

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502) 426-9375

August 12, 2020

Re: Proposed Building Addition – Hope City Church
Property Address: 7515 Third Street Road

Dear Neighbor,

Our client, Hope City Church, is proposing a 4,540 square foot addition to the existing church building on the above referenced property.

A Neighborhood Meeting is required by Louisville Metro Planning and Design Services to present the proposed subdivision to the adjoining property owners and interested parties. Because of the Governor of Kentucky's Covid-19 emergency orders regulating social distancing and public gatherings the Neighborhood Meeting will be held online using a platform called Cisco Webex.

Webex Meeting Date and Time: August 26, 2020 at 6:00 p.m. EST

To join the Webex Meeting online:

<https://landdesigndevelopment.my.webex.com/landdesigndevelopment.my/j.php?MTID=md3f62bc9a2c80ed3b2bcb72f524f67be>

Meeting number: 132 637 9768

Password: 4aPw8VFmMN4 (42798836 from phones and video systems)

Join by video system

Dial 1326379768@webex.com

You can also dial 173.243.2.68 and enter your meeting number.

Join by phone

+1-408-418-9388 United States Toll

Access code: 132 637 9768

If you are unable to attend the meeting and have comments or if you would like a meeting invitation emailed to you directly please contact the project's primary contact.

Primary Contact:

Mike Hill, AICP (502) 426-9374 hill@ldd-inc.com

Land Design and Development, Inc. 503 Washburn Avenue, Louisville, KY 40222

Applicant/Developer Contact Information:

Rodney James & Tracey Bradshaw (918) 379-4917 rodnevj@MPChurchdesignbuild.com &

traceyb@MPChurchdesignbuild.com

Master's Plan Church Design & Construction 4931 S. Mingo Road, Suite D, Tulsa, OK 74146

Louisville Metro Planning and Design Services Contact Information:

Jon Crumbie (502) 574-5158 jon.crumbie@louisvilleky.gov

444 South Fifth Street, Suite 300 Louisville, KY 40202

SEP 03 2020

PLANNING & DESIGN
SERVICES

20 - 1 CUP - 0120

Hope City Church Neighborhood Meeting Summary 8/26/20

Recording Present

The Webex neighborhood meeting began at 6:00 pm.

One individual, Donald Thomas, logged onto the meeting and his contact information is on the attached sign-in sheet.

The development team gave a brief PowerPoint presentation and then answered questions.

Members of the development team in attendance included Mike Hill from Land Design and Development, Inc., Rodney James and Tracey Bradshaw with Master's Plan Church Design & Construction and Jason Isaacs, Joe Strothman and Greg and Kim Greenwood from Hope City Church.

Below is a summary of questions asked and topics discussed:

- General drainage concerns were expressed. Protecting the residents of the adjacent condominium project.
 - Response: The developer will work with MSD to ensure the church's stormwater management plan does not negatively affect any adjacent properties.
- Discussion of the State's sidewalk project across Hope City Church's Third Street Road frontage.
 - Response: The Kentucky Transportation Cabinet and Louisville Metro plan to construct a sidewalk along Third Street Road in this vicinity. The project is scheduled to be bid for construction in the fall of 2020.

The meeting ended at approximately 6:25 pm.

RECEIVED

SEP 03 2020

PLANNING & DESIGN
SERVICES

20 - L CUP - 0120

SIGN IN SHEET - HOPE CITY CHURCH VIRTUAL NEIGHBORHOOD MEETING - 8/26/20			
NAME	ADDRESS	PHONE	EMAIL
DONALD THOMAS	906 CRISTLAND RD, LOUISVILLE, KY 40214	502-432-1727	DTTHOMAS906@GMAIL.COM

REC'D

SEP 03 2020

PLANNING & DEBIL
SERVICES

**Letter of Explanation
Conditional Use Permit
Hope City Church
7515 Third Street Road**

SEP 03 2020
PLANNING & DESIGN
2020.09.03

The applicant is requesting approval of a Conditional Use Permit for a Private Institutional Use (LDC Section 4.2.65) to allow a building expansion to an existing church. The existing church building is 14,675 square feet and the proposed expansion is 4,540 square feet, for a proposed total of 19,215 square feet. The building expansion area will be for classroom space and an entry lobby area.

When the existing church was built many years ago it was considered a permitted use, but an amendment to the Land Development Code in 2017 made this church, and many others in the community a non-confirming use. This small building expansion triggers the entire site to obtain the requested Conditional Use Permit.

No change to the church's existing access to Third Street Road is proposed and the proposal will be compliant with the minimum parking requirements of the Land Development Code. This expansion will result in a very small increase in the site's total impervious surface area and MSD has determined that an on-site detention basin is not required.

The site is located at 7515 Third Street Road within Louisville Metro. The site is zoned R-4 and is within the Neighborhood Form District.

