16CUP1019/16WAIVER1016
4515 Produce Road

Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

August 29, 2016

Requests

- Modification of an existing Conditional Use Permit to allow the expansion of a crematorium in a M-3 zoning district
- Waiver to omit sidewalk along Produce Road

Case Summary/Background

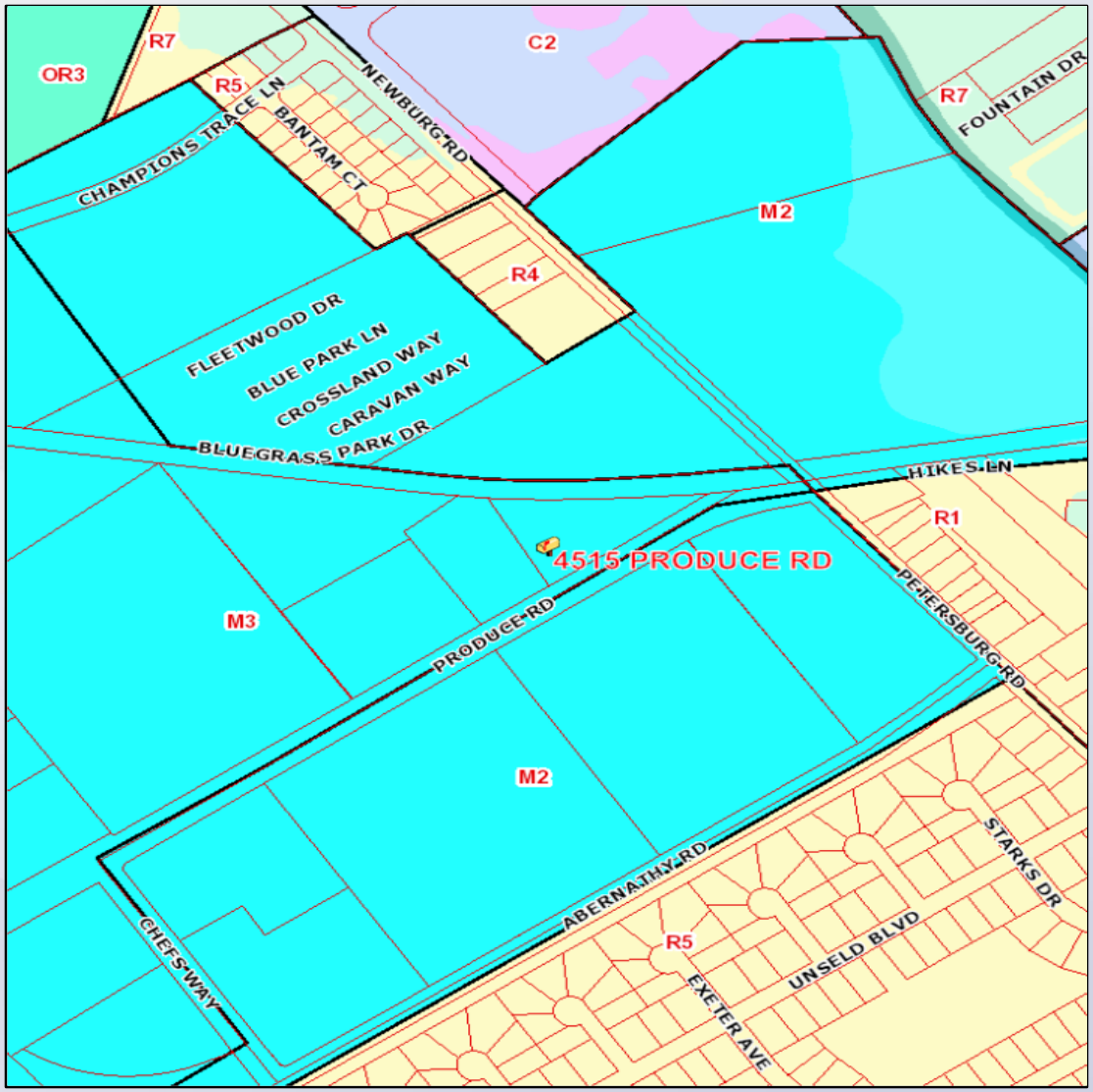
The applicant is proposing to add 5,131 square feet onto the existing crematory located near the west property line. One addition will be 1,360 square feet and the other one will be 3,771 square feet.

