

**Board of Zoning Adjustment
Staff Report**
June 3, 2019



Case No:	19CUP1044
Project Name:	Kentucky Farm Bureau Parking
Location:	9201 Bunsen Parkway
Owner(s):	Kentucky Farm Bureau Federation
Applicant:	Ashley Bartley – Qk4
Jurisdiction:	Louisville Metro
Council District:	18 – Marilyn Parker
Case Manager:	Zach Schwager, Planner I

REQUEST

- **Modified Conditional Use Permit** for an off-street parking area, Land Development Code (LDC), section 4.2.39

CASE SUMMARY

A modified conditional use permit is being requested for an off-street parking area. The original CUP was granted in 2009 under case number B-12475-09 (approved 6/10/2009). The changes relate to the layout of the vehicular use area of the off-street parking area. The original plan had 46 parking spaces in the R-4 zoning district and the modified plan proposes 18 parking spaces in the R-4 zoning district, a decrease of 28 spaces.

Associated Cases

9-78-85: Change in zoning from R-4 to R-9 (OR-3)
DP-10680-08: Revised Detailed District Development Plan
B-12475-09: CUP for off-street parking in the R-4 zoning district

STAFF FINDING

The conditional use permit appears to be adequately justified based on the staff analysis contained in the standard of review.

TECHNICAL REVIEW

Preliminary approvals have been received from MSD and Transportation Planning staff.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

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

STAFF: Plan 2040 Goal 1 Policy 3.1.11 describes the Campus form as being compact and walkable, with multiple buildings, central gathering areas, extensive open space, internal shared parking, private walkways and roadways, and shared utilities and signage. The proposal complies with this description.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The proposal is compatible with surrounding uses and provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: Necessary public facilities are available or being provided by the proposal as demonstrated on the development plan.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

An Off-Street Parking Area may be permitted in a district where it is ordinarily prohibited, provided it serves a use in a building for which insufficient off-street parking space is provided, and where the provision of such parking space will materially relieve traffic congestion on the streets and when developed in compliance with the listed requirements.

- A. The area shall be located within 200 feet of the property on which the building to be served is located measured by the shortest walking distance (using sidewalks and designated crosswalks).
- B. Walls, fences, or plantings shall be provided in a manner to provide protection for and be in harmony with surrounding residential property.
- C. The minimum front, street side, and side yards required in the district shall be maintained free of parking.
- D. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.
- E. The approval of all plans and specifications for the improvement, surfacing, and drainage for said parking area will be obtained from the appropriate Director of Works prior to use of the parking area.
- F. The approval of all plans and specifications for all entrances, exits, and lights shall be obtained from the department responsible for transportation planning prior to the public hearing on the Conditional Use Permit.

STAFF: The requested conditional use permit meets each of these standards.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the **Modified Conditional Use Permit** for an off-street parking area, LDC, section 4.2.39.

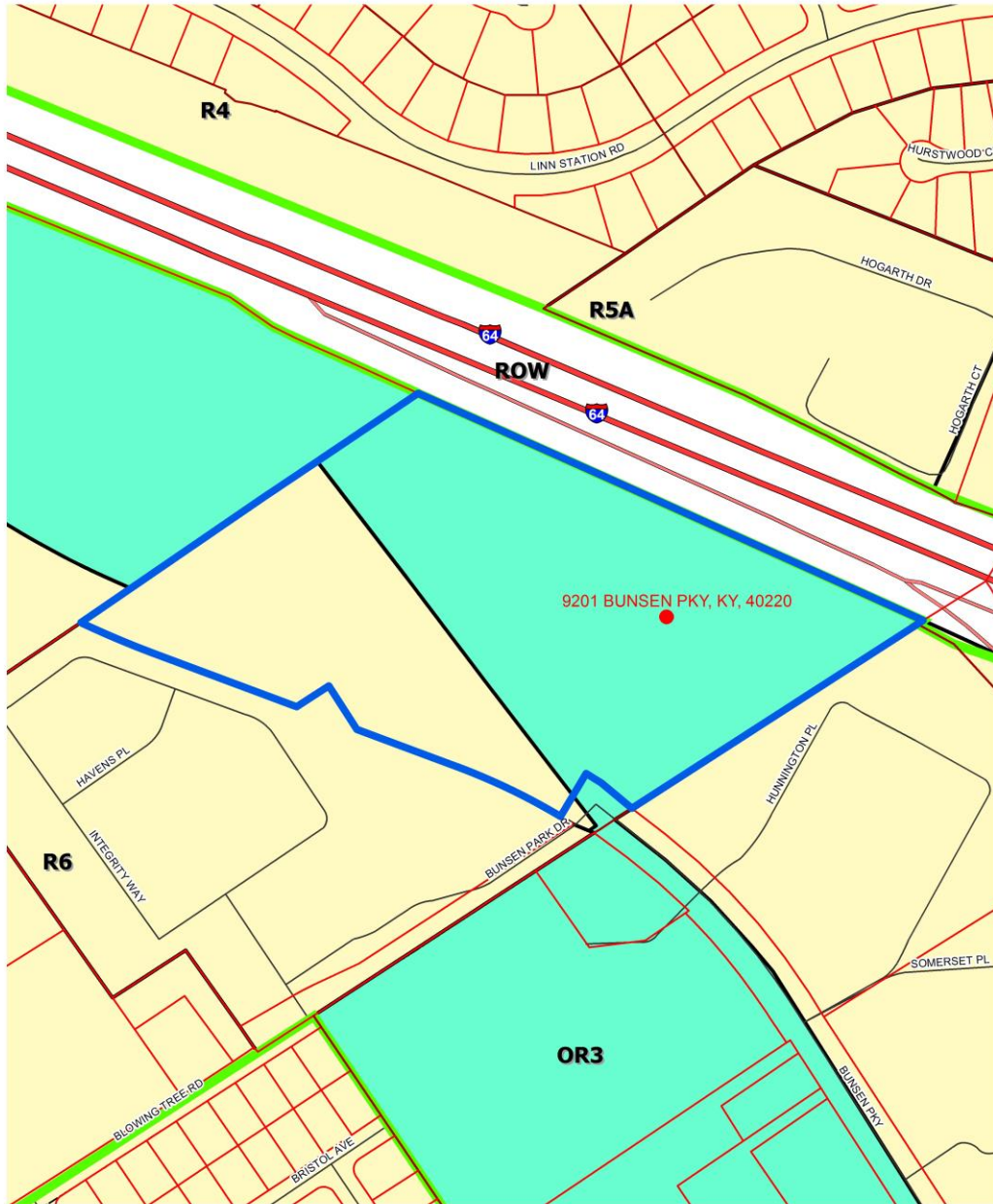
NOTIFICATION

Date	Purpose of Notice	Recipients
06/03/2019	Hearing before BOZA	Not required for Business Session item

ATTACHMENTS

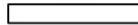
1. Zoning Map
2. Aerial Photograph

1. Zoning Map



9201 Bunsen Parkway

feet



310

Map Created: 5/23/2019

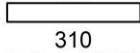


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2. Aerial Photograph



9201 Bunsen Parkway
feet



Map Created: 5/23/2019



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