

17CUP1114 1600 & 1740 Newburg Road



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

April 16, 2018

Request

- Modification of Conditional Use Permit for Cemeteries and Mausoleums to expand the existing cemetery (LDC 4.2.13)
- Variance to permit a fence located more than 5 ft from a public sidewalk to exceed the 48 inch maximum permitted total height by up to 8 ft. 10 in. (LDC 4.4.3.A.1.a.i.)
- Waiver to permit a retaining wall to be located within the required Landscape Buffer Area (LBA) (LDC10.2.4.B.1.)

Case Summary/Background

- Calvary Cemetery, 1800 Newburg Road: 203.97 acres
Carmelite Convent, 1740 Newburg Road: 2.99 acres
- Proposal will incorporate convent site into adjoining cemetery use
- All proposed work within cemetery site is in near proximity to convent site
- Adjoining development mostly single- and multi-family residential, with a few small commercial sites on Newburg Road

Case Summary/Background

- **Cemetery Site**
 - New interior roadway connecting cemetery to convent site
 - 17 new parking spaces along existing wall at north side of convent site

- **Monastery Site**
 - New interior roadway from front to rear of site
 - Closure of two existing access points from Newburg Road
 - 11 new parking spaces at rear of existing convent building
 - 45 new parking spaces at front of existing convent building
 - Retaining wall and fence at front of site along Newburg Road to support fill requirements for parking area

