

# 20-CUP-0100

## OVEC - 7304 Dixie Highway



Louisville Board of Zoning Adjustment Public Hearing

Zach Schwager, Planner I

November 2, 2020

# Request

- **Conditional Use Permit for a Community Service Facility, Land Development Code (LDC) 4.2.54**

# Case Summary/Background

- The applicant proposes to operate a community service facility that will serve 66 children ages six weeks to four years old.

# Case Summary/Background

- The existing building used to be Southwest Jefferson Community Hospital and is 3,578 sq. ft. The one-story building will be expanded by 1,700 sq. ft. for a gross floor area of 5,278 sq. ft.

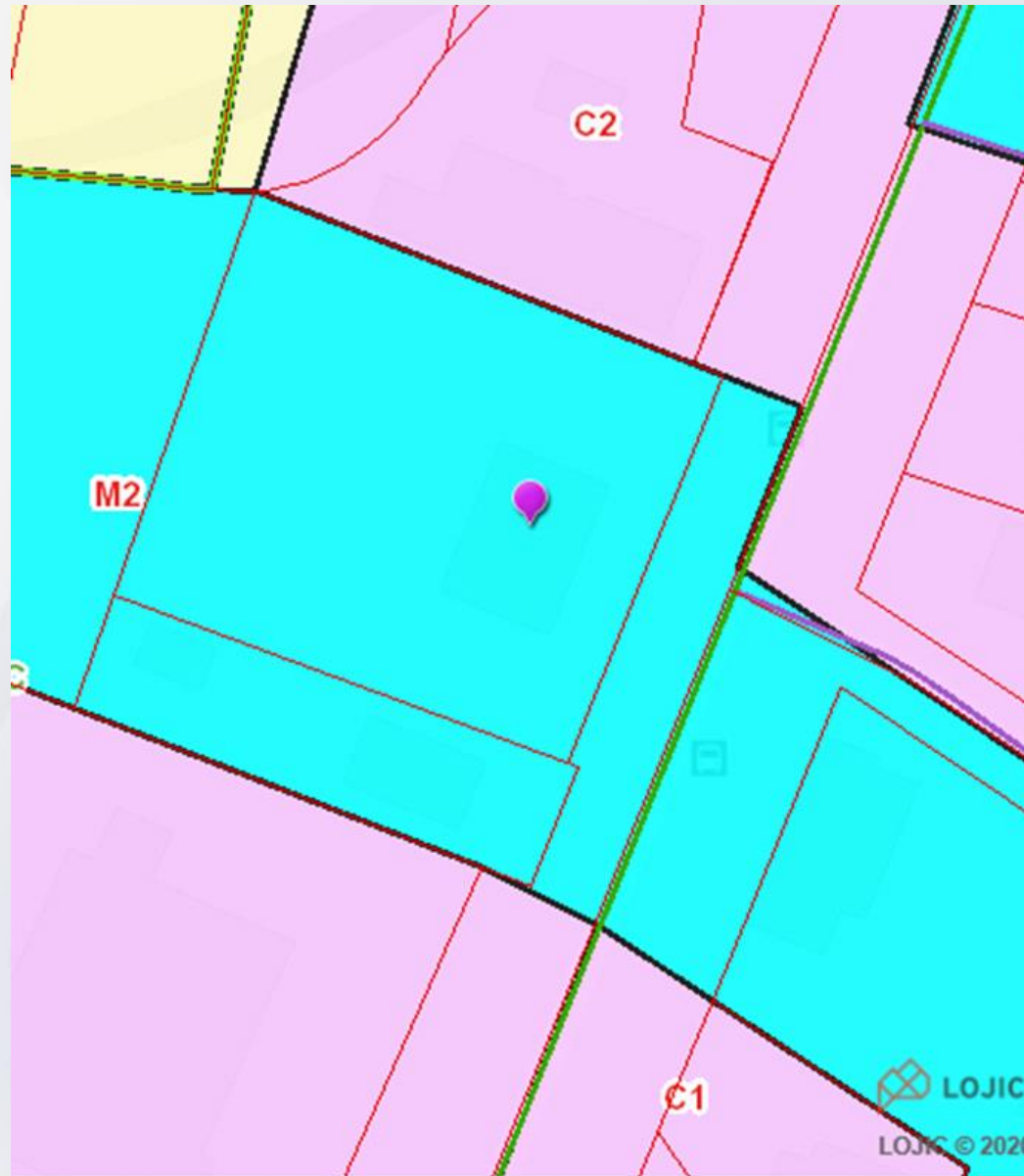
# Case Summary/Background

- The subject property currently contains a 30-space parking lot and the plan indicates it will remain at 30 spaces; Transportation Planning has reviewed the plan and determined a parking study is not required and the existing parking is adequate to serve the proposed use.

