19CUP1035
7731 St Andrews Church Rd

Louisville Board of Zoning Adjustment Public Hearing

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July 8, 2019

Request

- **Conditional Use Permit** for a Private Institutional Use in a Single-Family Residential Zoning District (LDC 4.2.65)

Case Summary/Background

- Located on St. Andrews Church Road between Brookview Drive and Cardinal Oaks Drive
- To be further developed on R-4 portion with a 2,974 sq ft sanctuary building and a parking area
- Existing residence on OR-1 portion to be used for accessory church activities
- Site and adjoining properties zoned residential and commercial
  - Site in R-4 Single-Family and OR-1 Office/Residential
  - Adjoining R-6 Multi-Family in single and multi-family residential use or vacant
  - Adjoining C-1 Commercial vacant
- Neighborhood meeting on December 11, 2018

Louisville METRO

Zoning / Form District

Subject Site

Existing: R-4, OR-1

Proposed: R-4, OR-1 w/CUP for Private Institutional Use

Adjoining Sites

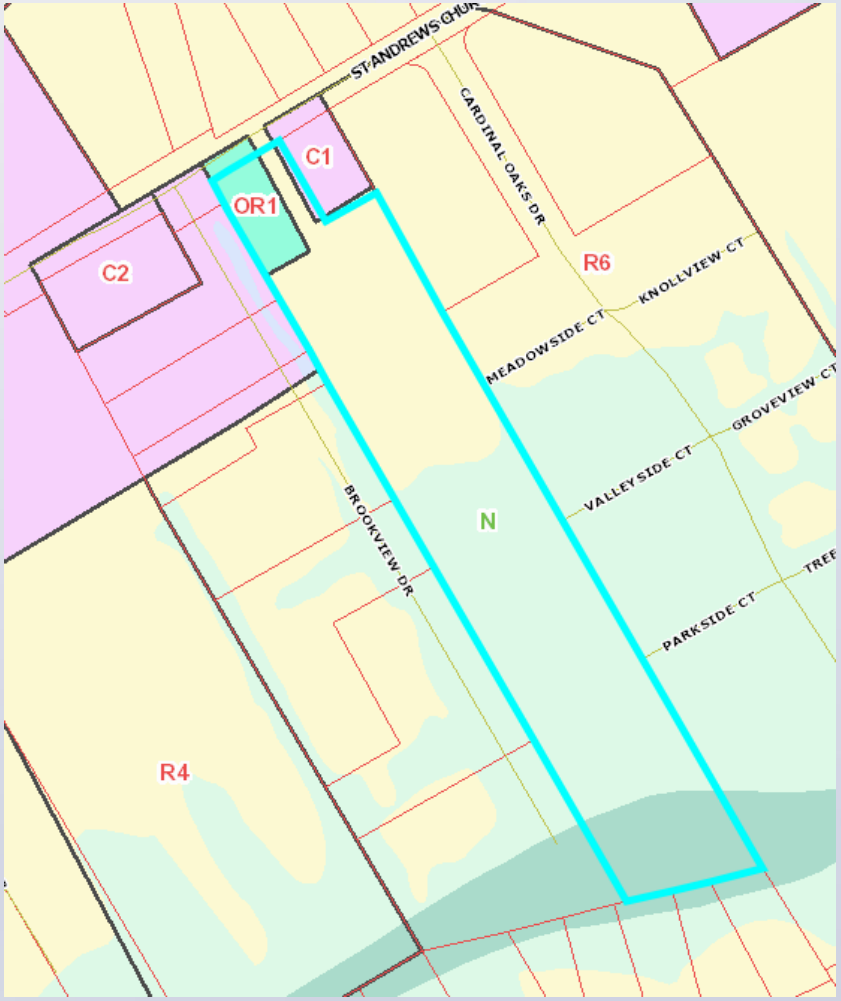
North: R-4 Single-Family Residential

South: R-6 Multi-Family Residential

East/West: R-6 Multi-Family Residential, C-1 Commercial

All Sites

Neighborhood form district



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Land Use

Subject Site
Existing: Vacant, Commercial
Proposed: Private Institution

Adjoining Sites

North: Single-Family Residential

South: Single-Family Residential

East/West: Single-Family Residential, Vacant

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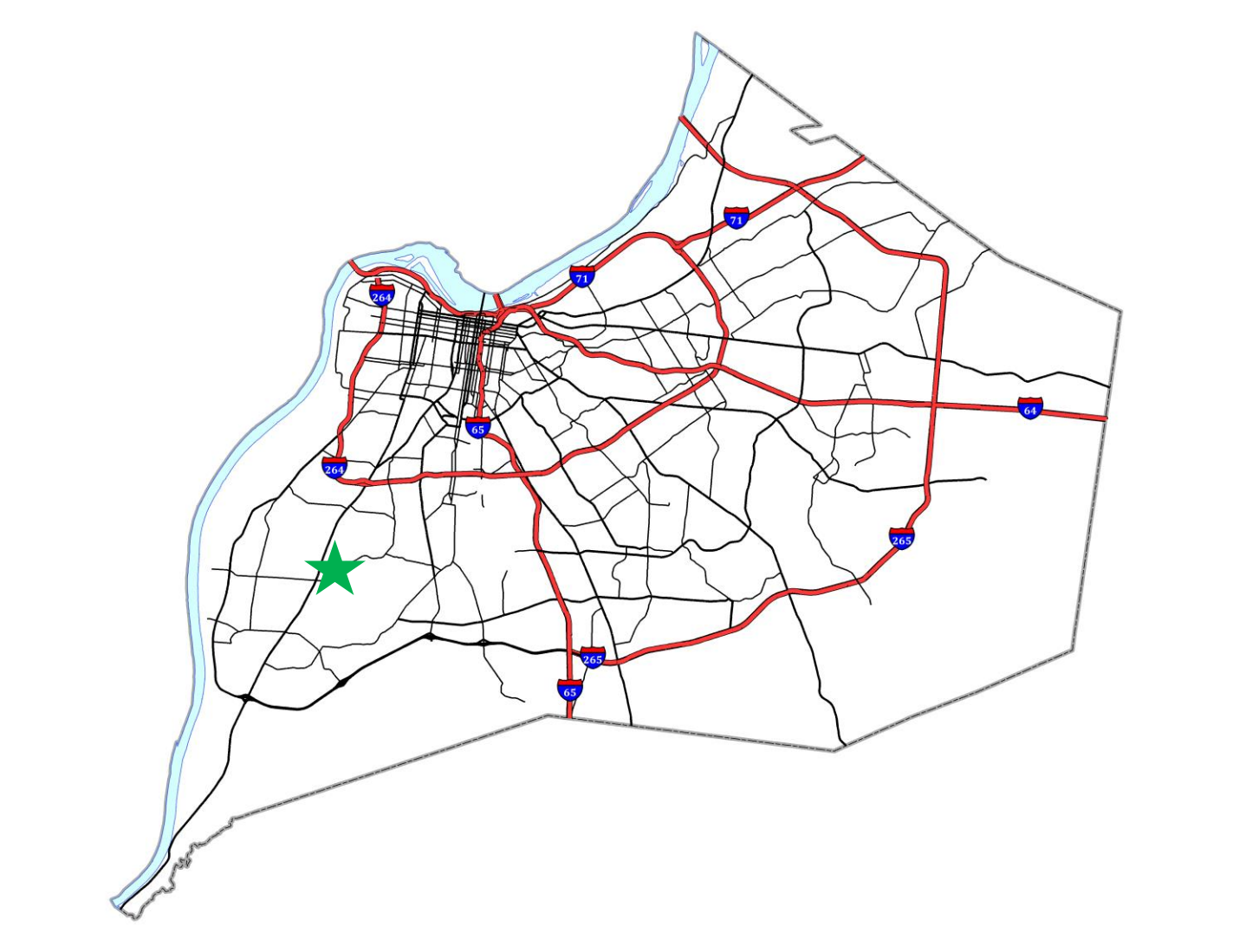
Site Location