Zoning / Form District

Subject Site

Existing: R-1 / Neighborhood
w/ CUP

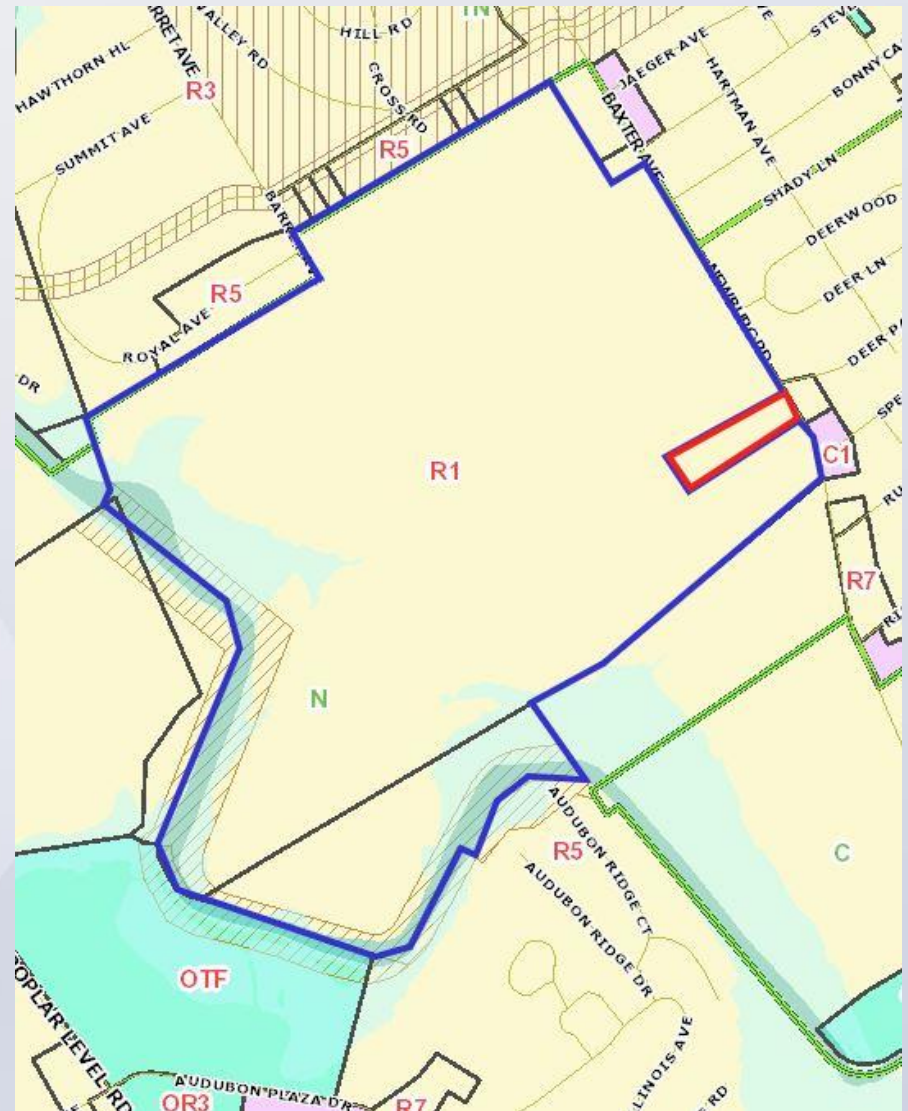
Proposed: No change

Adjoining Sites

North: R-5 / Traditional
Neighborhood

South: R-5, OTF / Neighborhood

East: R-5, R-6, R-7 /
Neighborhood and Traditional
Neighborhood



Land Use

Subject Site

Existing: Cemetery, Convent

Proposed: Cemetery, Chapel

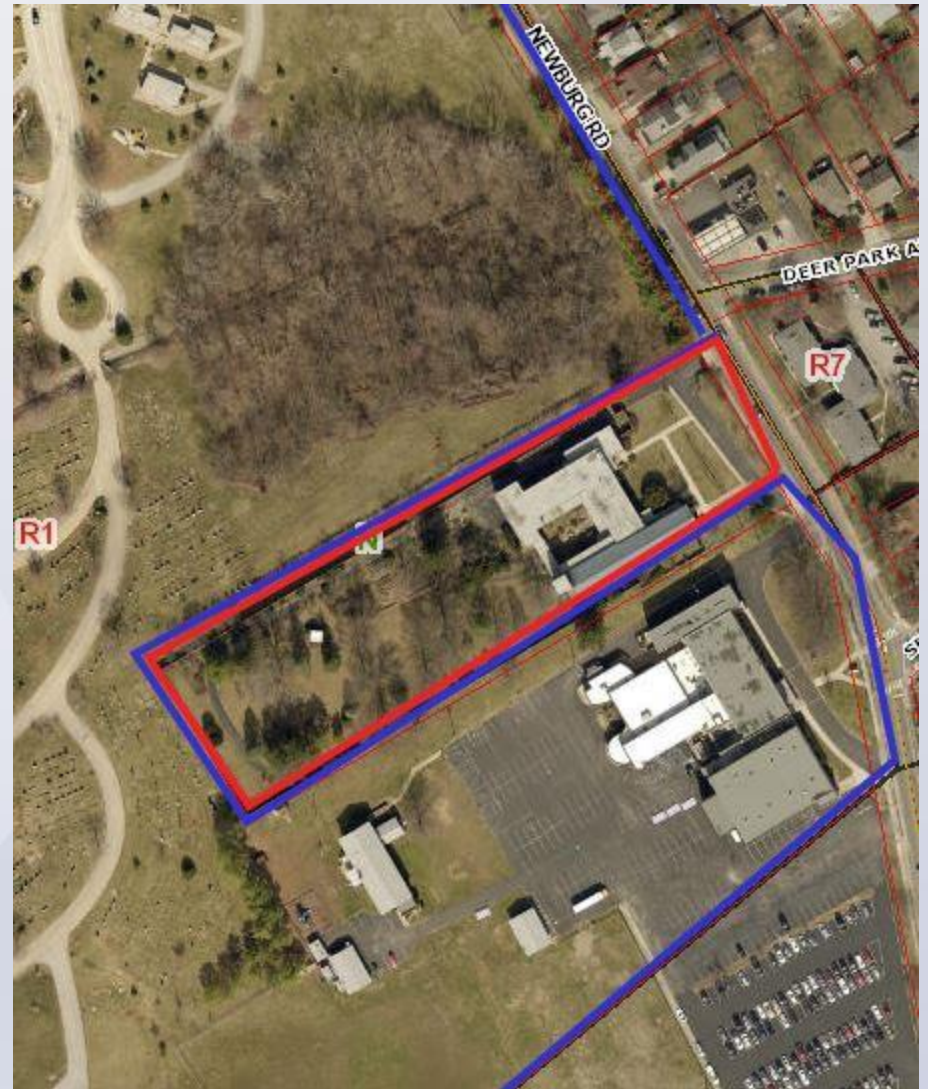
Adjoining Sites

North: Single- and Multi-Family Residential

South: Public/Semi-Public