# Case Summary/Background

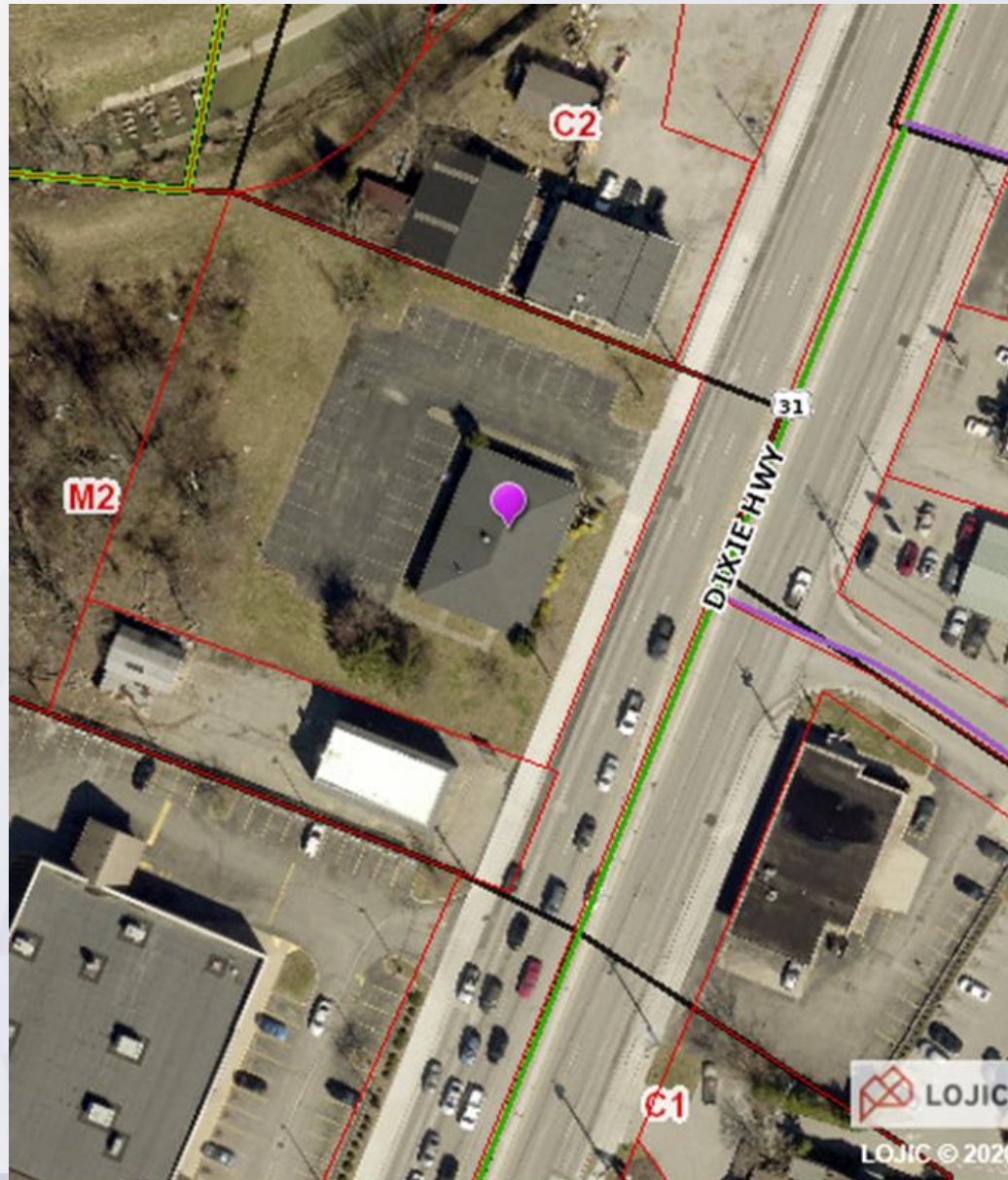
- The subject property is located on the west side of Dixie Highway between Rose Farm Drive and Greenwood Road.
- The subject property is zoned M-2 Industrial and the adjoining properties are zoned M-2 Industrial, C-2 Commercial, and R-4 Residential.
- All the properties are within the Suburban Marketplace Corridor Form District.