Zoning/Form Districts

Subject:

- Existing: M-3/SWC
- Proposed: M-3/SWC

- North: M-3/SWC
- South: M-2/SWC
- East: M-2/SWC
- West: M-3/SWC



Louisville METRO

Aerial Photo/Land Use

Subject:

- Existing: Crematorium
- Proposed: Crematorium

- North: Metro Repair Shop
- South: Industrial, Office
- East: Railroad
- West: Industrial

Louisville METRO

CUP Area (Front)

Louisville

Drive Isle/CUP Area (Rear)

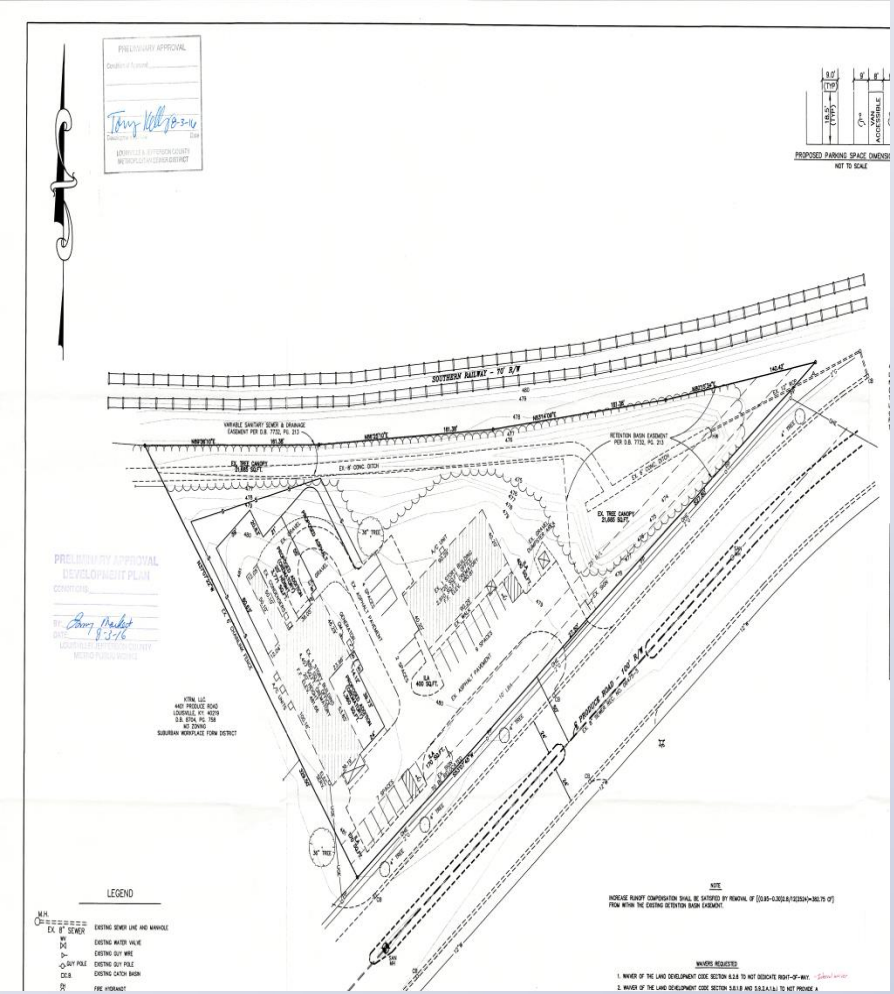
Louisville

CUP Area (Rear)

