

19-CUP-0027
10600 Lower River Rd



Louisville Board of Zoning Adjustment Public Hearing

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August 18, 2019

Request

- **Conditional Use Permit for Private Institutional Use in a Single-Family Residential Zoning District (LDC 4.2.65)**
 - **Relief** from CUP requirement to accommodate existing development located less than 30 feet from the southern property line adjacent to an existing residential use (LDC 4.2.65.A.)
- **Waiver** to permit principal building entrance to be located internal to the site (LDC 5.5.2.A.1.)

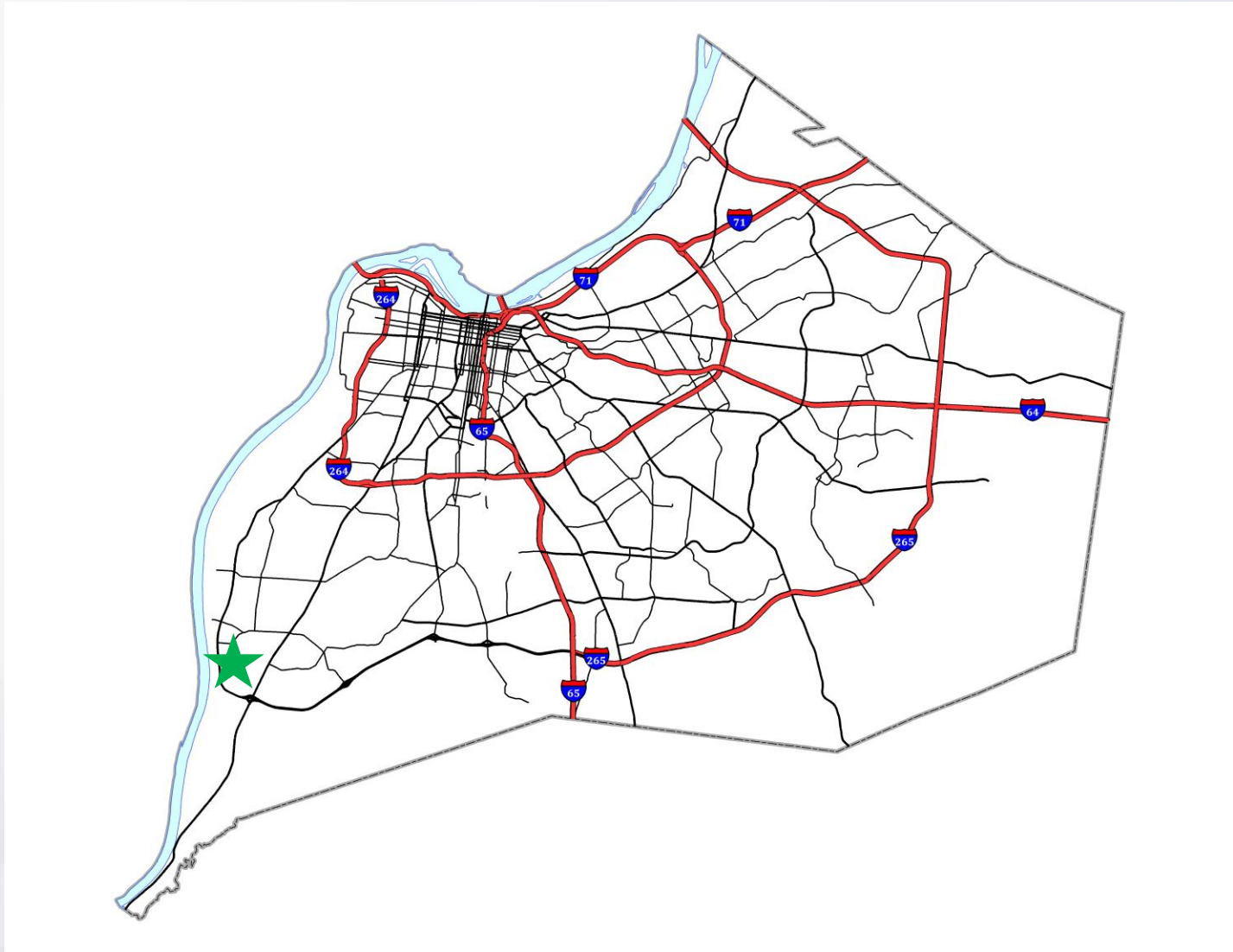
Case Summary/Background

- Two tracts bounded by Lower River Road, Greenbelt Highway and Bethany Lane totaling 8.18 acres
- Tract 1: 10600 Lower River Road
 - North end of site; 5.31 acres
 - Additional parking and structures
 - Temporary modular building, to be replaced in future by new structure
 - Existing outbuildings to remain within parking area
- Tract 2: 10700 Lower River Road
 - South end of site; 2.87 acres
 - Additional parking and second access point to Lower River Road
 - Existing residence and outbuildings to remain
 - Existing access point to residence to be closed; access provided via internal drive from parking area

Case Summary/Background

- Condition of Approval requires applicant to consolidate parcels prior to application for permits
- Neighborhood meeting held on June 24, 2019

