# 17CUP1054 11601 Ballardsville Road





Louisville Board of Zoning Adjustment Public Hearing

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October 2, 2017

## Request

 Conditional Use Permit for a Cemetery and Mausoleum (LDC 4.2.13)

 Approval of alternative buffering and landscaping for a CUP site located in a residential zoning district (LDC 10.2.4.B., Exception 8)



## Case Summary/Background

- Site currently zoned OR-1 (funeral home) and R-4 (remainder of site)
- Adjoining properties zoned R-4 and R-5 and developed with single-family residential uses in a Neighborhood form district
- CUP is to apply to the R-4 portion of the site (22.57 acres)
- A new 805 sq ft mausoleum to be constructed near the existing pond, between the funeral home at the western entrance and the roundabout at the eastern entrance



## Case Summary/Background

- Due to the potential presence of unknown existing grave sites, applicant is requesting approval of "alternative buffering and landscaping" to accommodate existing conditions (LDC 10.2.4.B).
- Approval will excuse applicant from maintaining required 30 ft buffer (LDC 4.2.13.B) and from installing a required fence (LDC 4.2.13.A)
- Proposed Condition of Approval will require maintenance of existing tree line and will prohibit further buildings, structures and gravesites from placement within the 30 ft buffer required by the CUP



## **Zoning / Form District**

#### **Subject Site:**

#### **Existing:**

OR-1/Neighborhood

R-4/Neighborhood

#### **Proposed:**

OR-1/Neighborhood

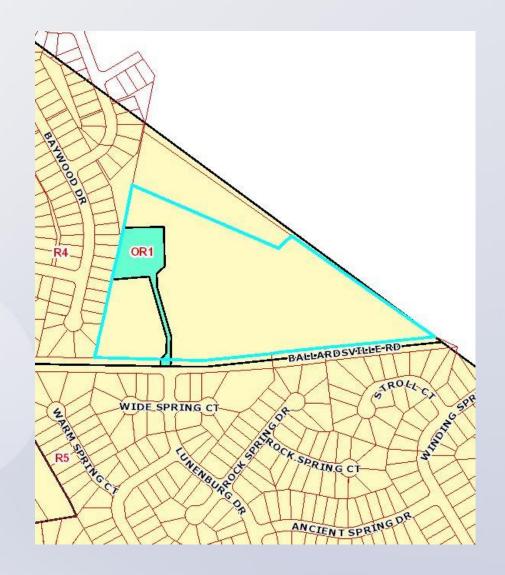
R-4 with CUP/Neighborhood

#### **Adjoining Sites:**

North and East: Oldham County

South: R-5/Neighborhood

West: R-4/Neighborhood





### **Land Use**

#### **Subject Site**

**Existing:** Cemetery/

Funeral Home

**Proposed:** Cemetery/

Funeral Home

#### **Adjoining Sites**

North: Cemetery, Vacant

South: Single-family Residential

**East:** Cemetery

West: Single-Family Residential









West Entrance
Looking North to Funeral Home



Looking East from Funeral Home to Roundabout





Looking West from Roundabout to Funeral Home

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East Entrance Looking North to Roundabout





West Property Line to Front of Property (Ballardsville Road)



West Property Line to Rear of Property

Louisville

### 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



## Required Action

### **Approve or Deny**

- Conditional Use Permit for Cemeteries and Mausoleums (LDC 4.2.44)
- Alternative buffering and landscaping, deleting fence and yard requirements, to accommodate existing site conditions only (LDC10.2.4.B., Exception 8)
- Additional Condition of Approval requiring applicant to maintain CUP standards regarding future site development and maintenance of western property line vegetation (Staff Report, pg. 6)

