

17CUP1055

4520 Poplar Level Road



Louisville Board of Zoning Adjustment Public Hearing

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Requests

- Modification of an approved Conditional Use Permit to allow the construction of a pari-mutuel wagering building and related improvements
- Landscape waiver to reduce the required landscape buffer area along the rear of the property adjacent to Evergreen Cemetery.

Case Summary/Background

- Prior of 1963, there were two zoning ordinances, one for the City of Louisville and one for Unincorporated Jefferson County. The first “unified” ordinance in our records is from January, 1963. In this ordinance “race tracks” for animals appears as a use permitted with a special use permit. These permits were the predecessor of Conditional Use Permits. Special Use Permits were reviewed and issued by the Planning Commission. After 1966, Special Use Permits were eliminated in state law, and Conditional Use Permits became the responsibility of the Board of Zoning Adjustment.
- The applicant has long owned this property, once used as a harness racing track and related pari-mutuel wagering facility, presently used as a thoroughbred training track. The proposed replacement wagering building is smaller than the one recently demolished because of deteriorated condition. Also the parking will be reduced in size and improved and enhanced, as will the entrance and drive lanes with new landscaping and fence screening.

Zoning/Form Districts

Subject:

Existing: R-1/SWC

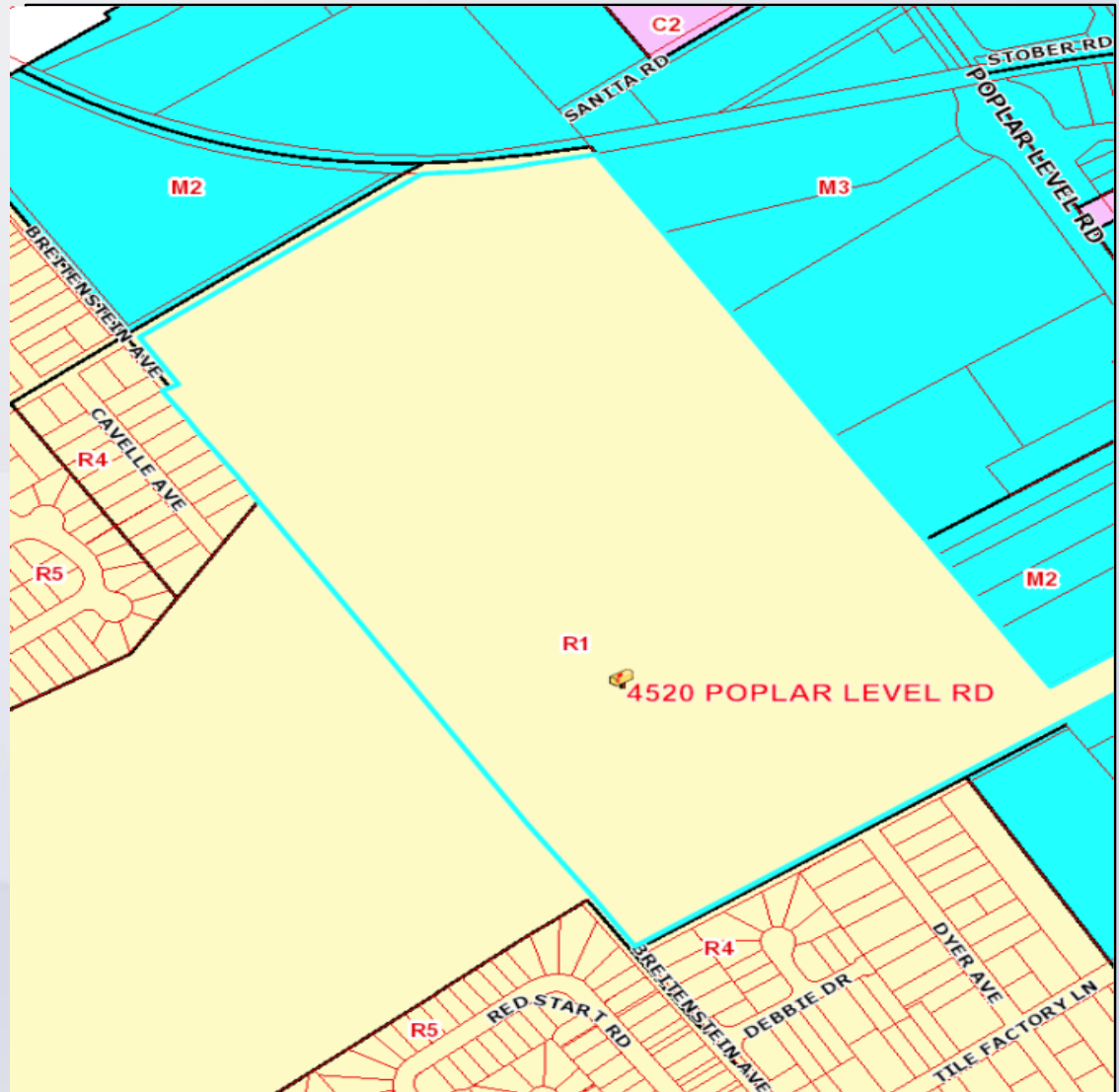
Proposed: R-1/SWC

North: M-1/SWC

South: R-4/N

East: M-2, M-3/SWC

West: R-1, R-4, R-5/N



Aerial Photo/Land Use

Subject:

