

19-MCUP-0002
2233 Lower Hunters Trace



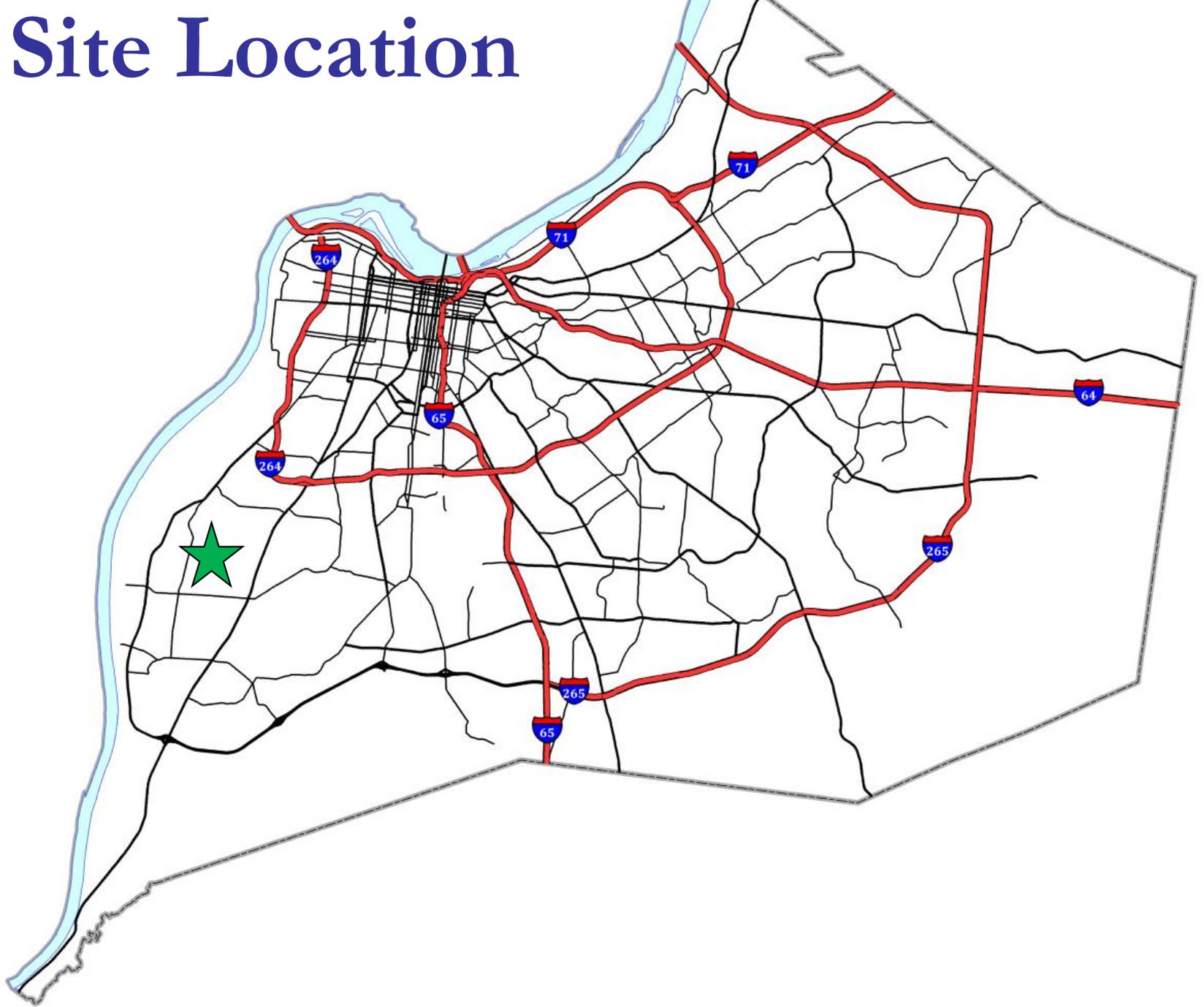
Louisville Metro Board of Zoning Adjustment
Public Hearing

