

Board of Zoning Adjustment Staff Report

September 12, 2022



Case No:	22-MCUP-0002
Project Name:	Cabbage Patch Settlement House
Location:	1421 S. 6 th Street
Owner(s):	Cabbage Patch Settlement House
Applicant:	Cabbage Patch Settlement House
Jurisdiction:	Louisville Metro
Council District:	6 – David James
Case Manager:	Joel Dock, AICP, Planning Coordinator

REQUEST(S)

- **Modified Conditional Use Permit** for the expansion of a community center in the Traditional Neighborhood Zoning District (TNZD)

CASE SUMMARY

The applicant has requested a modification to a conditional use permit (CUP) for a community center in the TNZD. The current community center operates on the property at 1409-1419 S. 6th Street. The proposal is to expand the community center onto the abutting property at 1421 S. 6th Street. This new property will allow for an expansion of the College Scholars Program offered at the center. Improvements to the interior of the structure on site will support this program and include meeting rooms, technology lab/office space, and space for up to 2 additional employees. The properties are currently connected in the rear through a fence gate. The rear space at 1421 S. 6th Street contains a garden area and space for equipment for use by the center. Along the frontage of the site and within the public right-of-way a 40' in length area will be designated with final approval by the Department of Public Works and Assets for passenger pick-up/drop-off.

Associated Cases

- B-91-06: Conditional Use Permit for community center (approved 9/5/06)

STAFF FINDING

The modified conditional use permit is adequately justified for approval based on staff's analysis contained in the standard of review.

TECHNICAL REVIEW

- The site plan has received preliminary approval from Louisville MSD and Transportation Planning.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR MODIFIED CONDITIONAL USE PERMIT

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

STAFF: The proposal is consistent with Plan 2040 as existing contributing structures in this historic, walkable, and well-connected neighborhood are being repurposed to provide additional community services.

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

STAFF: No improvements are being made that reduce compatibility with surrounding land uses or the general area. Exterior changes are limited to a gardening area and space for equipment that is enclosed by a 6' wood privacy fence.

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

STAFF: The subject property is served by existing public utilities and facilities. Preliminary approval has been received by MSD and Transportation Planning.

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

Staff: The modification of this conditional use permit available within the TNZD only does not have lettered standards contained in Section 4.2 of the Land Development Code and is subject to those considerations listed above and in Section 11.5A.1.B.

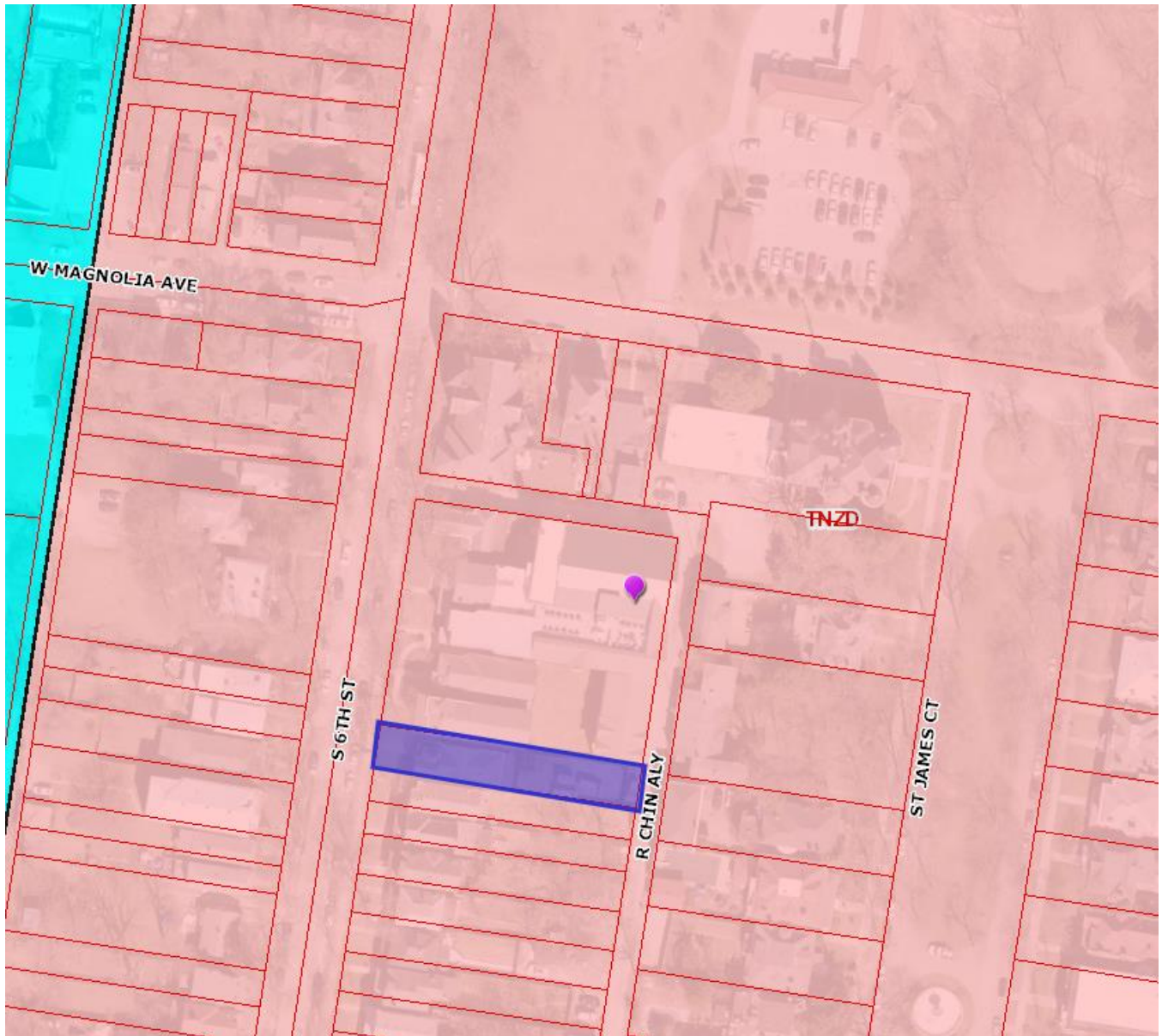
REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Modified Conditional Use Permit** for the expansion of a community center in the Traditional Neighborhood Zoning District (TNZD)