# Zoning/Form District

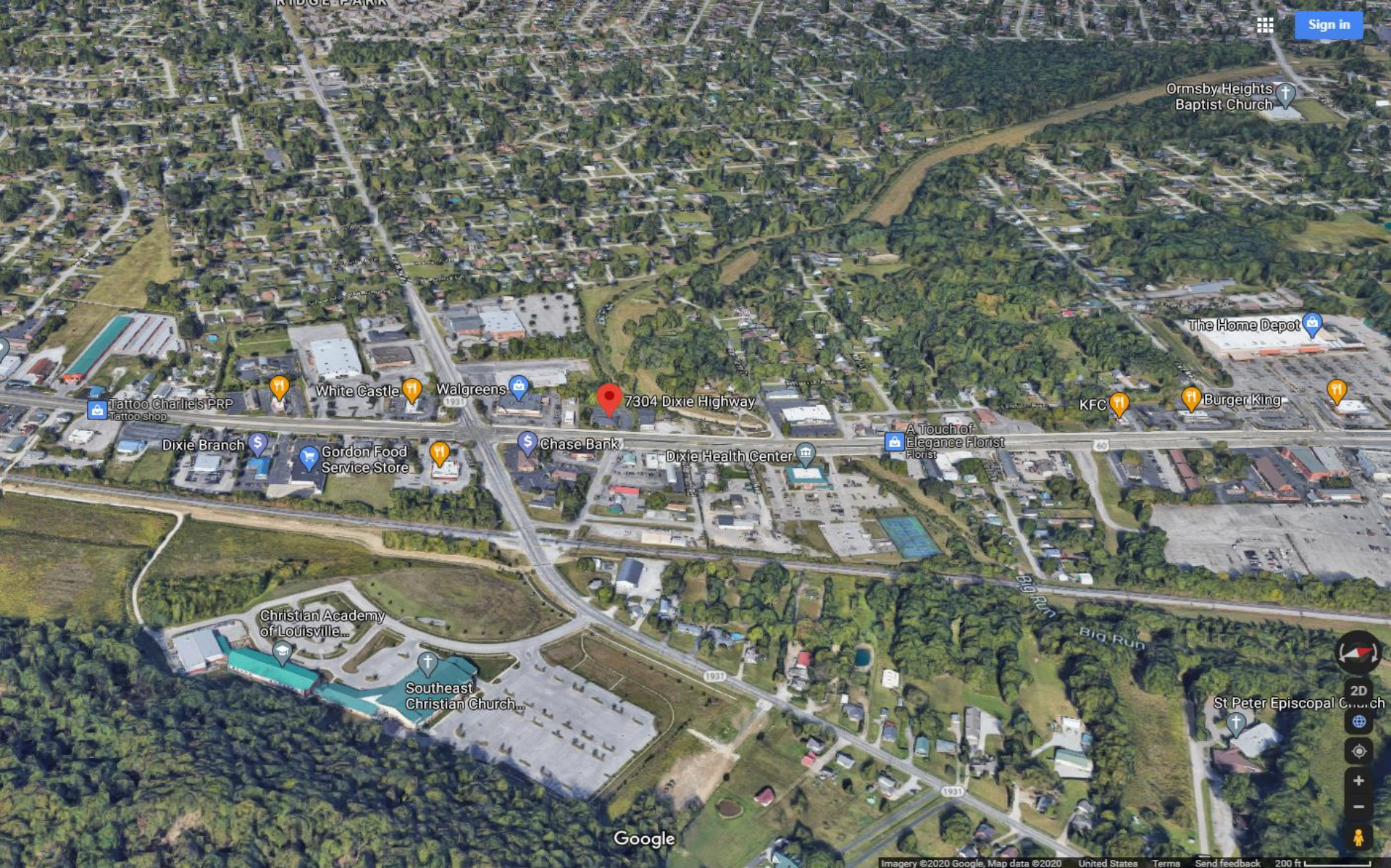




# Aerial Photo

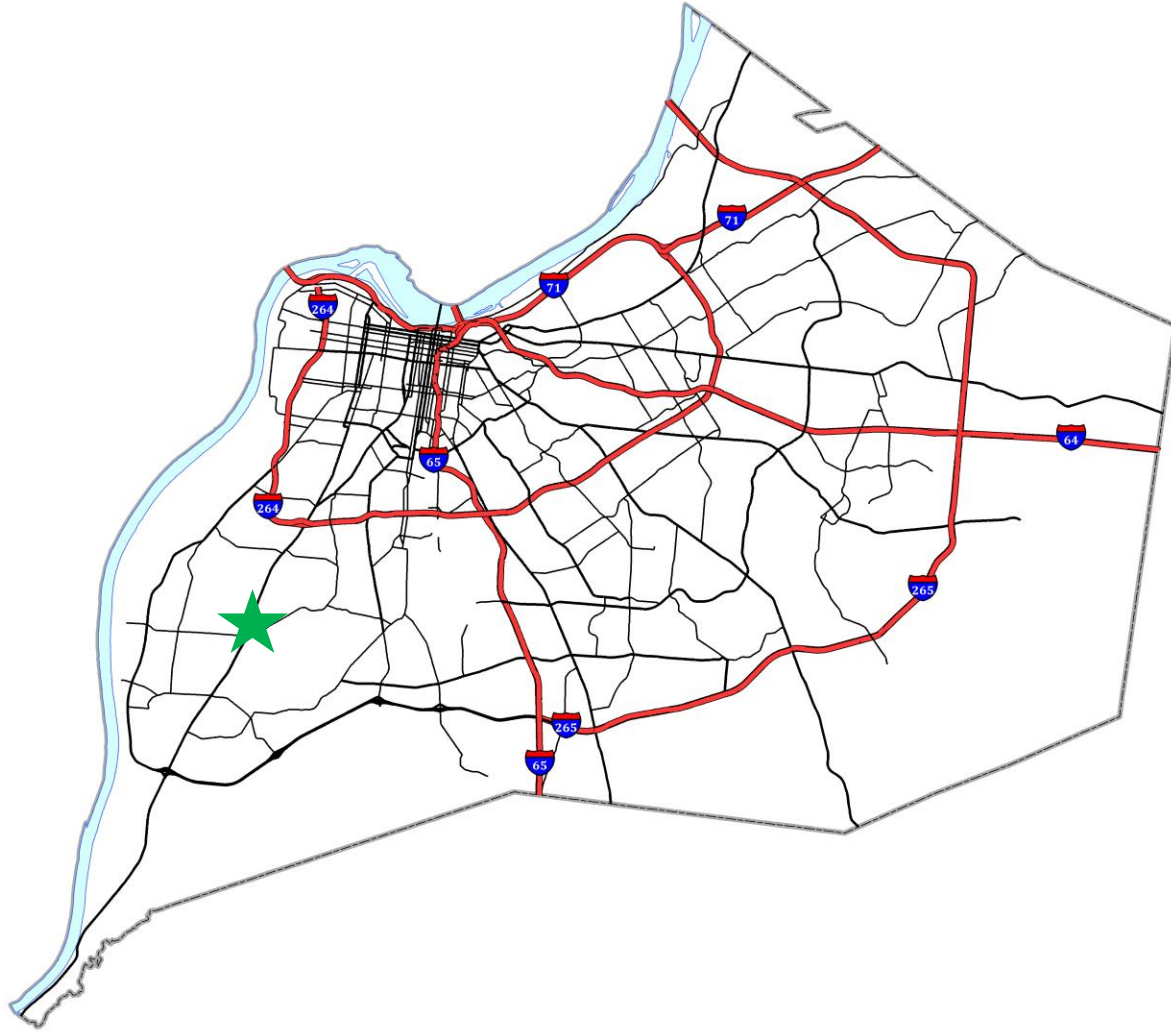




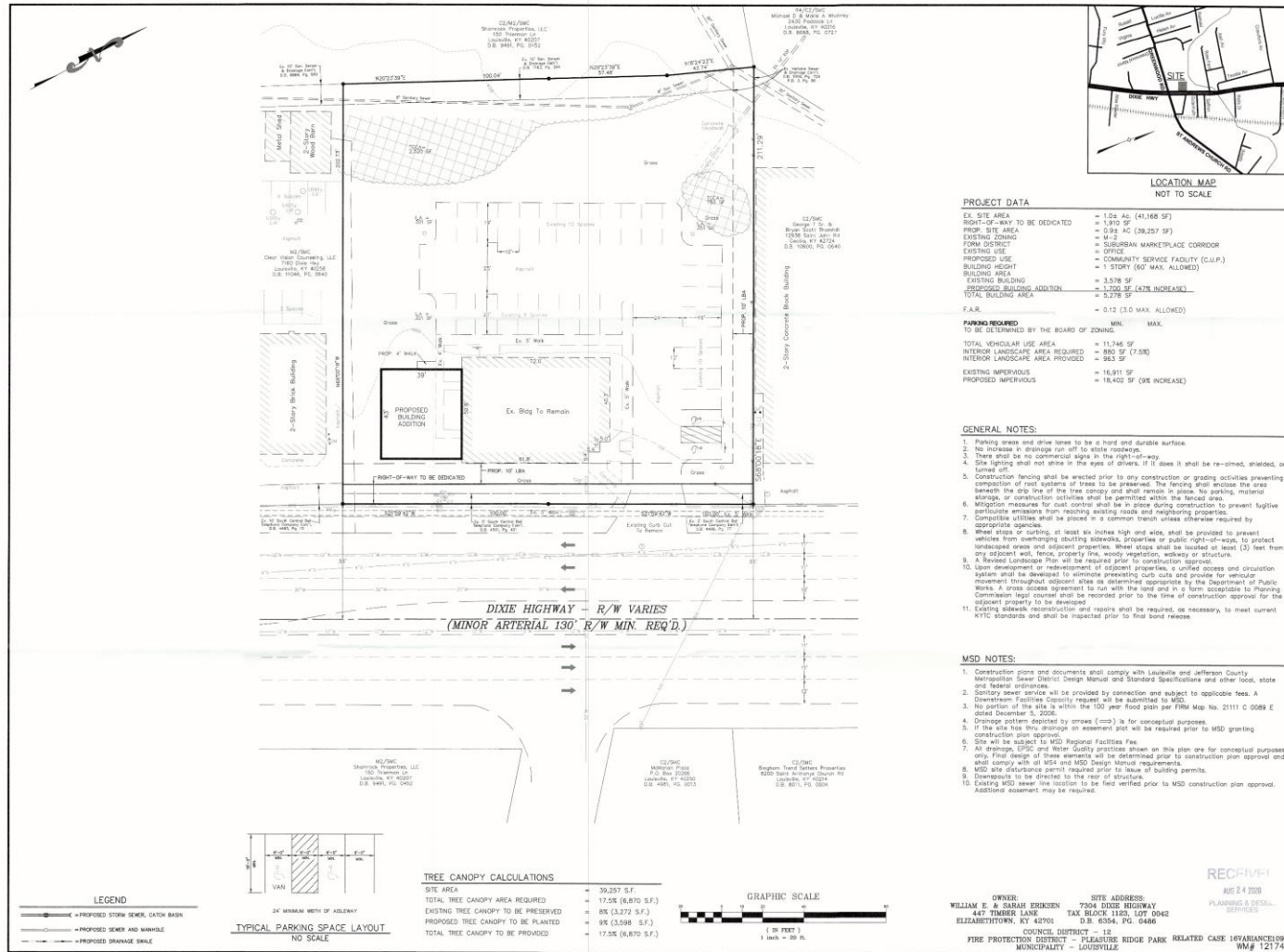




# Site Location



# Site Plan



REVISIONS	
NO.	DATE
1	8-24-20
2	8-24-20
3	8-24-20

PROJECT DATA
PROJECT NAME: 7000 DIXIE HWY
CLIENT: 7000 DIXIE HWY
DESIGNER: L&D
DATE: 8-24-20

ENGINEER'S SEAL
DATE: 8-24-20
PROJECT: 7000 DIXIE HWY
DESIGNER: L&D
DATE: 8-24-20

CONDITIONAL USE PERMIT PLAN
7000 DIXIE HWY
OHIO VALLEY EDUCATIONAL COOPERATIVE
SHREVEPORT, KY 40365

RECEIVED
AUG 24 2020
PLANNING & DESIGN SERVICES
WM# 12174

# Site Photos



Front of subject  
property.



# Site Photos



Front of subject  
property.

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# Site Photos



Parking.



# Site Photos



Parking looking south.



# Site Photos



Location of proposed  
addition.



# Site Photos



Rear of structure.

# Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan, including all notes thereon. No further development shall occur on the site without prior review by and approval of the Board.
2. The Conditional Use Permit shall be exercised as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used as a community service facility without further review by and approval of the Board.
3. Prior to lawful commencement of the community service facility use the applicant shall obtain all permits and necessary approvals required by the Office of Construction Review and other governmental agencies.

# Required Actions

## Approve/Deny

- **Conditional Use Permit for Community Service Facility (LDC 4.2.54)**