Steve Hendrix, Planning Coordinator
December 16, 2019

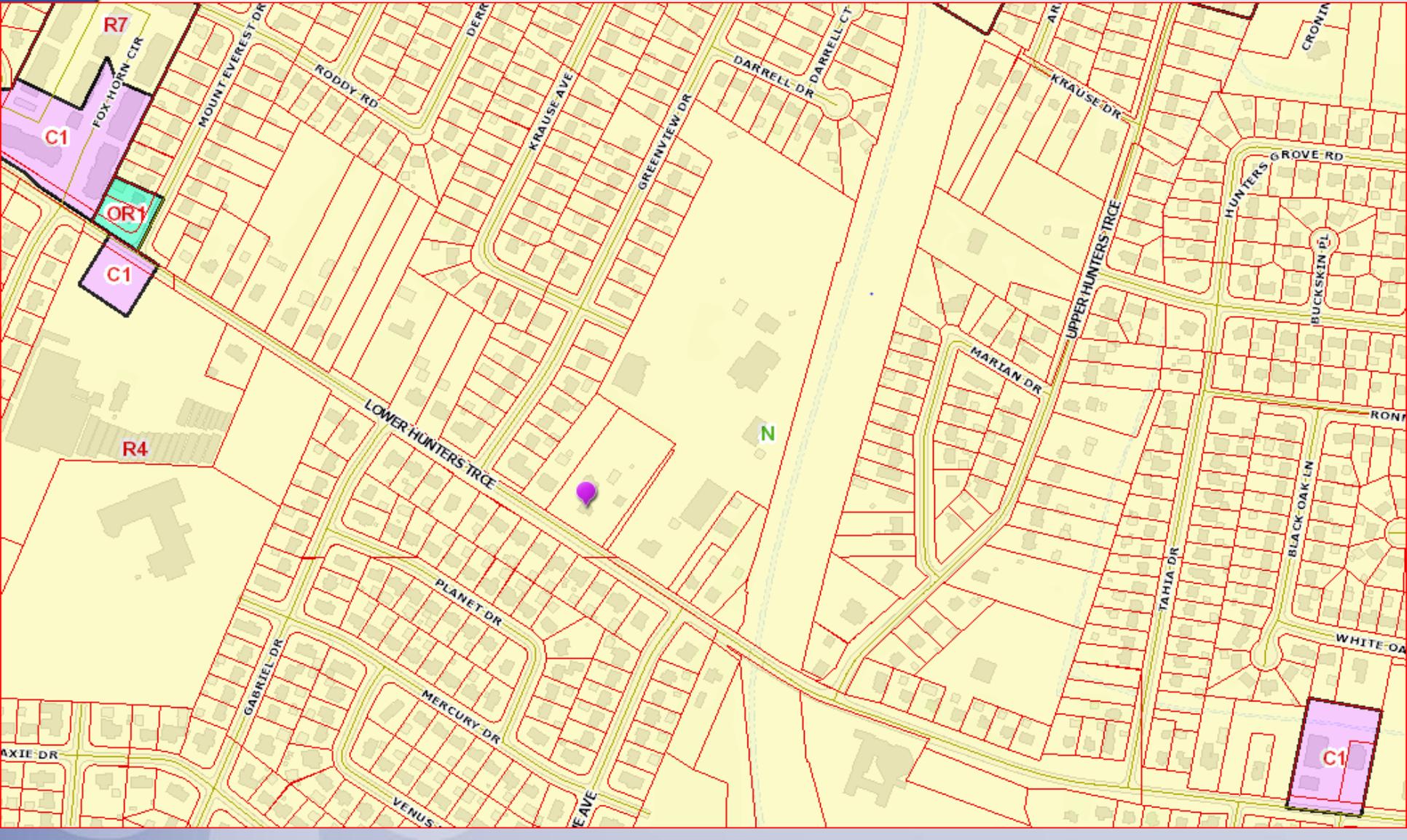
Request

Modified Conditional Use Permit to allow a Community Service Facility in an R-4, Single Family Residential District. (LDC 4.2.54)

