

17CUP1118

PetSuites Pet Resort



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator
July 16, 2018**

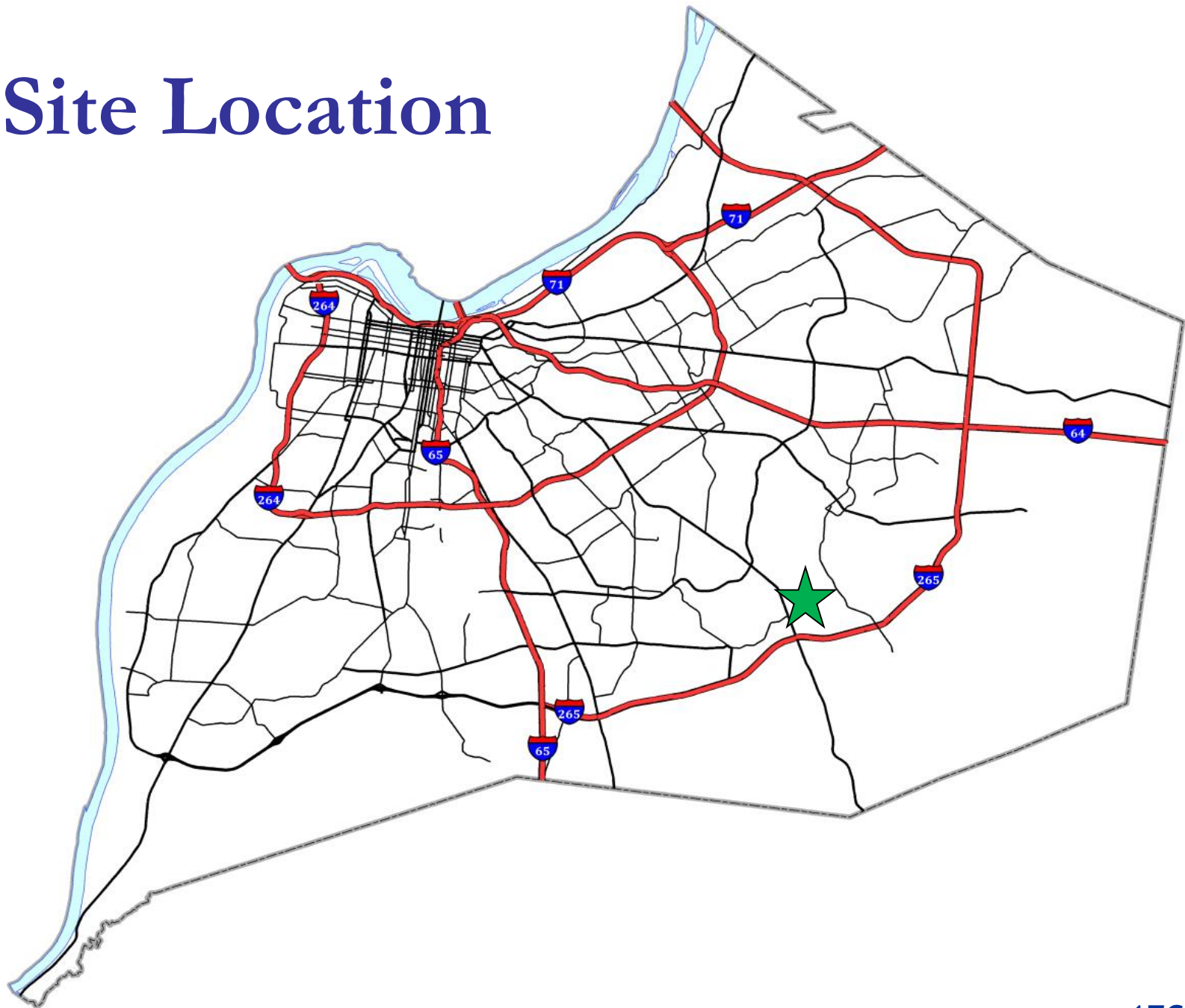
Request(s)

- Conditional Use Permit to allow a commercial kennel in a C-1 zoning district.
- Modified variances to allow proposed structure to not be located at the Bardstown Road and Seatonville Road right-of-way line.
- Waiver to allow the principal building entrances to not face the primary street (Bardstown Road) serving the development
- Waiver to allow the parking lot to be permitted in front of the proposed structure
- Waiver to omit a clearly defined, safe pedestrian access from the Bardstown Road right-of-way (public sidewalk).