East: Single- and Multi-Family Residential, Commercial

West: Public/Semi-Public



Site Photos



Street View of Cemetery Site

Site Photos



From Existing Convent Wall toward Roundabout

Site Photos



Roundabout Toward New Interior Street

Site Photos



Existing Convent Wall Toward Proposed Parking

Site Photos



Street View of Convent Site

Site Photos



View South to North Showing Site Grade

Site Photos



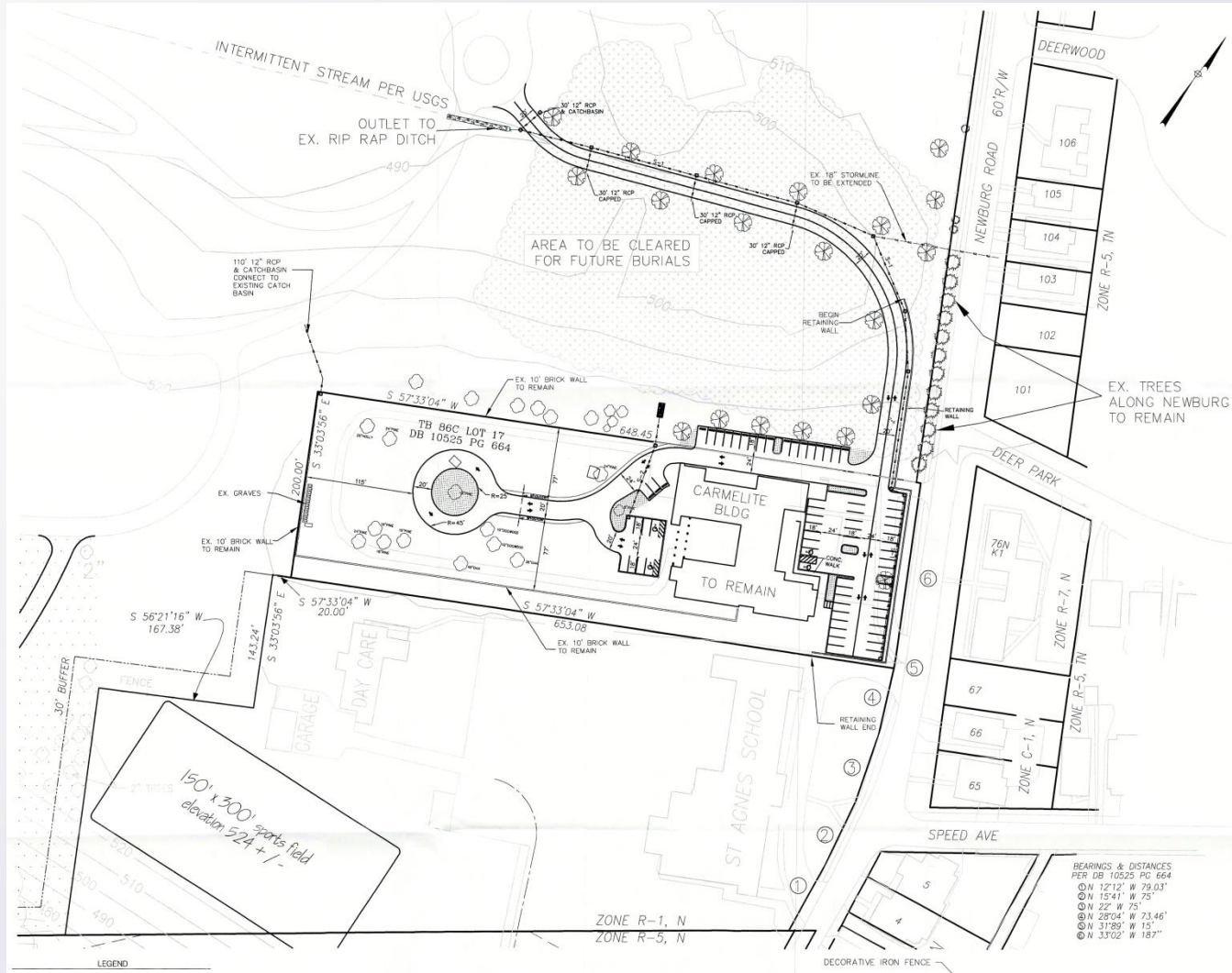
Approximate Location/Height of Retaining Wall
(not including 6 ft iron fence)