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Aerial View

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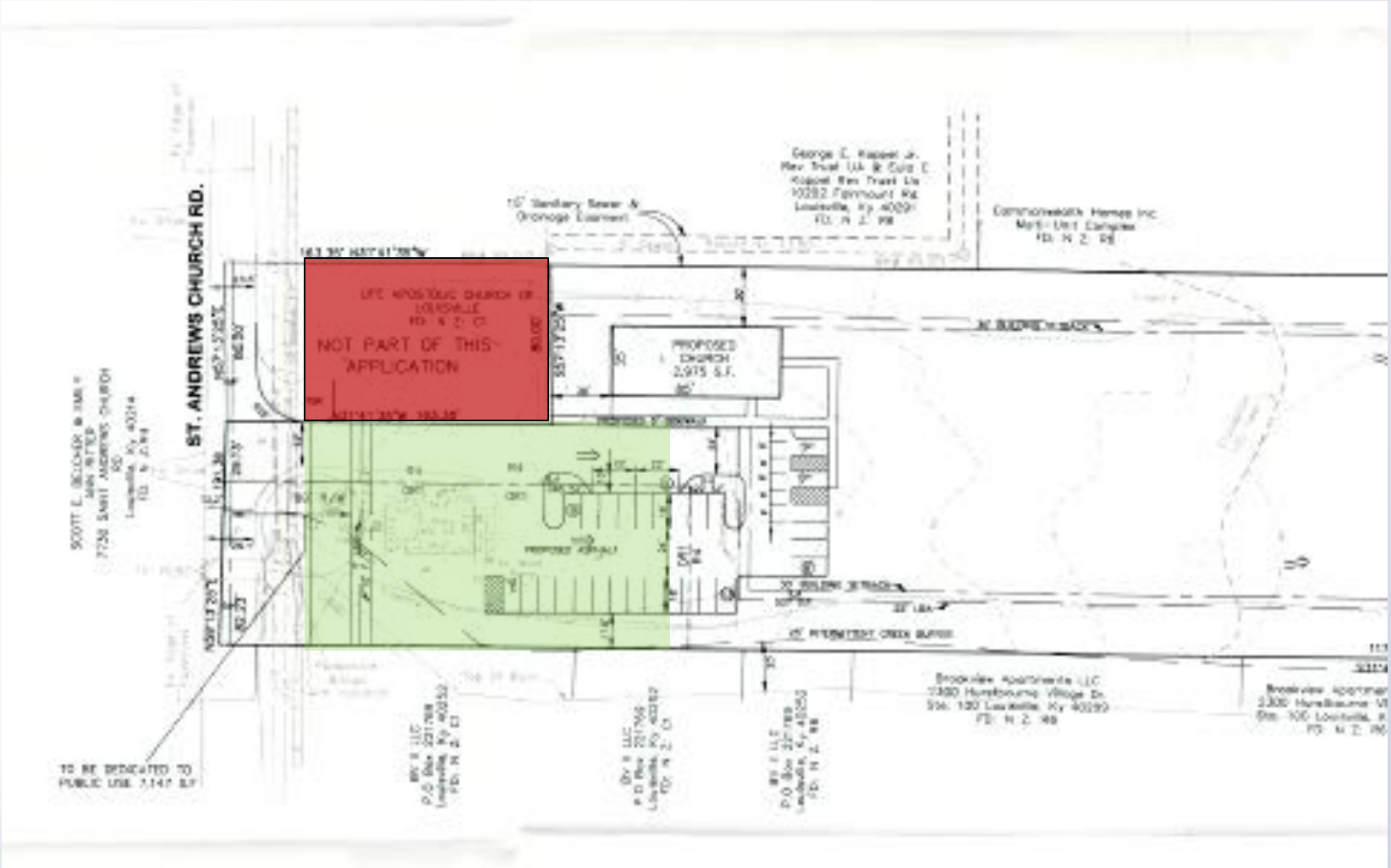
Development Plan



Site Photos

Site Frontage

Site Photos

Rear Edge of Pavement to Rear

Site Photos

Rear Edge of Pavement to Street

Site Photos

Across to North

Site Photos

Adjacent to East

Site Photos

Adjacent to West

Conclusions

- The proposal meets the standard of review for the requested CUP

Required Actions

<u>Approve/Deny</u>

- **Conditional Use Permit** for a Private Institutional Use in a Single-Family Residential Zoning District (LDC 4.2.65)