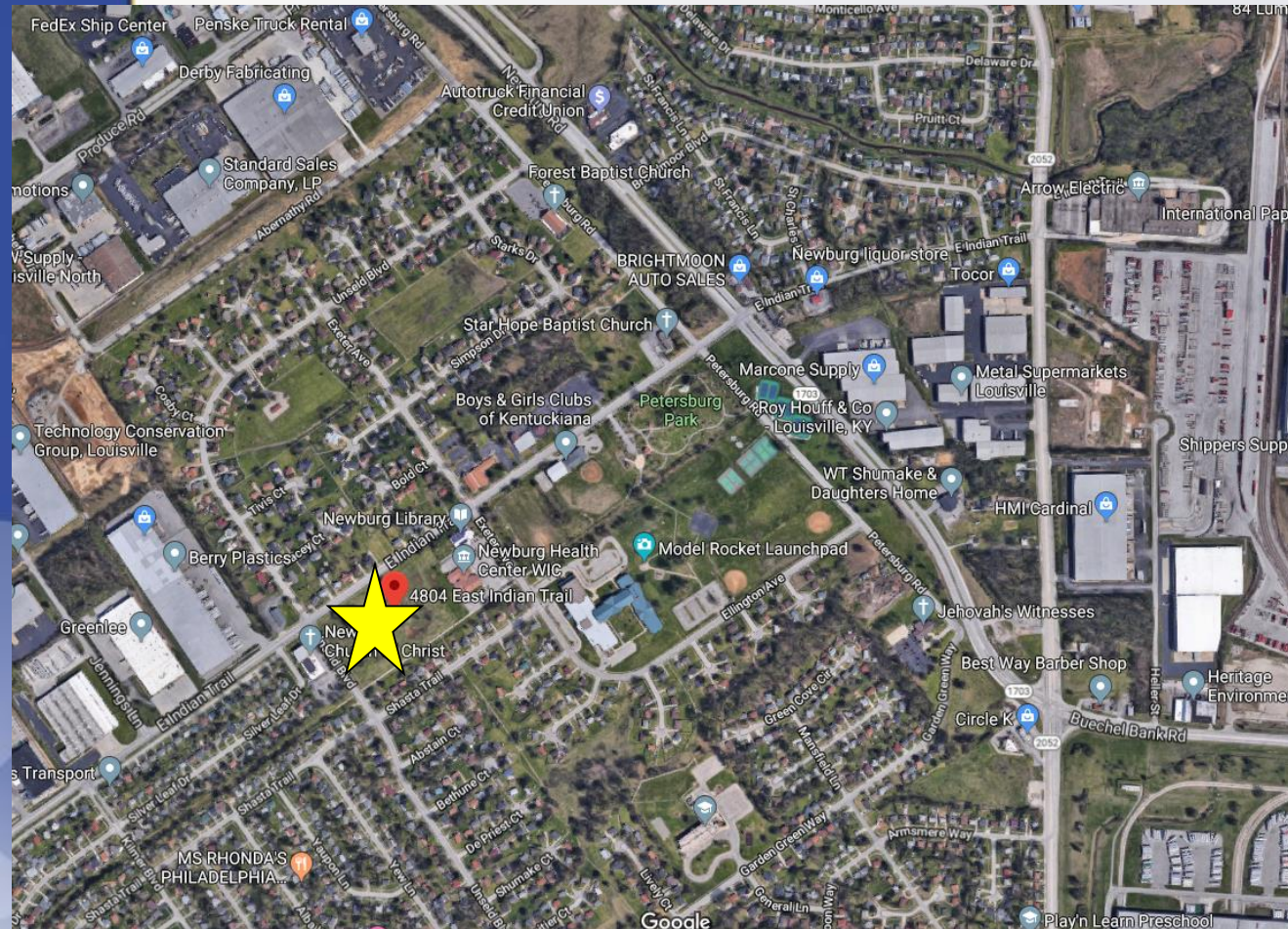
**Louisville Metro Board of Zoning Adjustment**  
**Public Hearing**

**Joel Dock, Planning & Design Coordinator**  
**September 23, 2019**

# Request(s)

- Conditional Use Permit for private institutional use in a single-family zoning district (4.2.65) with relief items 'A' and 'C'
- Waiver of Land Development Code (LDC), section 10.2.4 to reduce the 35' Landscape Buffer Area (LBA) along east and north property lines to 15'
- Variance from LDC, section 5.3.2 to allow the proposed structure to be setback greater than 80' in the front yard along Unseld Boulevard and be variable as shown on the development plan

