

19CUP1045

2501 Blankenbaker Road



Louisville Board of Zoning Adjustment Public Hearing

Beth Jones, AICP, Planner II

August 5, 2019

Request

- **Conditional Use Permit for Commercial Greenhouses/Plant Nurseries/Landscape Material Supply (LDC 4.2.16)**

Case Summary/Background

- Located on east side of Blankenbaker Road between Plantside Drive and Shining Water Drive
- Expansion of business located on adjoining property to south; both properties include existing single-family residential development
- Site and adjoining properties within Suburban Workplace; adjoining development includes multi-family and industrial
- New development on subject site:
 - Expansion of existing paved area with connection to adjoining property
 - Pole barn for equipment storage
 - Demolition of existing detached garage
- Neighborhood meeting held May 22, 2019

Zoning / Form District

Subject Site Zoning

Existing: R-4 Single-Family Residential

Proposed: R-4 Single-Family Residential w/CUP for Commercial Greenhouses/Plant Nurseries/Landscape Material Supply (LCD 4.2.16)

Adjoining Sites Zoning

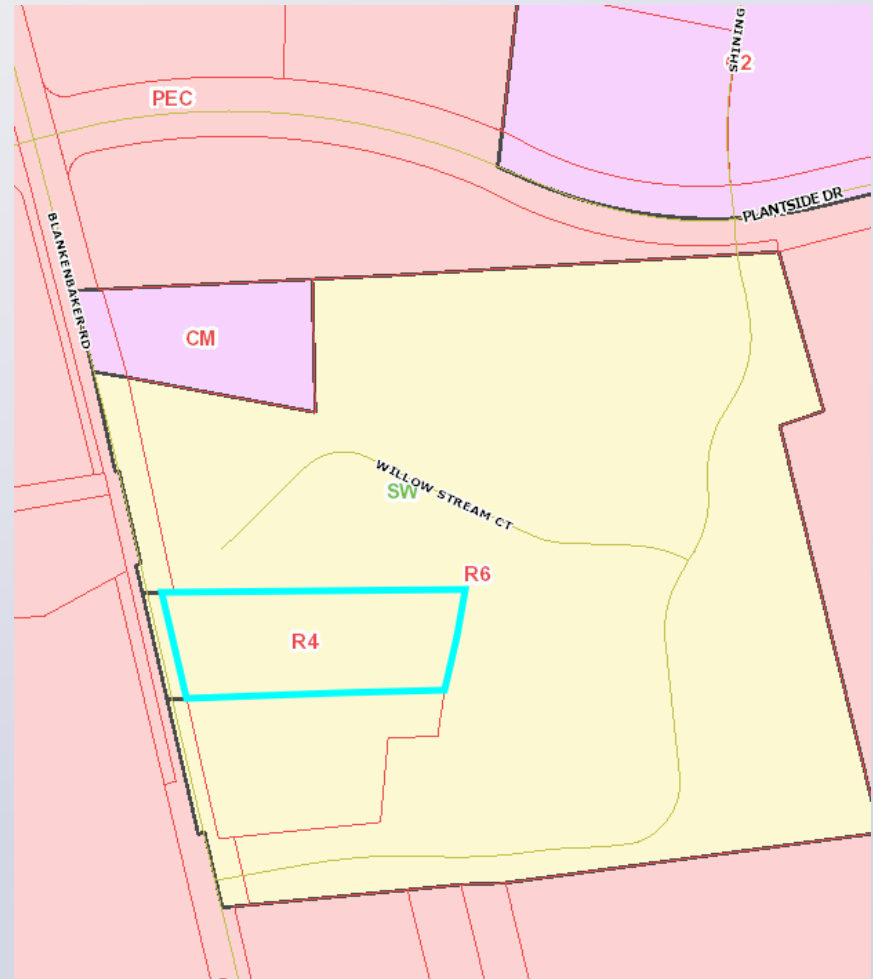
North/East: R-6 Multi-Family Residential

South: R-4 Single-Family Residential

West: PEC (Planned Employment Center)