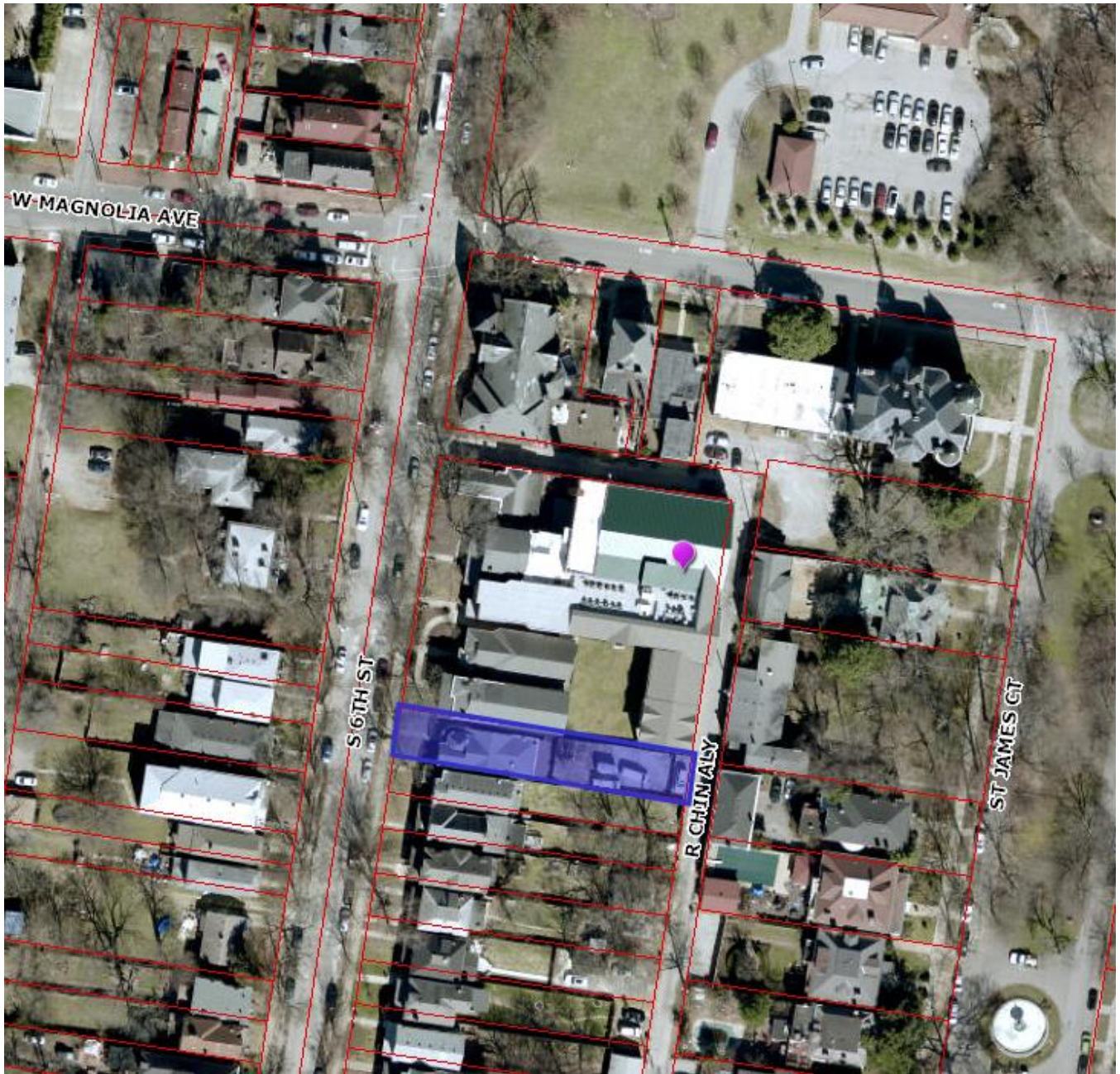
ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Conditions of Approval

1. **Zoning Map**



2. Aerial Map



3. **Conditions of Approval (proposed in BOLD)**

1. The site plan shall be developed in compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be “exercised” as described in KRS 100.237 within two years of the Board’s vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a community center expansion without further review and approval by the Board.
3. **The passenger pick-up/drop-off area shall be provided as shown on the approved plan and shall hold an annual license from the Louisville Metro Department of Public Works and Assets.**