

20-CUP-0044
2169 Tyler Lane



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
May 18, 2020

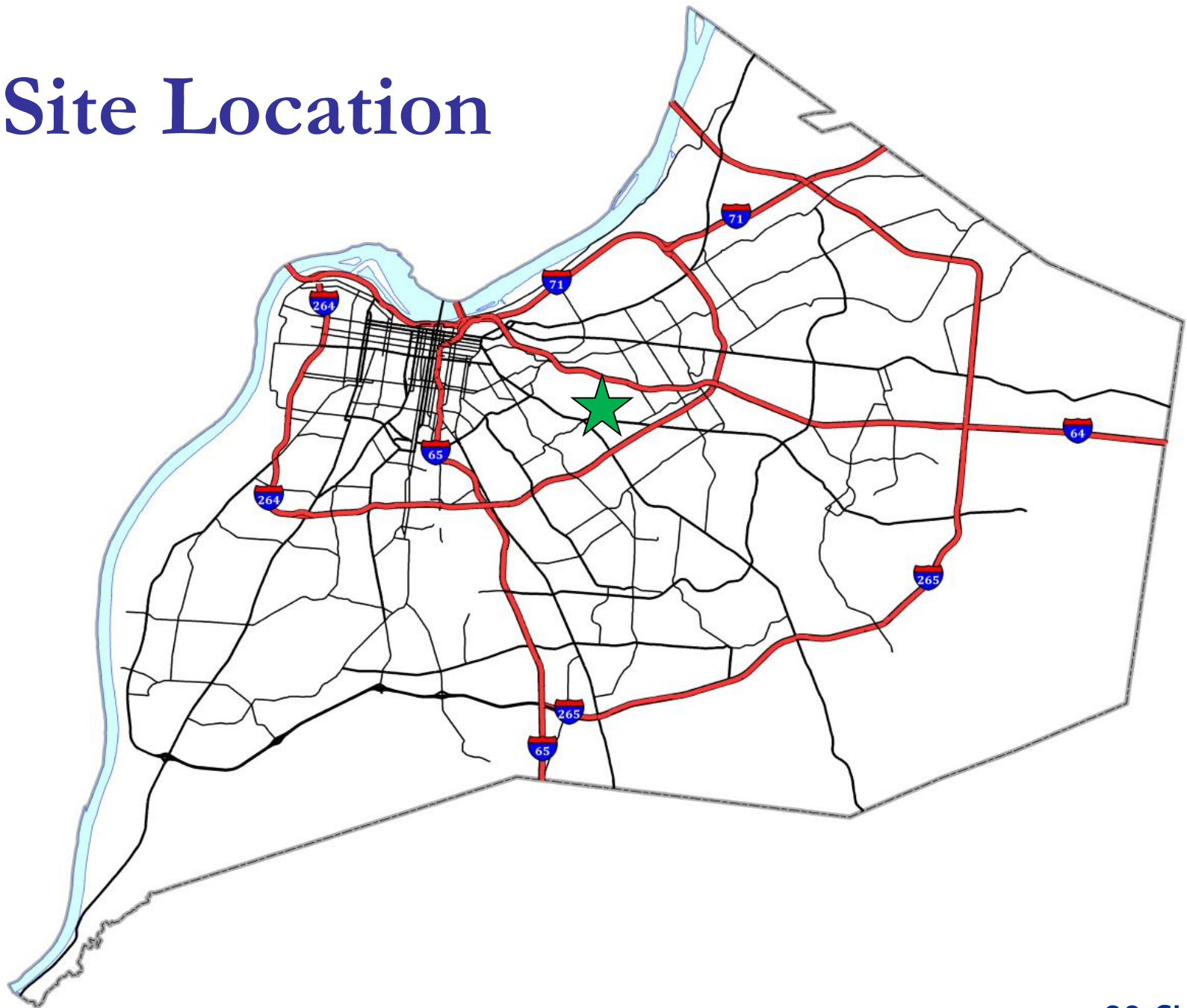
Request(s)

- Conditional Use Permit to allow a private institutional use

Case Summary/Background

- The applicant wants to convert the interior space of the building into offices and limited class space (possibly art studios).
- No exterior construction or site improvements are anticipated.
- There are parking spaces on site that can be utilized, but most users of the building will park in the Assumption parking lot and walk to the site utilizing the existing crosswalk across Tyler Lane.