Case Summary/Background

- The applicant proposes to operate a 14,240 square feet commercial kennel with 26 parking spaces. The site is proposed to be accessed from Seatonville Road with no access proposed from a shared driveway on the Fern Creek Methodist Church property to the south. The area adjacent to the residential property at the rear of the site will become a landscape buffer. This is a 2.75-acre site located at the corner of Bardstown Road and Seatonville Road, north of the Gene Snyder Expressway. The most recent proposal (13DEVPLAN1003/15VARIANCE1013) was for a revised detailed district development plan with waivers and variances to permit construction of a CVS store consisting of 11,945 square feet and 54 off-street parking spaces with access proposed from a shared driveway on the Fern Creek Methodist Church property.

Site Location



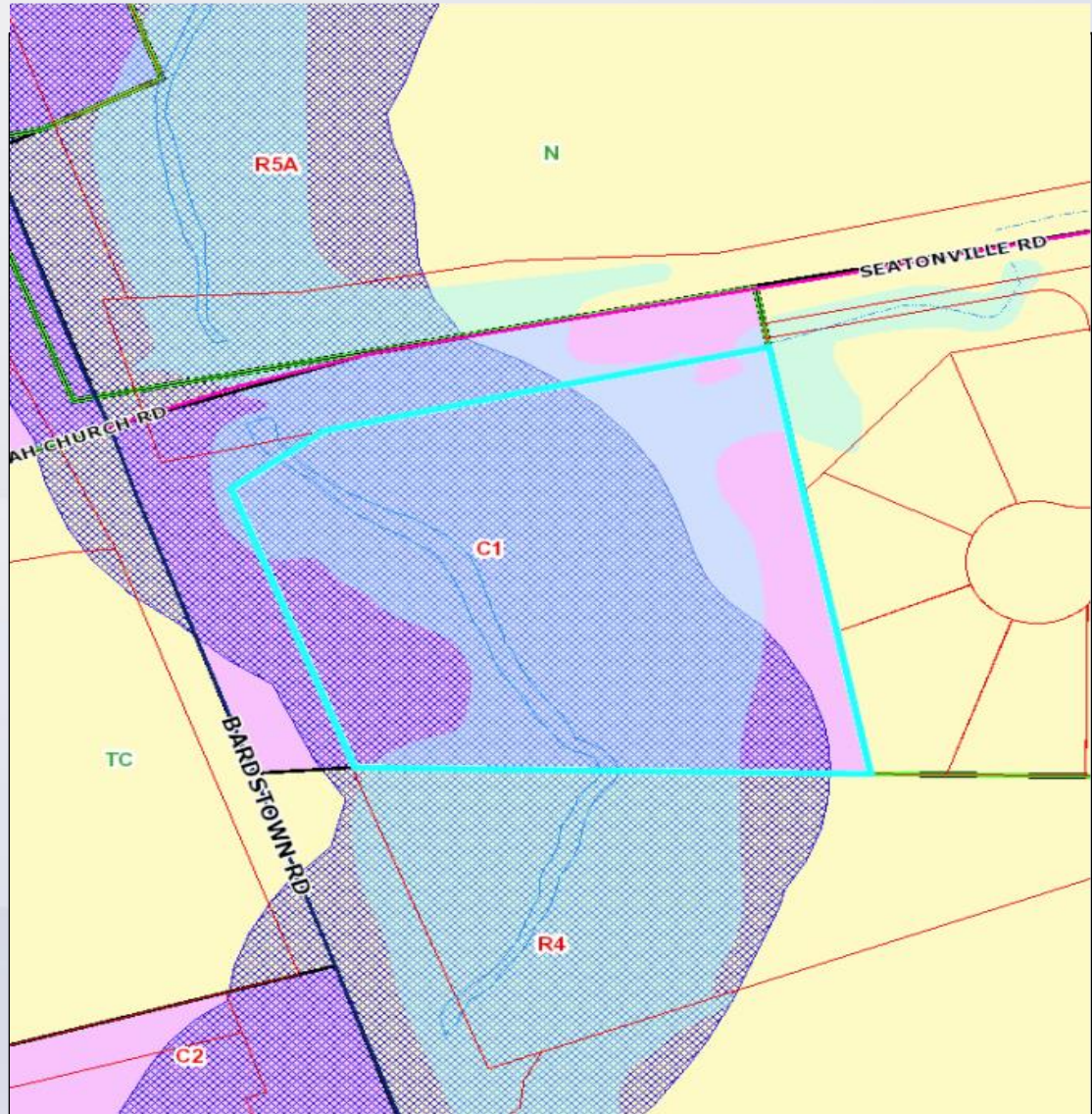
Zoning/Form Districts

Subject:

