

18CUP1142
3345 Newburg Road



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II
January 7, 2019

Requests

- **Conditional Use Permit (CUP) for Private Institutional Use in a Single-Family Zoning District (LDC 4.2.65)**
 - **Relief** to permit parking within 30 ft of the property line (LDC 4.2.65.A.)
- **Waiver of required Perimeter Landscape Buffer Areas (LBAs) (LDC 10.2.4.B.6.)**

Case Summary/Background

- Proposed parking area will serve the Visually Impaired Preschool (VIPS) on adjoining Goldsmith Lane R-5/OR-3 site
- Adjoined by commercial uses to the north and west and residential uses to the south and east
- Proposed parking will occupy parcel with frontage on Newburg Road
- Access via new access point on Newburg Road and access easement with the adjoining commercial property
- Parking for use of VIPS staff; will provide bus access to main structure morning and afternoon

Case Summary/Background

- **Relief** request to allow parking to be located less than 30 ft from residential property lines
- **Waiver** request from Perimeter LBA requirements
 - Property to east is commercial in use
 - Property to southeast is residential
 - Property to southwest is residential; owned by applicant
 - Property to northwest is commercial in use
 - Property to northeast is VIPS; will be consolidated with subject site

Zoning / Form District

Subject Site

Existing: R-5/Neighborhood

Proposed: No change

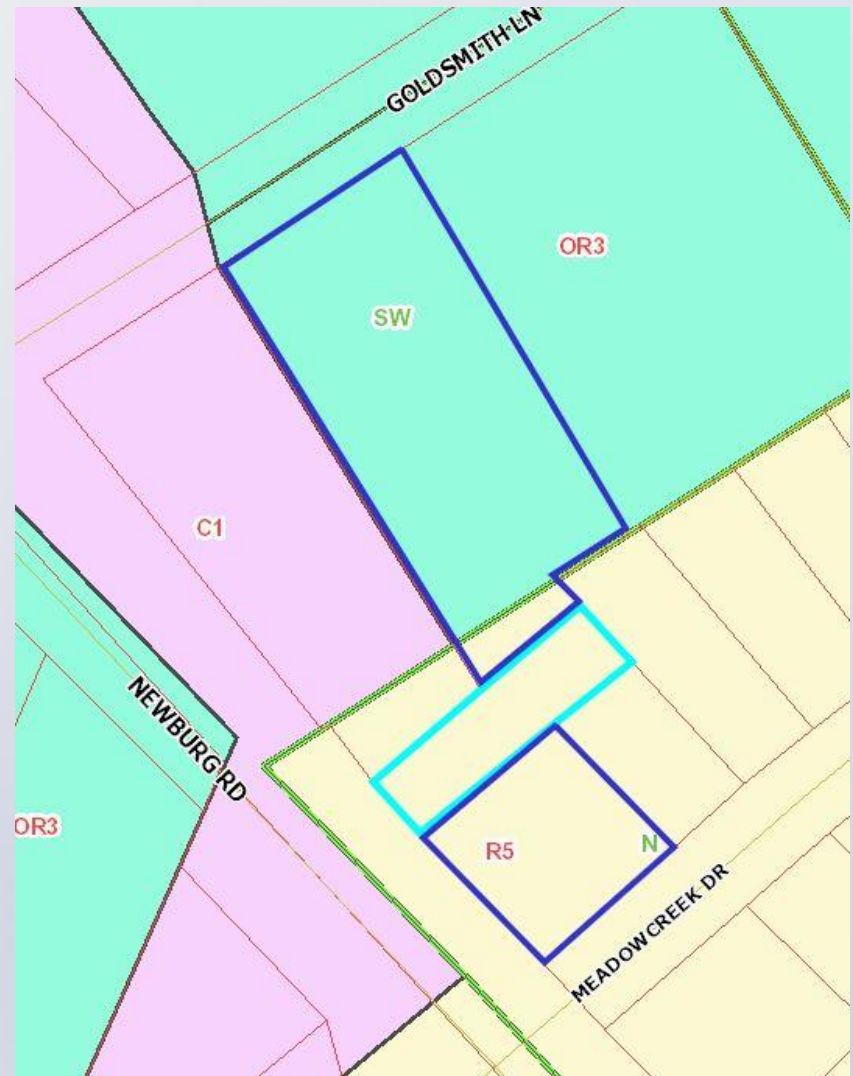
Adjoining Sites

Northeast: Dual R-5 and OR-3/
Suburban Workplace

Northwest: Dual R-5 and C-1/
Suburban Workplace

South/East: R-5/Neighborhood

West: C-1/Suburban Workplace



Land Use

Subject Site