Existing: Parking

Proposed: Pari-Mutuel
Wagering Facility

North: Industrial

South: Residential

East: Industrial

West: Cemetery,
Residential



Entrance



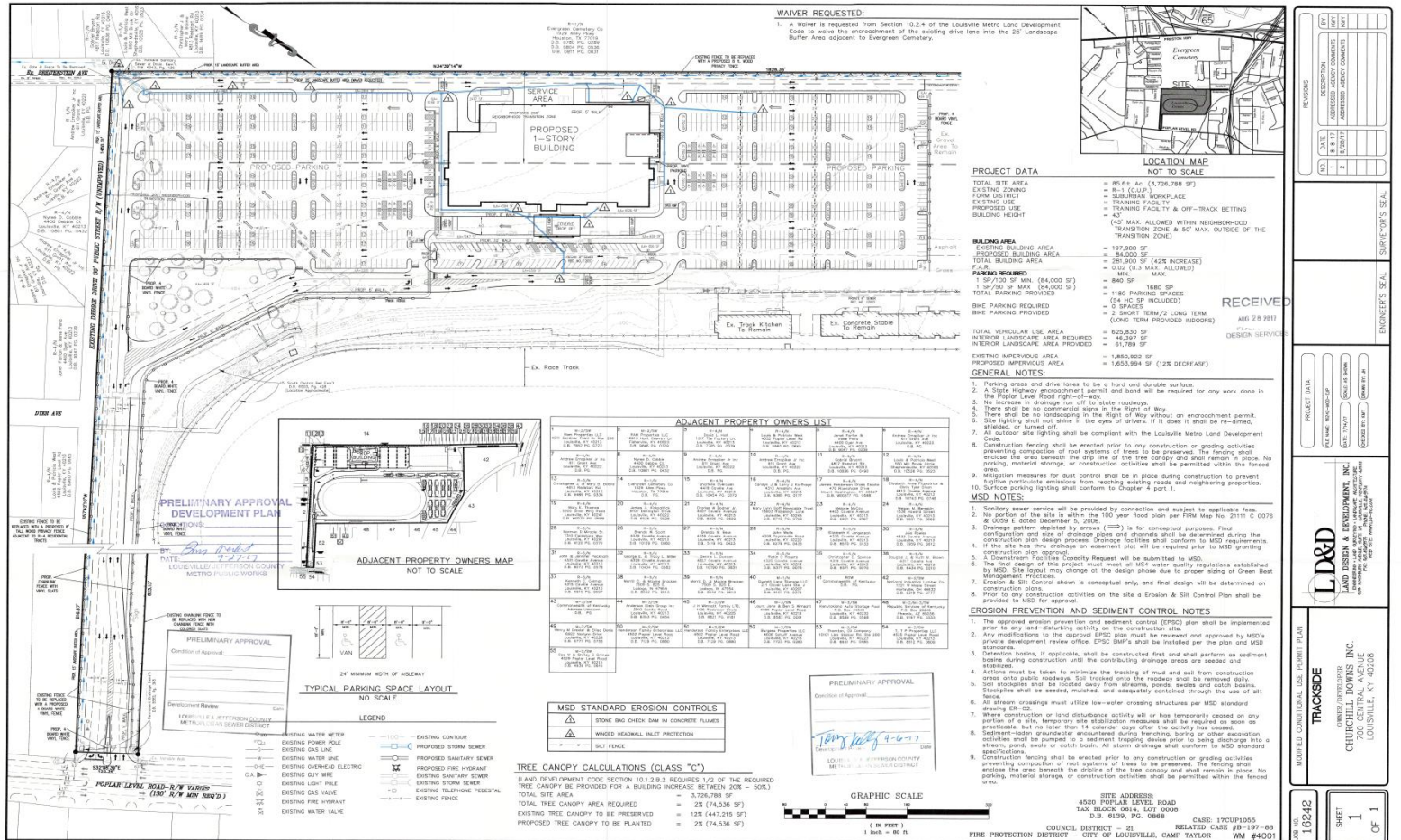
Fence Line



CUP Area



Development Plan



Conclusions

- The proposal meets the applicable policies of the Comprehensive Plan and there were no previous conditions of approval for the special use permit granted. 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 Land Development Code for a modified conditional use permit and landscape waiver.

Required Actions

- Approve or Deny
- Modification of an approved Conditional Use Permit to allow the construction of a pari-mutuel wagering building and related improvements
- Landscape waiver to reduce the required landscape buffer area along the rear of the property adjacent to Evergreen Cemetery.