Site Photos

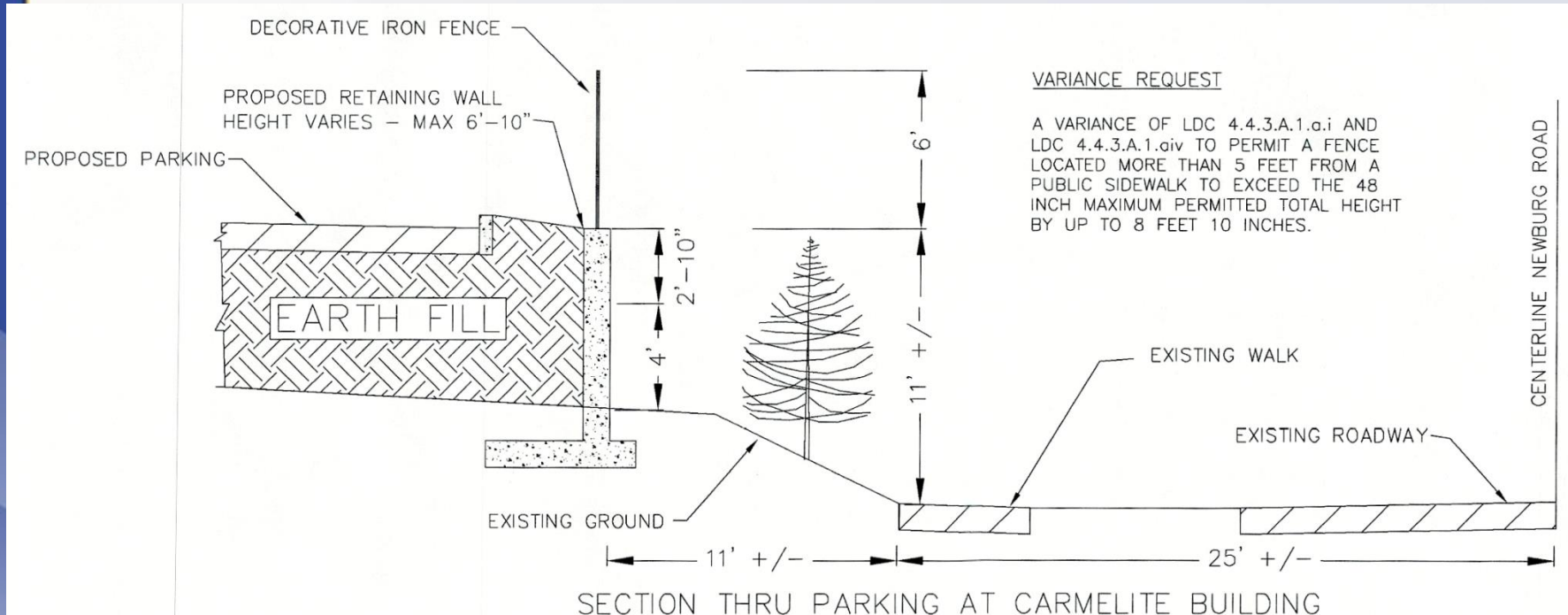


Approximate Height of Retaining Wall
(not including 6 ft iron fence)

Development Plan



Wall/Fence Detail



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 modification and variance

Required Actions

Approve or Deny

- Modification of Conditional Use Permit for Cemeteries and Mausoleums to expand the existing cemetery (LDC 4.2.13)
- Variance to permit a fence located more than 5 ft from a public sidewalk to exceed the 48 inch maximum permitted total height by up to 8 ft. 10 in. (LDC 4.4.3.A.1.a.i.)
- Waiver to permit a retaining wall to be located within the required Landscape Buffer Area (LBA) (LDC10.2.4.B.1.)