- Existing: C-1/TC
- Proposed: R-5/TC

Surrounding:

- North: R-5A/TC
- South: R-4/TC
- East: R-4/TC
- West: C-1, C-2/TC



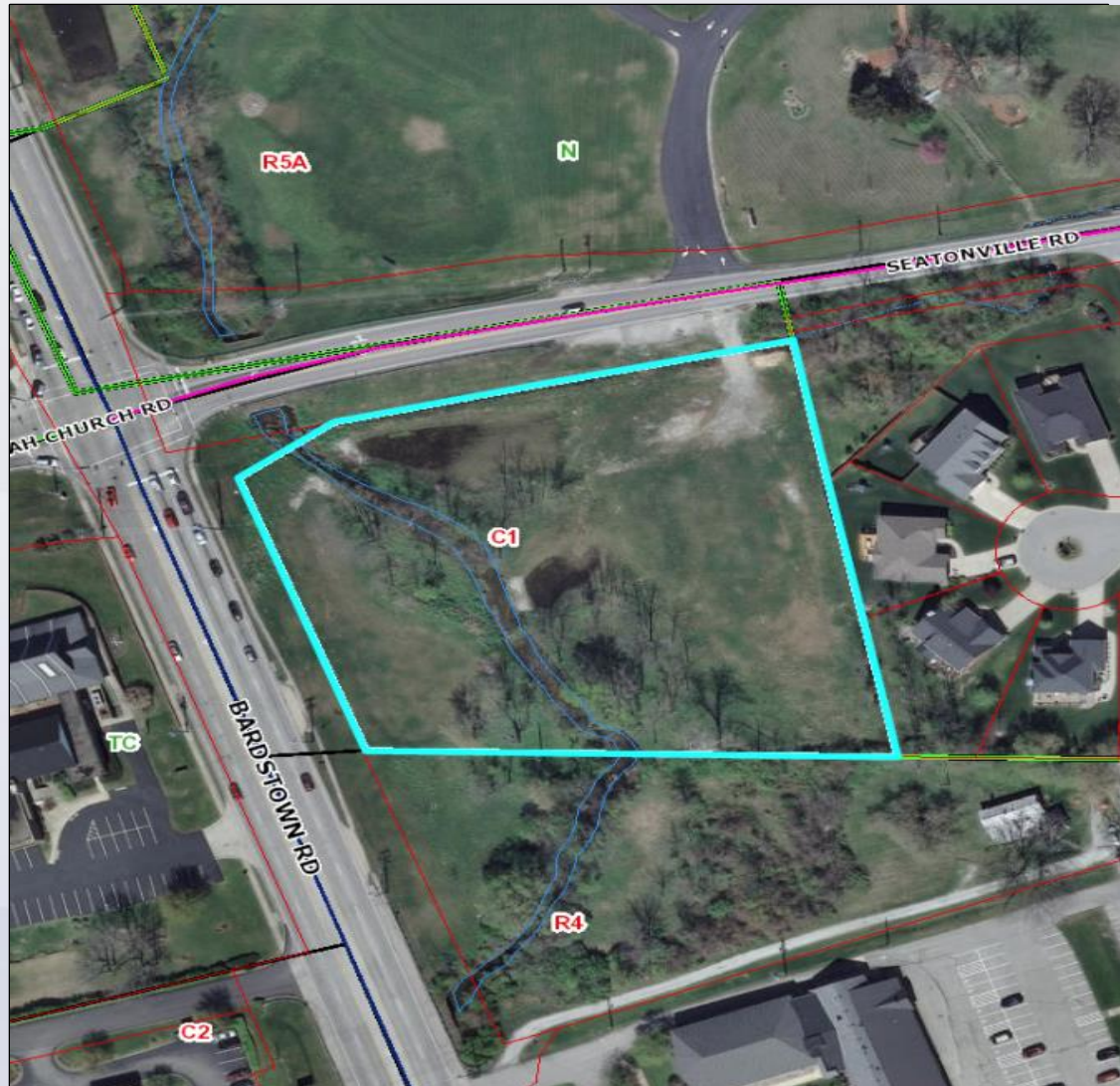
Aerial Photo/Land Use

Subject:

- Existing: Off-Street Parking
- Proposed: Off-Street Parking

Surrounding:

- North: Residential
- South: Commercial
- East: Residential
- West: Commercial



Entrance along Seatonville Rd.