Site Location

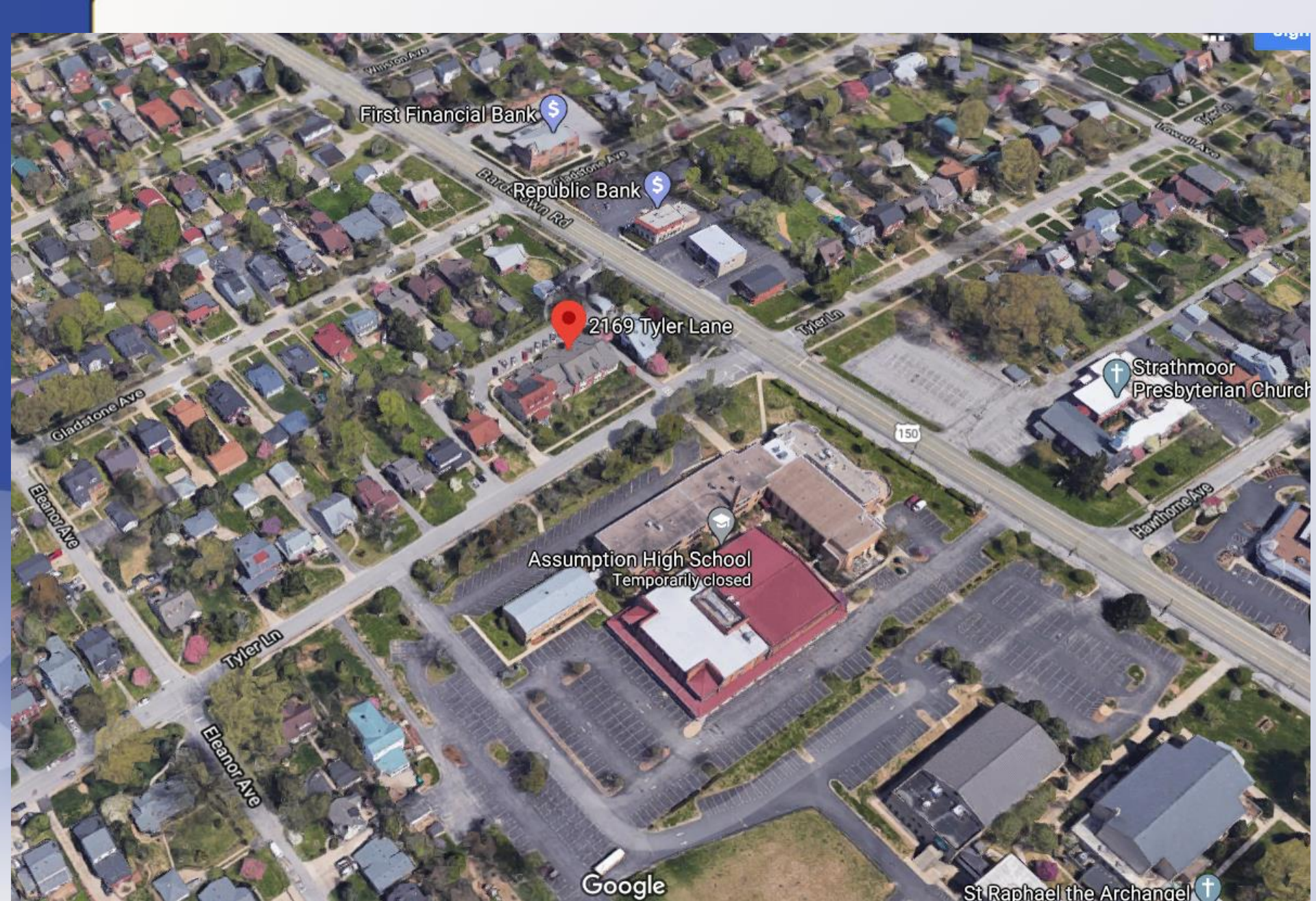


Zoning/Form Districts



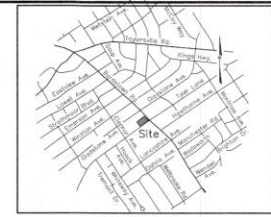
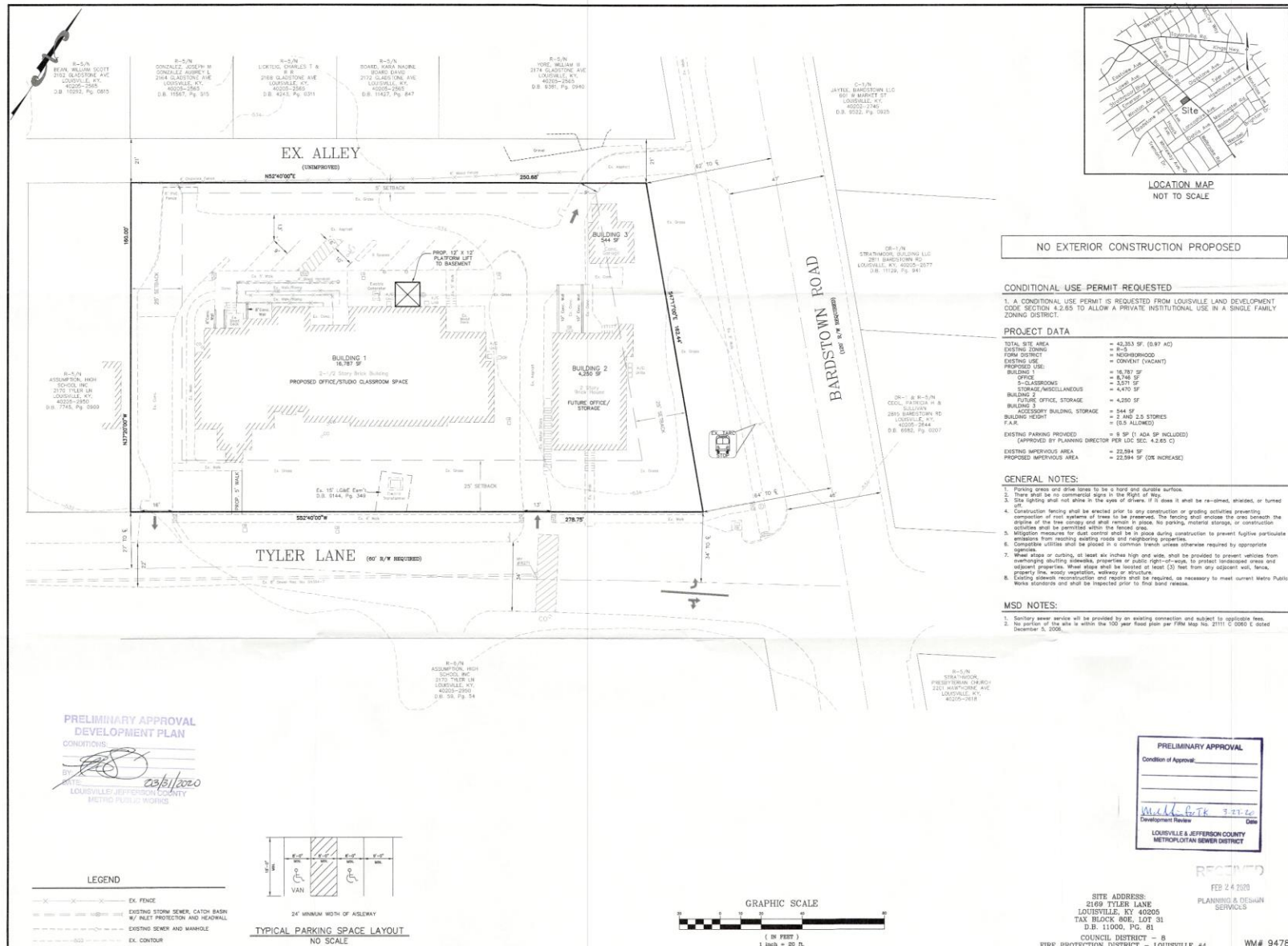
Aerial Photo/Land Use





LOUISVILLE

Site Plan



NO EXTERIOR CONSTRUCTION PROPOSED

CONDITIONAL USE PERMIT REQUESTED

1. A CONDITIONAL USE PERMIT IS REQUESTED FROM LOUISVILLE LAND DEVELOPMENT CODE SECTION 4.2.85 TO ALLOW A PRIVATE INSTITUTIONAL USE IN A SINGLE FAMILY ZONING DISTRICT.