Site Location



Zoning / Form District

Subject Site

Existing: R-4 Single-Family Residential

Proposed: R-4 Single-Family Residential
w/CUP for Private Institutional Use

All Adjoining Sites

R-4 Single-Family Residential

All Sites

Neighborhood form district



Land Use

Subject Site

Existing: Private Institution, Residence

Proposed: Private Institution

Adjoining Sites

North: Public/Semi-Public

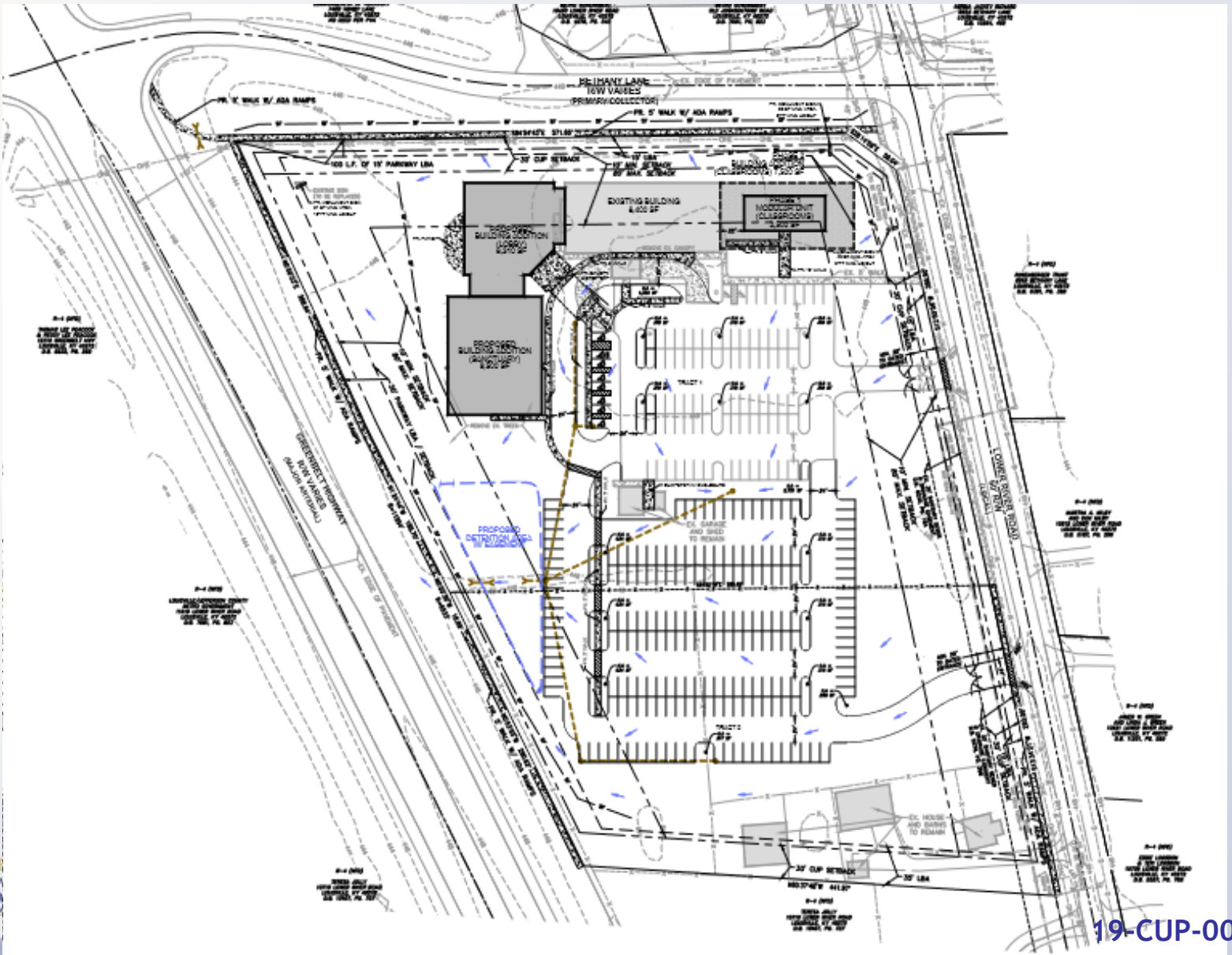
South: Single-Family Residential

East: Single-Family Residential,
Public/Semi-Public

West: Public/Semi-Public



Development Plan



Site Photos



Site Frontage

Site Photos



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Site Photos



Northeast to Southeast

Site Photos



Adjacent at Northeast Corner

Site Photos



Southeast to Southwest

Site Photos



Adjacent at Southeast Corner

Site Photos



Site Photos



Site Photos



Site Photos



Conclusions

- The proposal meets the standard of review for the requested CUP
- The requested waiver is adequately justified

Required Actions

Approve/Deny

- **Conditional Use Permit for Private Institutional Use in a Single-Family Residential Zoning District (LDC 4.2.65)**
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