Existing: Vacant

Proposed: Parking

Adjoining Sites

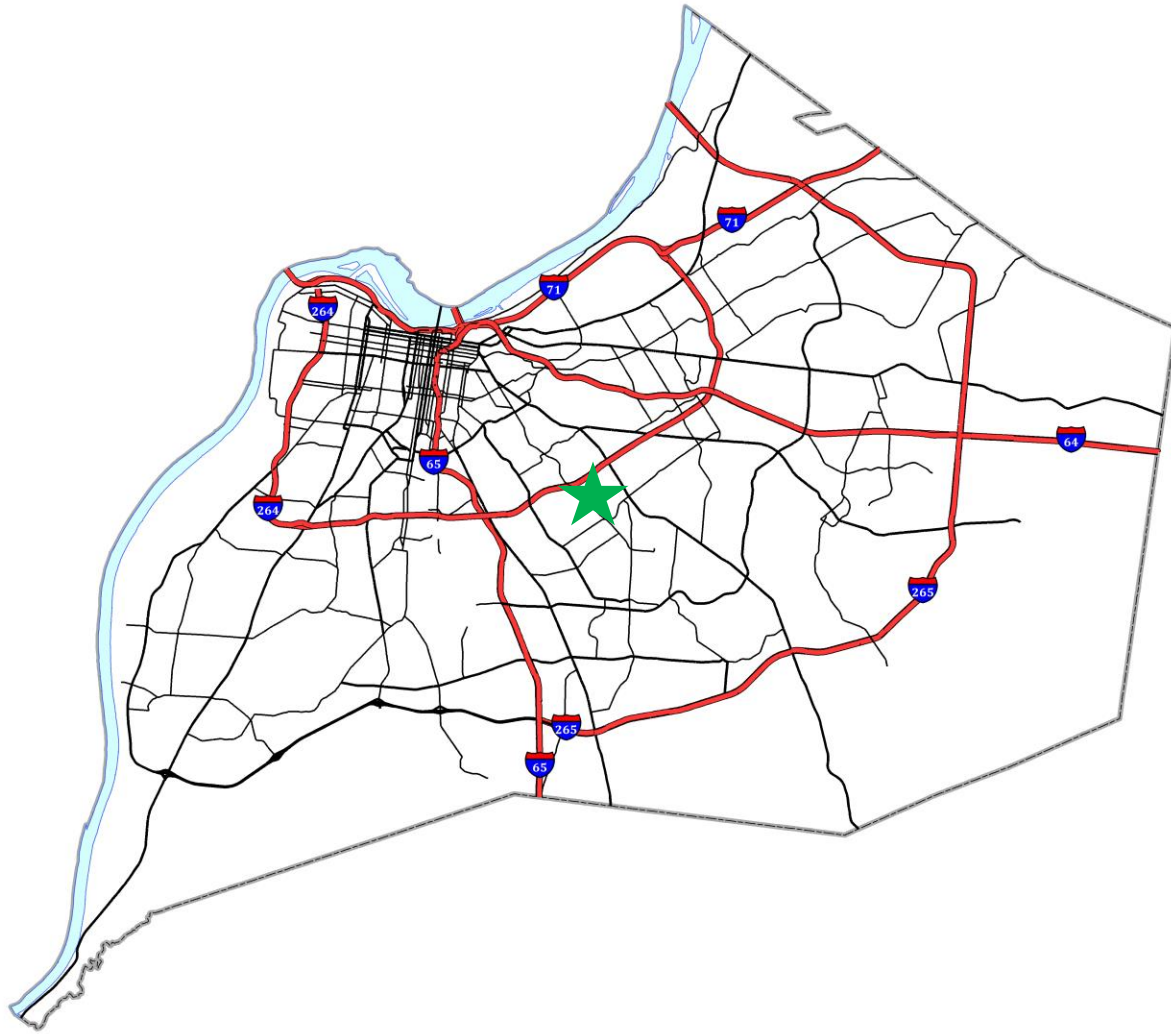
North: Commercial, Institutional

South/East: Single-Family
Residential

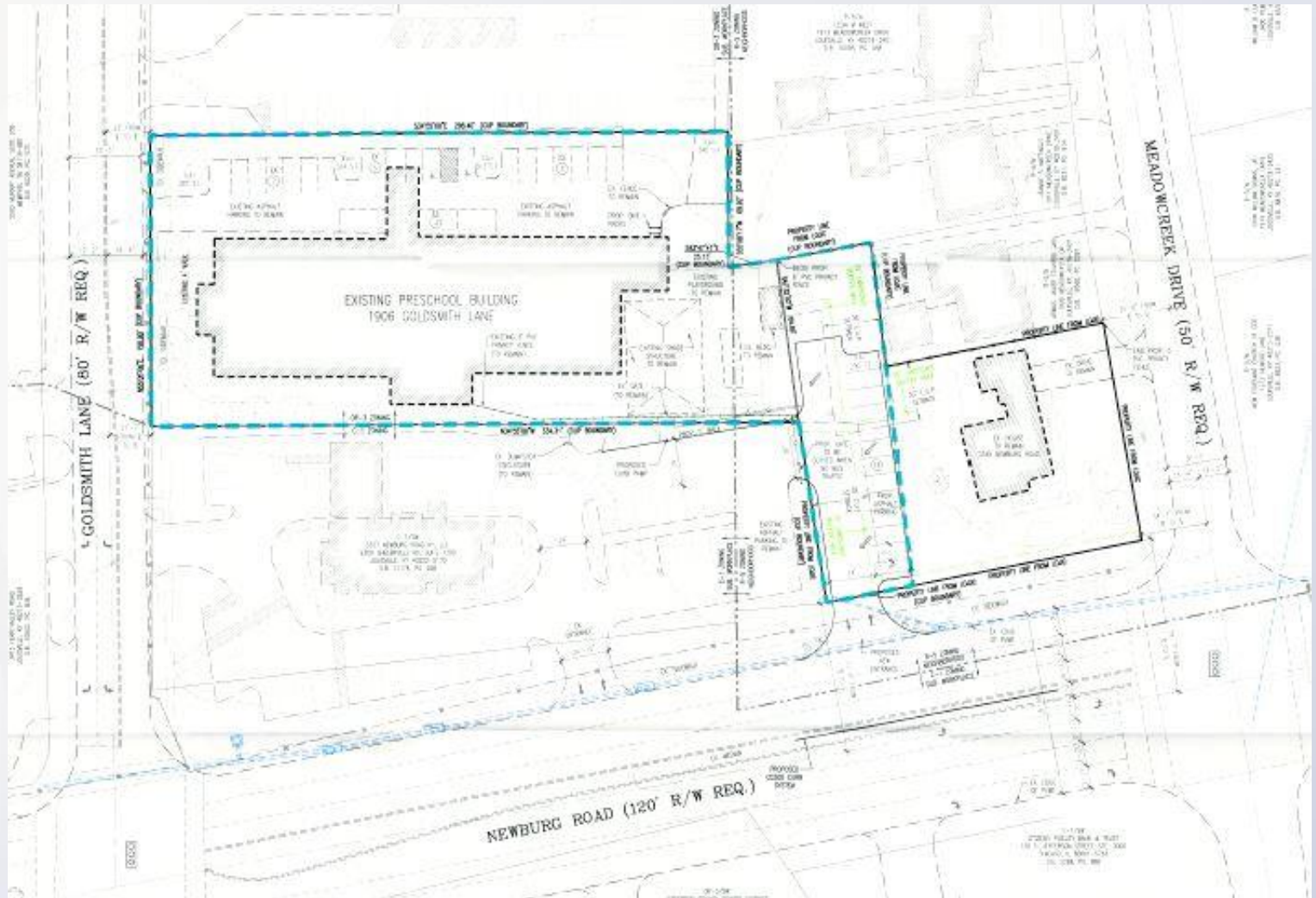
West: Commercial



Site Location



Development Plan



Aerial View



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Privacy Fencing

Conclusions

- The proposed development plan, with the requested relief, meets the requirements of the requested CUP
- The proposed mitigation justifies the requested waiver

Required Actions

Approve/Deny

- **Conditional Use Permit (CUP) (CUP) for Private Institutional Use in a Single-Family Zoning District (LDC 4.2.65)**
 - Relief to permit parking within 30 ft of the property line (LDC 4.2.65.A.)
- **Waiver of required Perimeter Landscape Buffer Areas (LBAs) (LDC 10.2.4.B.6.)**