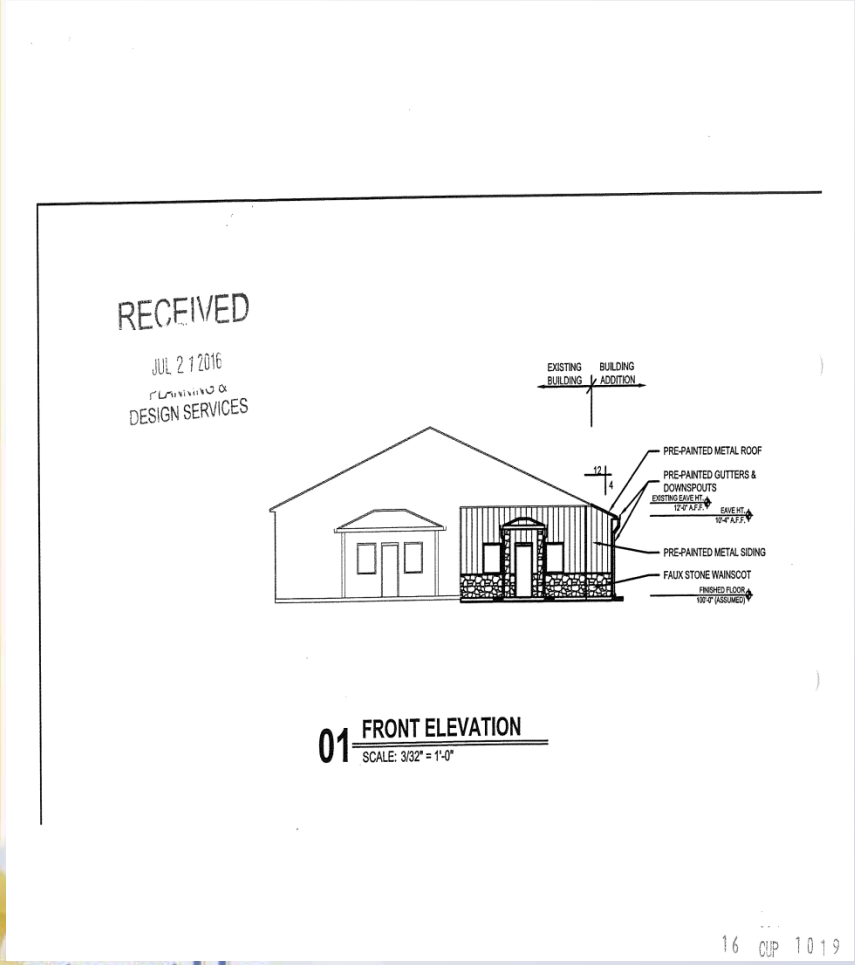
CUP Area (Rear) – S/W Waiver

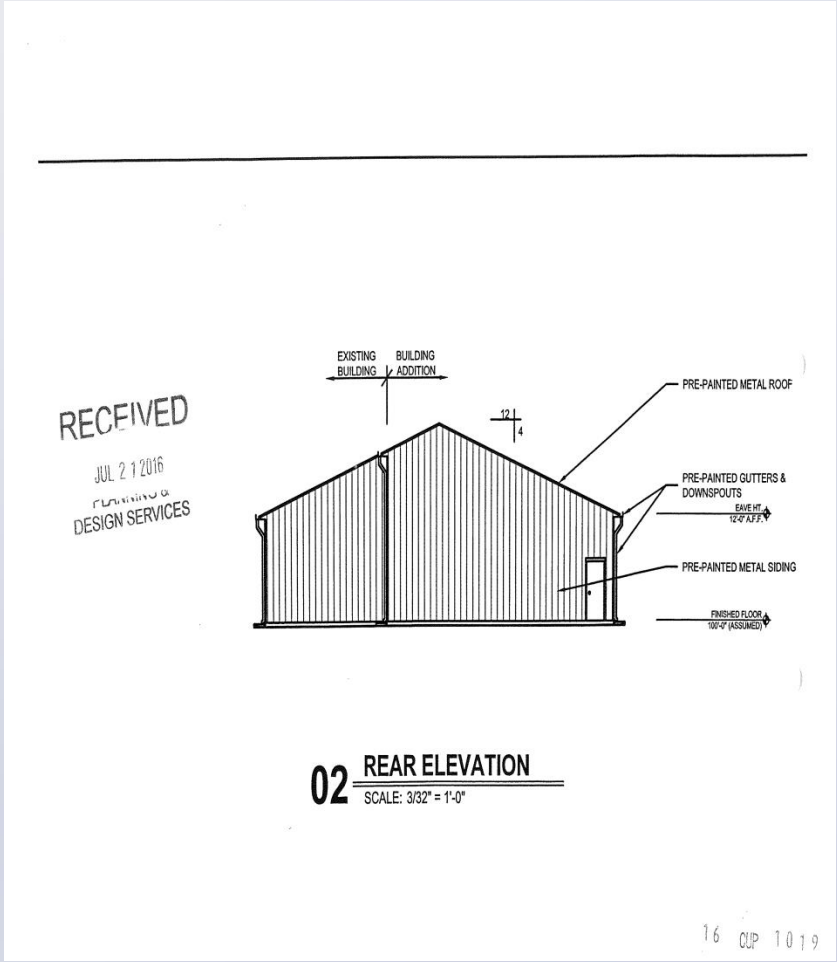
Louisville

Applicant's Development Plan



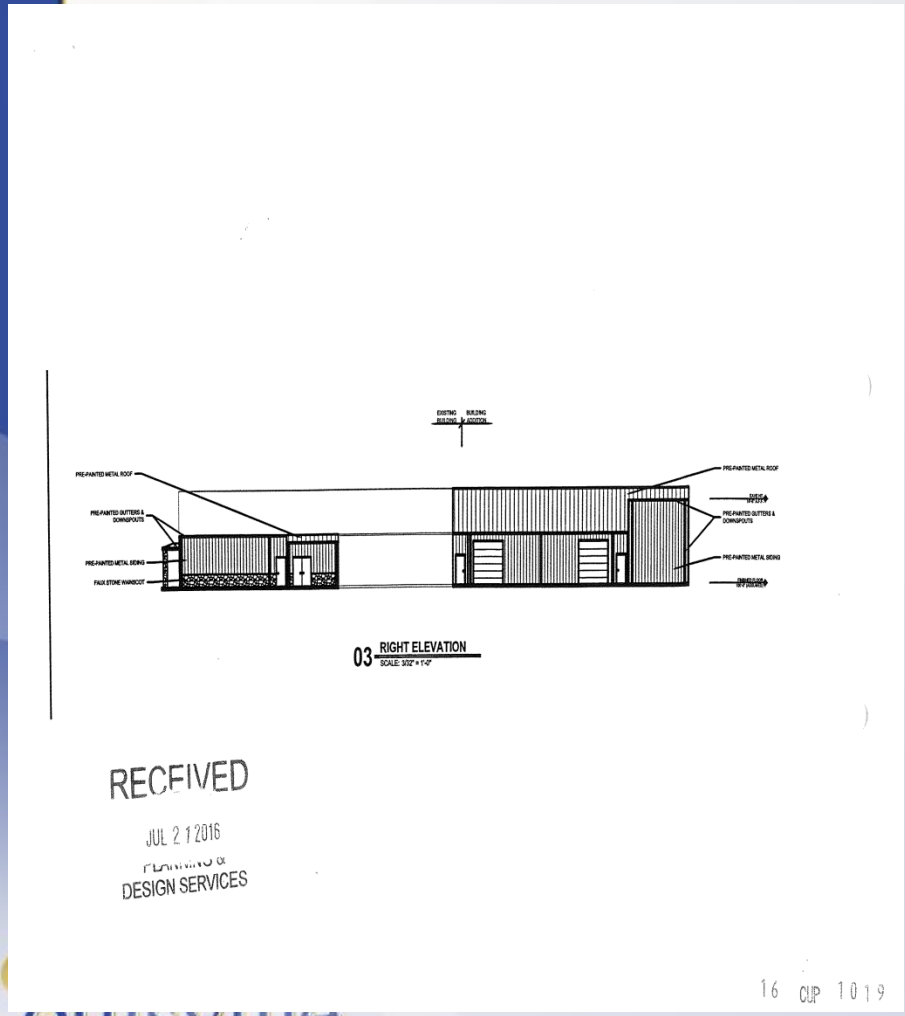
Elevations

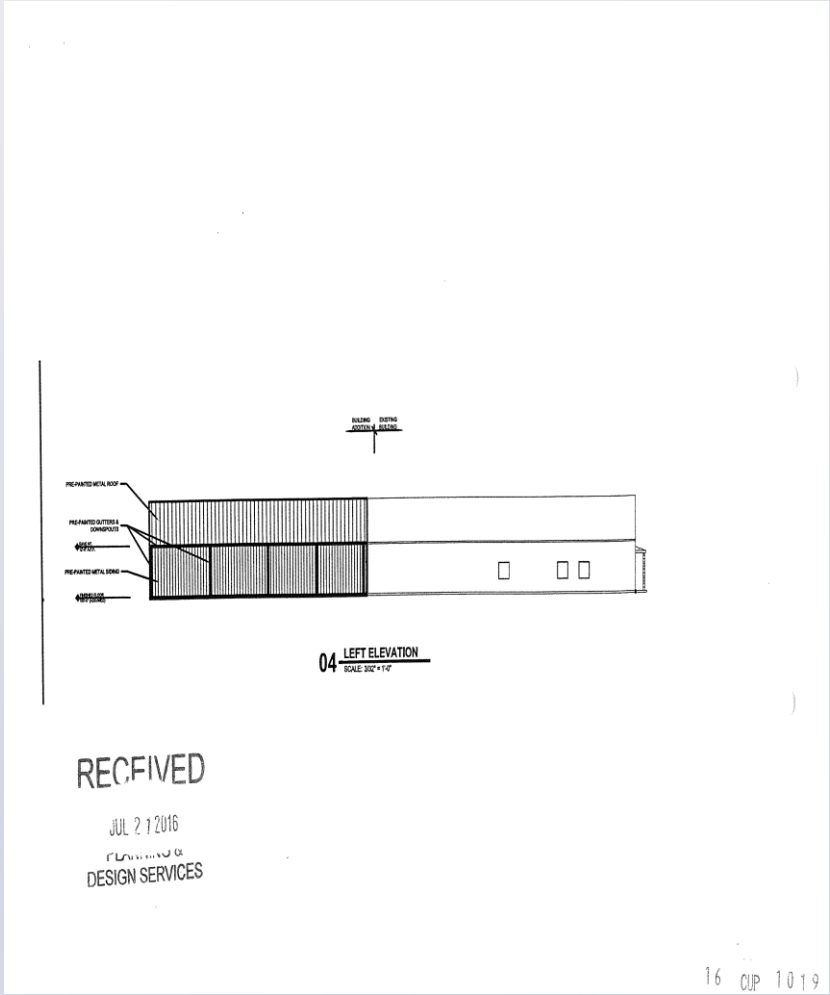




Louisville

Elevations


EXISTING BUILDING
PRE-PAINTED METAL ROOF
PRE-PAINTED GUTTERS & DOWNSPOUTS
PRE-PAINTED METAL SIDING
FAUX STONE WAINSCOT
PRE-PAINTED METAL ROOF
PRE-PAINTED GUTTERS & DOWNSPOUTS
PRE-PAINTED METAL SIDING
03 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"
RECEIVED
JUL 2 1 2016
PLANNING &
DESIGN SERVICES
16 CUP 1019


BUILDING ADDITION
EXISTING BUILDING
PRE-PAINTED METAL ROOF
PRE-PAINTED GUTTERS & DOWNSPOUTS
PRE-PAINTED METAL SIDING
04 LEFT ELEVATION
SCALE: 3/32" = 1'-0"
RECEIVED
JUL 2 1 2016
PLANNING &
DESIGN SERVICES
16 CUP 1019

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 a modified Conditional Use Permit and waiver.

Required Actions

- Approve or Deny

- Modification of an existing Conditional Use Permit to allow the expansion of a crematorium in a M-3 zoning district
- Waiver to omit sidewalk along Produce Road