East Property Line



East Property Line



Looking Northwest Toward Corner



Seatonville Road



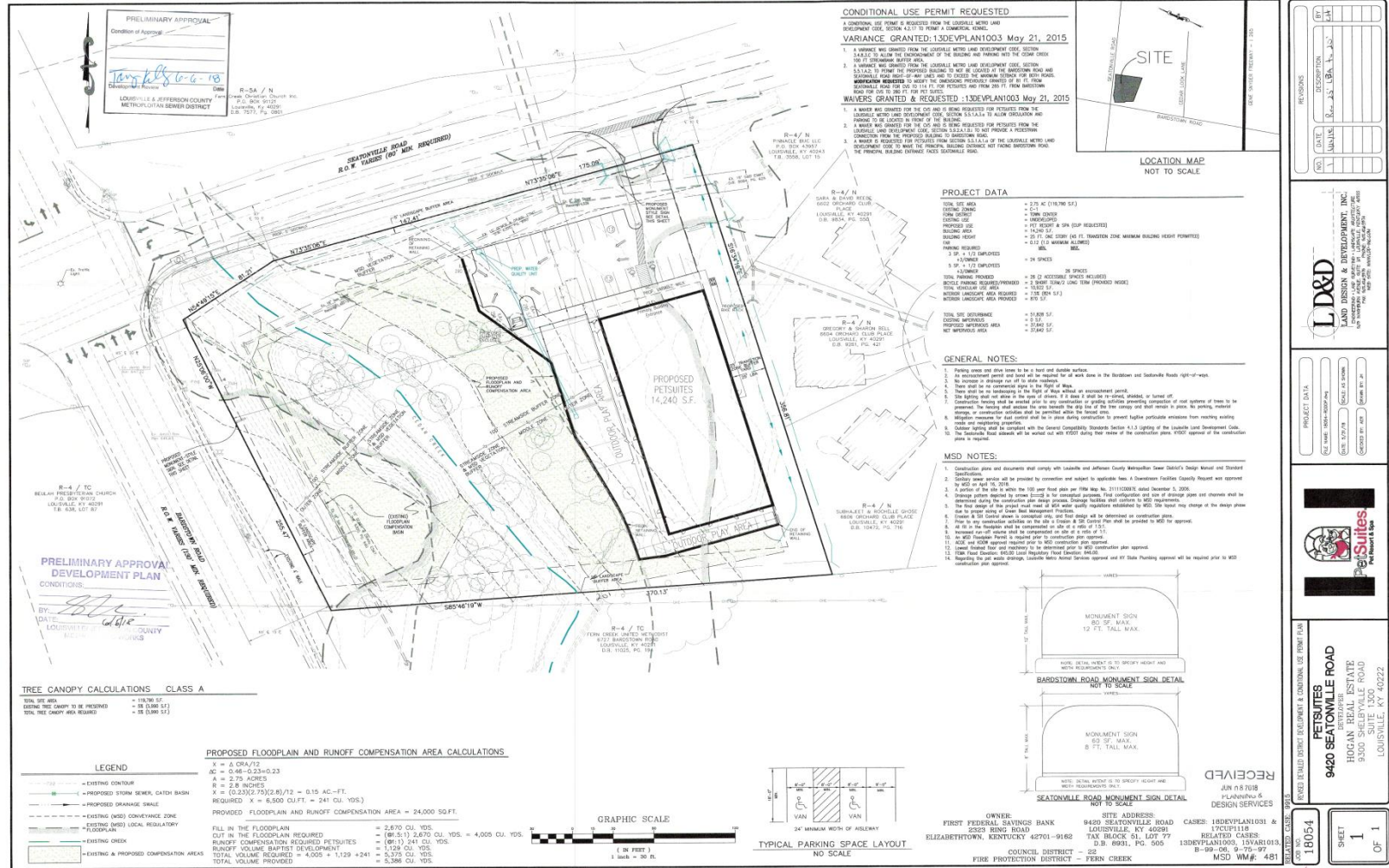
Bardstown Road



Looking At Site From Walgreens



Site Plan



Staff Findings

- Staff finds that the conditional use permit, variances, and waivers appear to be adequately justified and meet the standard of review based on the staff analysis. Similar variances and waivers were approved with the prior proposal (13DEVPLAN1003/15VARIANCE1013). There are six listed requirements for a commercial kennel and all will be met. The applicant will explain in detail how each item will be addressed. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the conditional use permit, variances, and waivers.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a commercial kennel in a C-1 zoning district.
- Modified variances to allow proposed structure to not be located at the Bardstown Road and Seatonville Road right-of-way line.
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