# Site Context

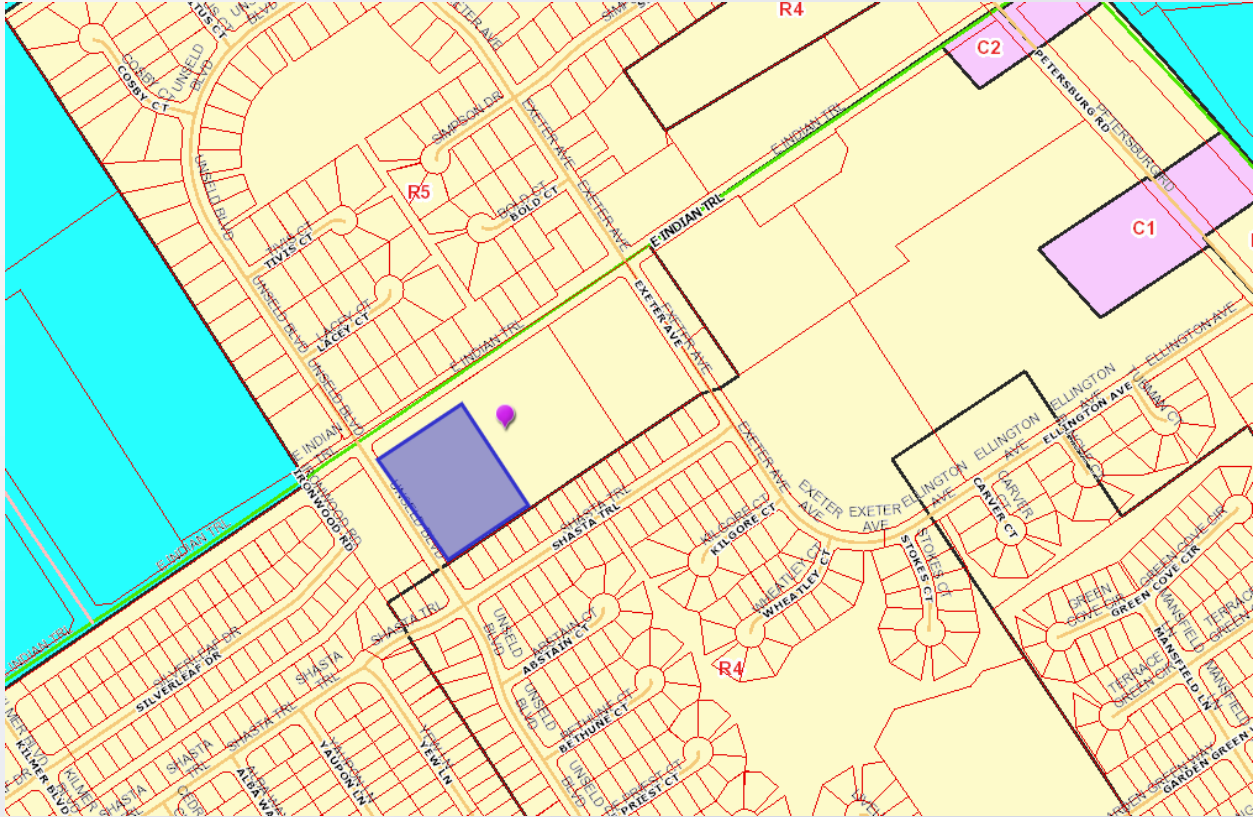


- ½ mile west of Newburg Road and adjacent to the Newburg Library and Community Center is proposed.
- The use is more approximately located at the intersection of E. Indian Trail and Unsel Boulevard

# Case Summary

- A conditional use permit for a religious institution
- Two religious institutions are present on two corners at this intersection and single family housing is immediately north, across E. Indian Trail.
- The subject site is currently vacant.
- The project calls for a 5,200 sq. ft. prayer hall within a 12,750 sq. ft. facility with 94 parking spaces and detention/water quality area.
- Internal sidewalks will be provided with connection to the public sidewalk near the existing TARC stop (route # 23).