Form District

Suburban Workplace



Land Use

Subject Site

Existing: Single-Family Residential

Proposed: Commercial

Greenhouses/Plant

Nurseries/Landscape Material

Supply

Adjoining Sites

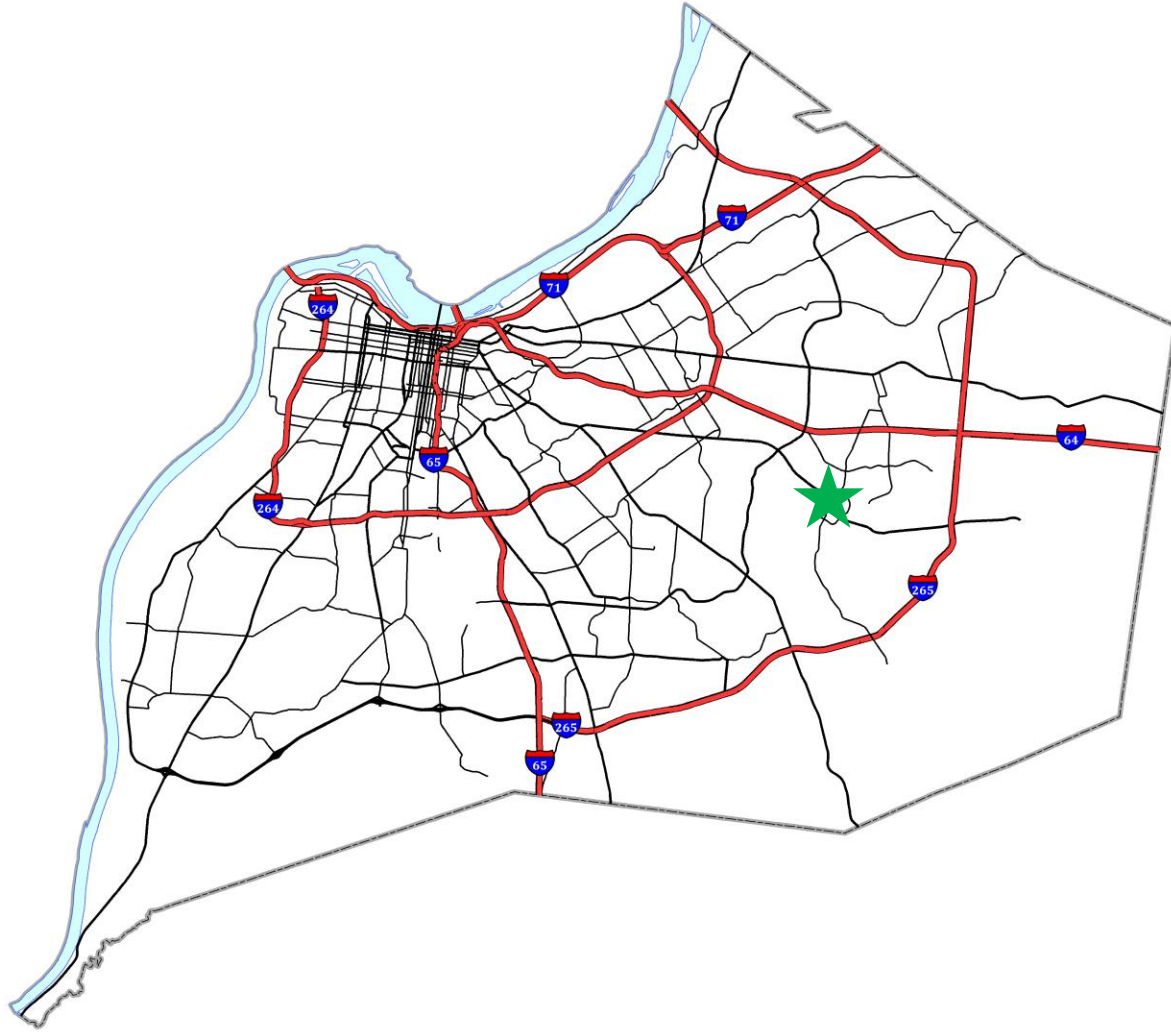
North/East: Multi-Family Residential

South: Single-Family Residential

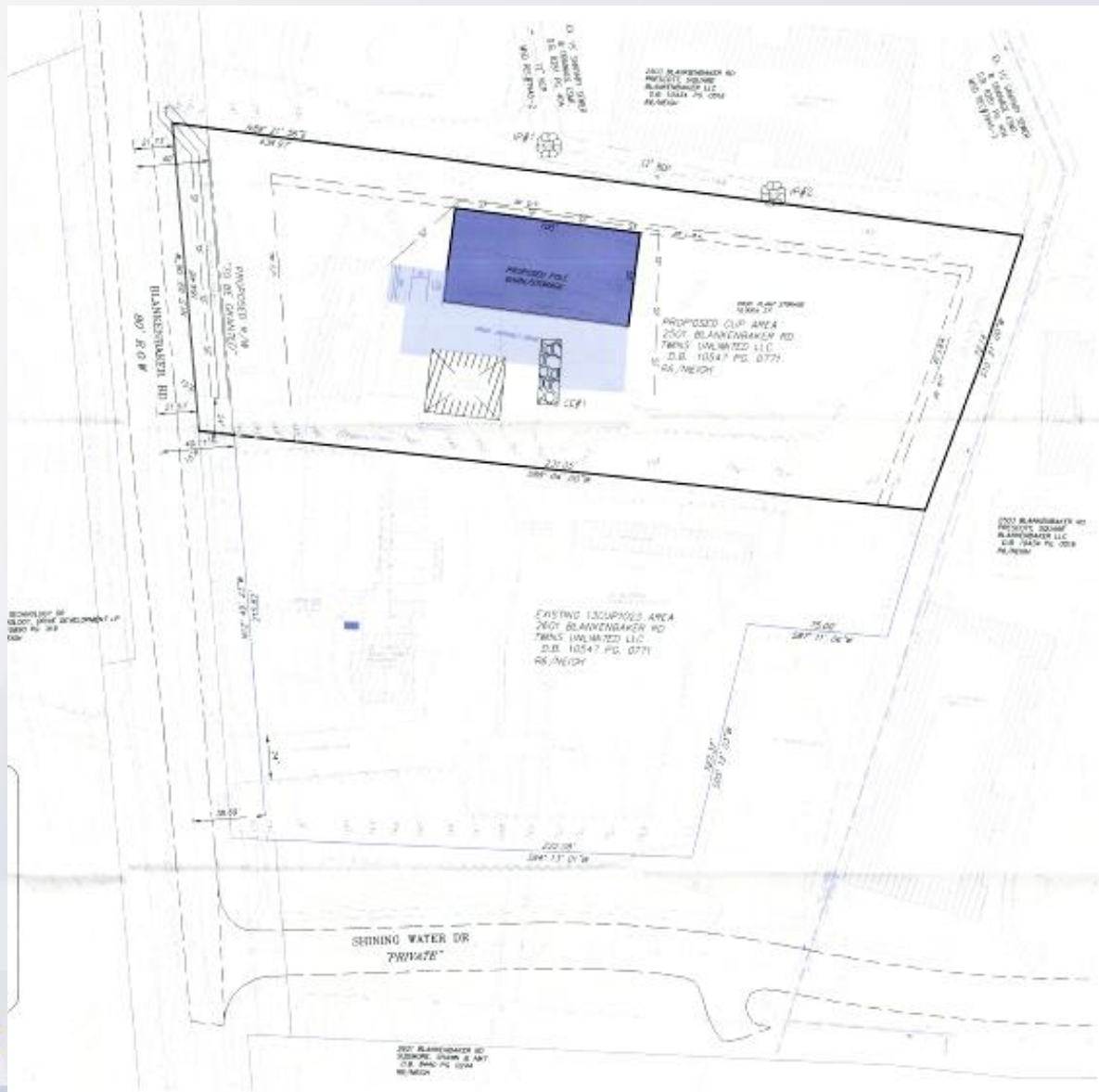
West: Industrial Park



Site Location



Development Plan



Site Photos



Site Frontage

Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



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Conclusions

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

Required Actions

Approve/Deny

- **Conditional Use Permit for Commercial Greenhouses/Plant Nurseries/Landscape Material Supply (LDC 4.2.16)**

Required Actions

Approve/Deny

▪ Conditions of Approval

1. All development shall be in accordance with the approved district development plan, including all notes thereon, and with all applicable sections of the Land Development Code (LDC). No further development shall occur on the site without prior review of and approval by the Board of Zoning Adjustment (BOZA).
2. The Conditional Use Permit shall be exercised as proscribed by KRS 100.237 within two years of BOZA approval. If it is not so exercised, the site shall not be used for the requested purpose without further review and approval by BOZA.
3. The subject parcel shall be consolidated with the adjoining parcel at 2601 Blankenbaker Road or a crossover access and parking agreement between the properties shall be executed no later than September 4, 2019.