PROJECT DATA

TOTAL SITE AREA = 42,353 SF (0.97 AC)
 EXISTING ZONING = R-5
 FORM DISTRICT = CONVENT (VACANT)
 PROPOSED USE:
 BUILDING 1 = 16,787 SF
 OFFICE = 6,740 SF
 5-CLASSROOMS = 2,571 SF
 STORAGE/MISCELLANEOUS = 4,476 SF
 BUILDING 2 = 4,000 SF
 FUTURE OFFICE, STORAGE = 4,000 SF
 BUILDING 3 = 544 SF
 ACCESSORY BUILDING, STORAGE = 2,800 S.S. STORIES
 F.A.R. = (0.5 ALLOWED)
 EXISTING PARKING PROVIDED = 5 SP (1 ADA SP INCLUDED)
 (APPROVED BY PLANNING DIRECTOR PER LOC SEC. 4.3.0 C)
 EXISTING IMPERVIOUS AREA = 22,584 SF
 PROPOSED IMPERVIOUS AREA = 22,584 SF (0% INCREASE)

GENERAL NOTES:

- Parking areas and drive lanes to be a hard and durable surface.
- There shall be no commercial signs in the sight triangle.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing completion of road systems of lanes to be preserved. The fencing shall enclose the area between the driveway of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Activities shall be prohibited within the fenced area.
- Activities shall be prohibited during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Consistent utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- What steps or curbing, at least six inches high and wide, shall be provided to prevent vehicles from encroaching existing sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. What steps shall be located at least (3) feet from any adjacent wall, fence, property line, road, vegetation, existing or proposed.
- Existing sidewalk reconstruction and repairs shall be required, as necessary to meet current Metro Public Works standards and shall be inspected prior to final road release.

MSD NOTES:

- Sanitary sewer service will be provided by an existing connection and subject to applicable fees.
- No portion of the site to be within the 100 year flood plain per FEMA Map No. 21111 C 0000 E dated December 3, 2005.

PRELIMINARY APPROVAL
 Condition of Approval:

 Development Review

 DATE: 2/24/2008

SITE ADDRESS:
 2169 TYLER LANE
 LOUISVILLE, KY 40205
 TAX BLOCK NO. LOT 31
 D.B. 11000, PG. 81
 COUNCIL DISTRICT - 8
 FIRE PROTECTION DISTRICT - LOUISVILLE #4

RECEIVED
 FEB 24 2008
 PLANNING & DESIGN
 SERVICES

WM# 9478

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	2/24/08	ADDED COMMENTS	

PROFESSIONAL'S SEAL

PROJECT DATA

FILE NAME: 17106-A-01	SCALE: AS SHOWN	DATE: 2/24/08	DRAWN BY: JMB
CHECKED BY: JMB			

L&D
 LAND DESIGN & DEVELOPMENT, INC.
 100 W. MARKET STREET, SUITE 200
 LOUISVILLE, KY 40202
 TEL: 502.251.1234
 FAX: 502.251.1235

CONDITIONAL USE PERMIT PLAN
 2169 TYLER LANE
 OWNER:
 ASSUMPTION HIGH SCHOOL, INC.
 2170 TYLER LANE
 LOUISVILLE, KY 40205

SHEET
 1
 OF 1

Front Entrance

May 4, 2020 at 3:23:44 PM
2170 Tyler Ln
Louisville KY 40205
United States



Across the Street

May 4, 2020 at 3:24:32 PM
2169 Tyler Ln
Louisville KY 40205
United States



Front Exit

May 4, 2020 at 3:24:43 PM
2169 Tyler Ln
Louisville KY 40205
United States



Front



Staff Findings

- There are five listed requirements. The proposal will meet items A., B., C., and D. Item E. will need to be discussed by the Board of Zoning Adjustment.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a private institutional use