Site Location

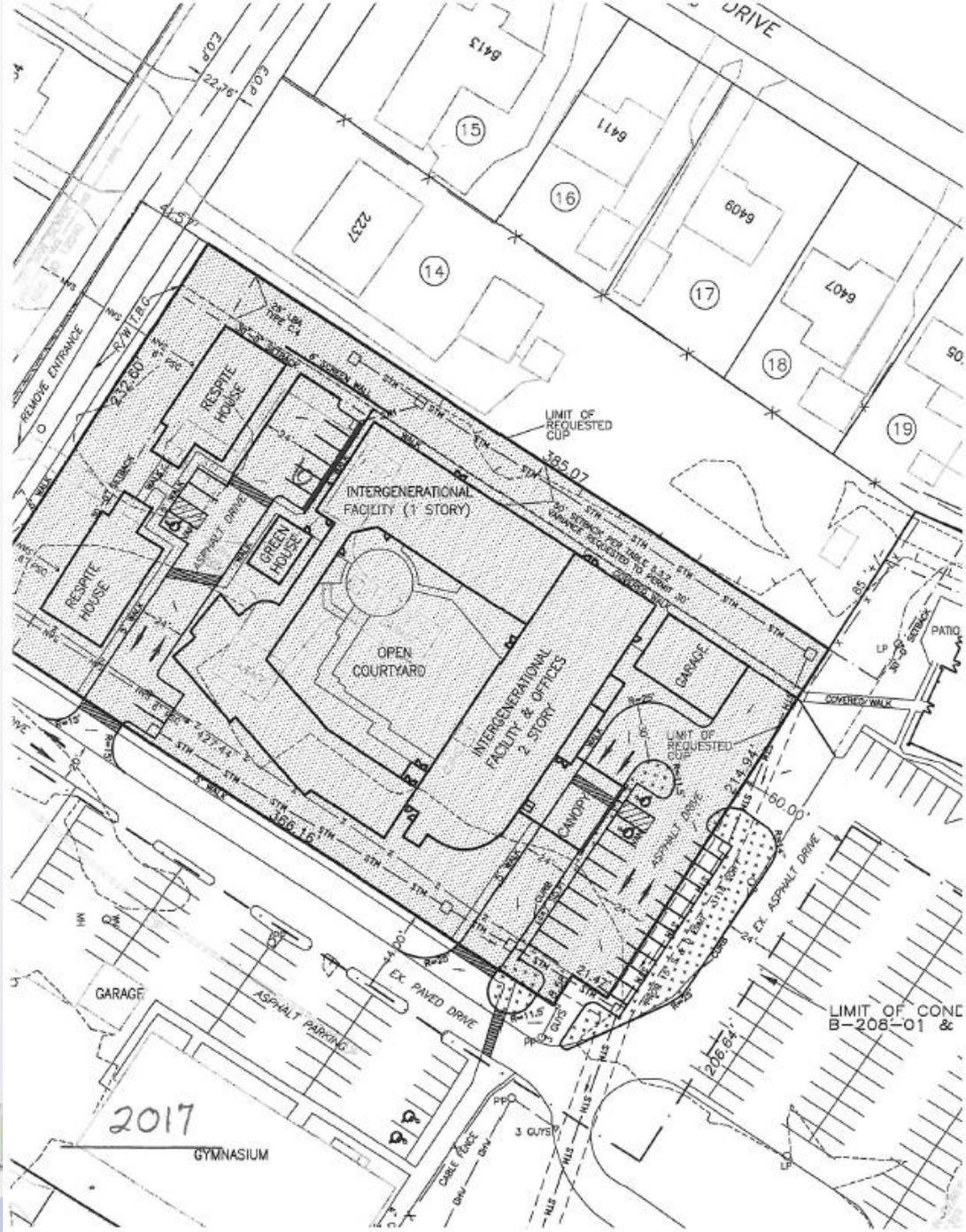


Zoning Map



Aerial Map





Case Summary / Background

Zoned—R-4

Neighborhood Form District

17-CUP-1081 approved by the Board to allow a Community Service Facility (intergenerational Life Center) on the 2.05 acre site on November 19, 2017.

Modifications:

1. The floor area for the main building has been increased from 29, 250 square feet to 35,842 square feet which now includes a greenhouse.

2. The maximum building height has been increased from 30 feet to 35 feet. (Maximum height of 45 feet). The free standing spire, originally associated with the greenhouse, has been moved to a location along the entrance drive , but remaining at 45 feet.

3. The parking areas have been revised to accommodate the new building design resulting in the loss of 2 parking spaces for a total of 33 parking spaces.

Subject Site



12/05/2019 09:53

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12/05/2019 09:53

From the back of the property toward Lower Hunters Trace



12/05/2019 09:56

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 by the Land Development Code for the requested Conditional Use Permit modification.

Required Action

Approve or Deny

- Modified Conditional Use Permit to allow modifications to the approved Community Service Facility, (LDC 4.2.54)