# Zoning/Form Districts



# Aerial Photo/Land Use





Looking west on E. Indian Trail



Looking north on Unsel Boulevard

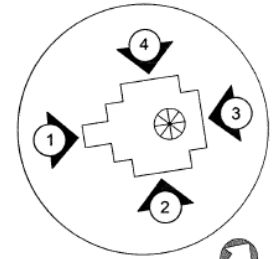
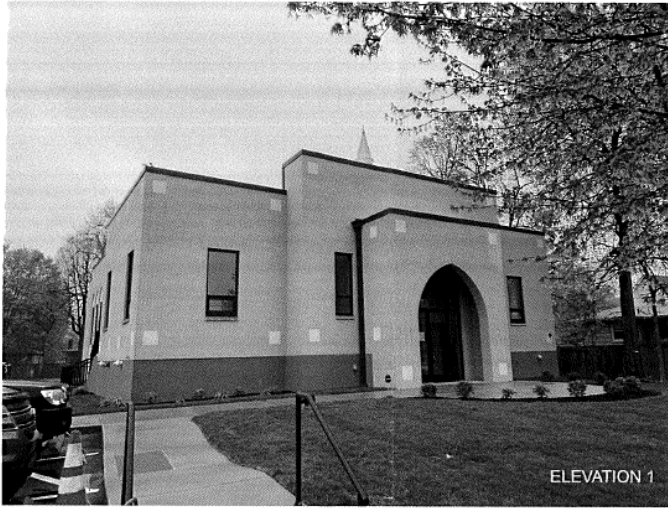




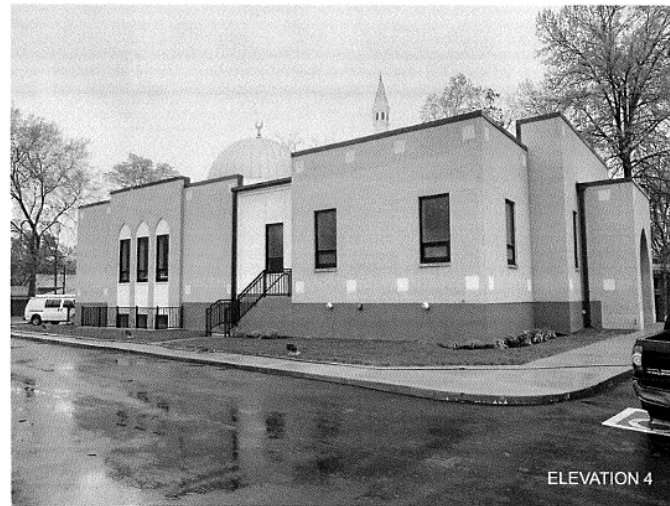
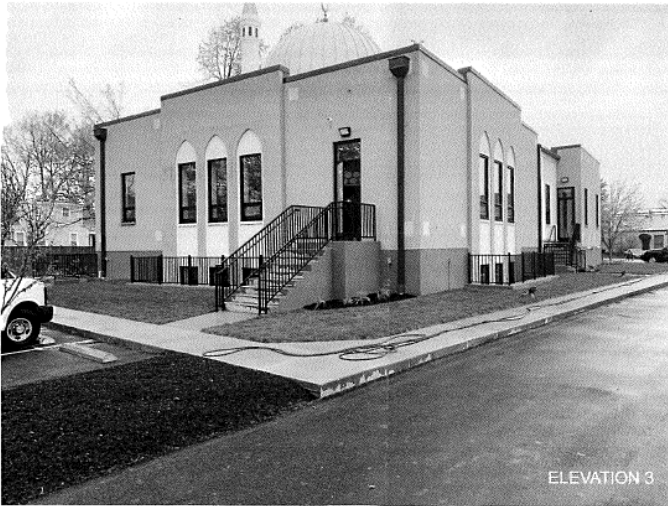
Looking east on Indian Trail



# Building Elevations



BUILDING ORIENTATION  
NO SCALE



RECEIVED  
MAY 20 2019  
PLANNING &  
DESIGN SERVICES



**MINDEL SCOTT**  
E. INDIAN TRAIL PRAYER HALL  
BUILDING ELEVATIONS  
CASE #18CUP1116  
5/13/2019, 09:11:16

# Staff Findings

- The conditional use permit, waiver, and variance all appear to be adequately justified based on staff's analysis contained in the standard of review.
- The proposal is near major transportation facilities and transit corridors, employment centers, and sufficient residential population present or expected to support the use.
- The proposal is easily accessible by bicycle, car, transit, and for pedestrians and people with disabilities.
- All required tree canopy will be provided and the design is compatible with the surrounding area.

# Required Actions

- **APPROVE** or **DENY** the **Conditional Use Permit** for private institutional use in a single-family zoning district (4.2.65) with relief from 30' property line setback
- **APPROVE** or **DENY** the **Waiver** of Land Development Code (LDC), section 10.2.4 to reduce the 35' Landscape Buffer Area (LBA) along east and north property lines to 15'
- **APPROVE** or **DENY** the **Variance** from LDC, section 5.3.2 to allow the proposed structure to be setback greater than 80' in the front yard