Land Development Code Section 4.2.65 – Private Institutional Use in a Residential Zone

Private institutional uses, except for such uses specifically regulated elsewhere in this LDC, may be allowed in the R-R, R-E, R-1, R-2, R-3, R-4, R-5, and U-N zoning districts upon the granting of a Conditional Use Permit and compliance with the listed requirements:

- A. Except in the R-R zoning district, all structures, except fencing, and all off-street parking shall be at least 30 feet from any property line adjacent to an existing residential use or residential zoning district. In the R-R zoning district all structures, except fencing, shall be at least 150 feet from any property line and all off-street parking shall be at least 30 feet from any property line.
 - a. The proposed building expansion is located more than 60 feet from the nearest property line; however, a row of existing parking spaces is located within 30' from the northeast property line. This situation has existed for many years without causing any negative impacts on the surrounding properties.
- B. The applicant must demonstrate that the impact of the traffic generated by the use can be mitigated.
 - a. The proposed building addition will not increase the number of visitors to the church and the current traffic counts are as follows:
 - i. Tuesday nights – 20 cars
 - ii. Wednesday nights – 35 cars

- iii. Sunday morning 1st service – 50 cars
 - iv. Sunday morning 2nd service – 80 cars
- C. Off-street parking not located within a driveway shall be located to the side or rear of the building(s). The number of required off-street parking spaces shall be determined by the Planning Director in consultation with the Director of Public Works based on the standards for the closest comparable use and on the particular parking demand and trip generation characteristics of the proposed use.
 - a. While the front parking area will be removed, there will be a small portion of the existing parking lot near the northeast property line than extends closer to Third Street Road than the church building. This situation has existed for many years without causing any negative impacts on the surrounding properties.
 - b. Since the 233-seat sanctuary is not being expanded, there is not expected to be an increase in traffic with this particular building addition. Current traffic counts for the church are listed in Item B above. The plan complies with the Land Development Code parking requirements for Churches.
- D. All activities shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).
 - a. All activities occurring on the property will be compliant with the Metro Noise Ordinance.
- E. The Board of Zoning Adjustment may set hours of operation for the institutional use in order to minimize potential negative impacts on surrounding residential properties.
 - a. Events usually occur at the church on the following days/times:
 - i. Tuesday 6:30-8:30 pm
 - ii. Wednesday 6:30-8:30 pm
 - iii. Sunday 9am and 11 am services

SEP 03 2020

PLANNING & DESIGN
SERVICES

SEP 03 2020

PLANNING & DESIGN SERVICES

Variance Justification:

In order to justify approval of any variance, the Board of Zoning Adjustment considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

Granting the variance will not adversely affect the public health, safety or welfare as this is a proposed addition to an existing church and is internally located on the property away from adjacent neighbors.

2. Explain how the variance will not alter the essential character of the general vicinity.

Granting the variance will not alter the essential character of the general vicinity because the existing church also has contributed to the character of the area for several years. This minor building addition will not alter that fact.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

Granting the variance will not cause a hazard or nuisance to the public as the buildings on the property are located a significant distance from any residential neighbors.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

Granting the variance will not allow an unreasonable circumvention of the applicable requirements of the zoning regulations as the maximum setback requirement did not exist when the church was originally constructed.

Additional consideration:**1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).**

A special circumstance in this case is the fact that the maximum setback requirement did not exist when the church was built. It would be impossible to construct an addition to the church building without requesting a maximum setback variance.

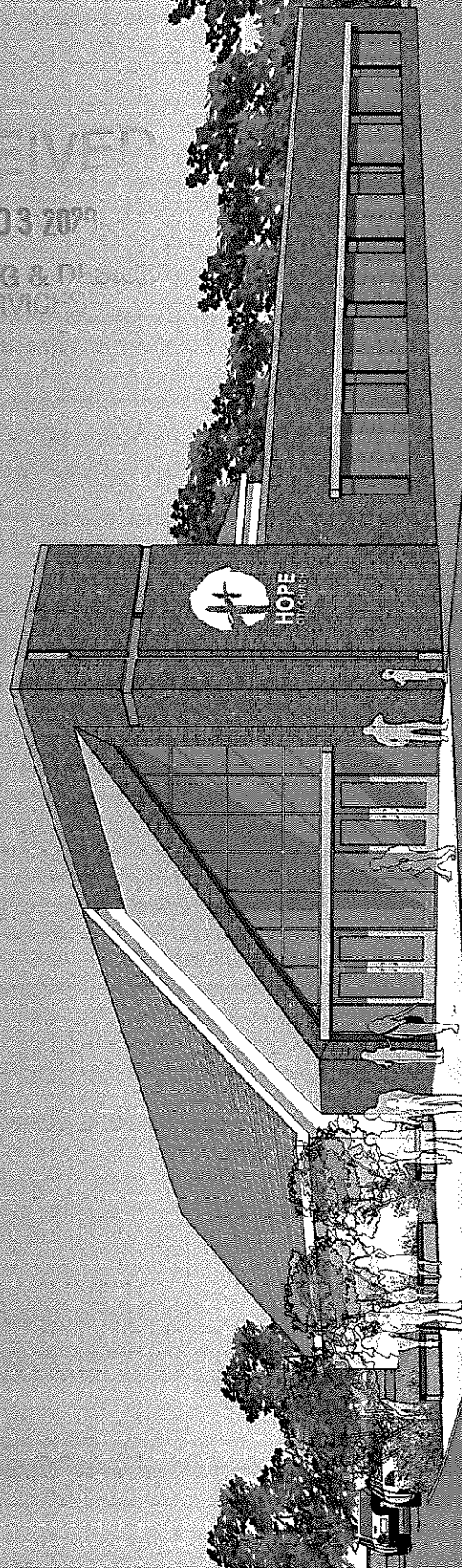
2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

The church was originally constructed approximately 300 feet from the front property line, exceeding the current 80' maximum setback requirement by a significant distance. Having to comply with this requirement would prohibit the church from proposing any practical, functional building addition.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

The reason for the variance request is not the result of actions taken by the applicant, but rather due to a change in the Louisville Metro Land Development Code.

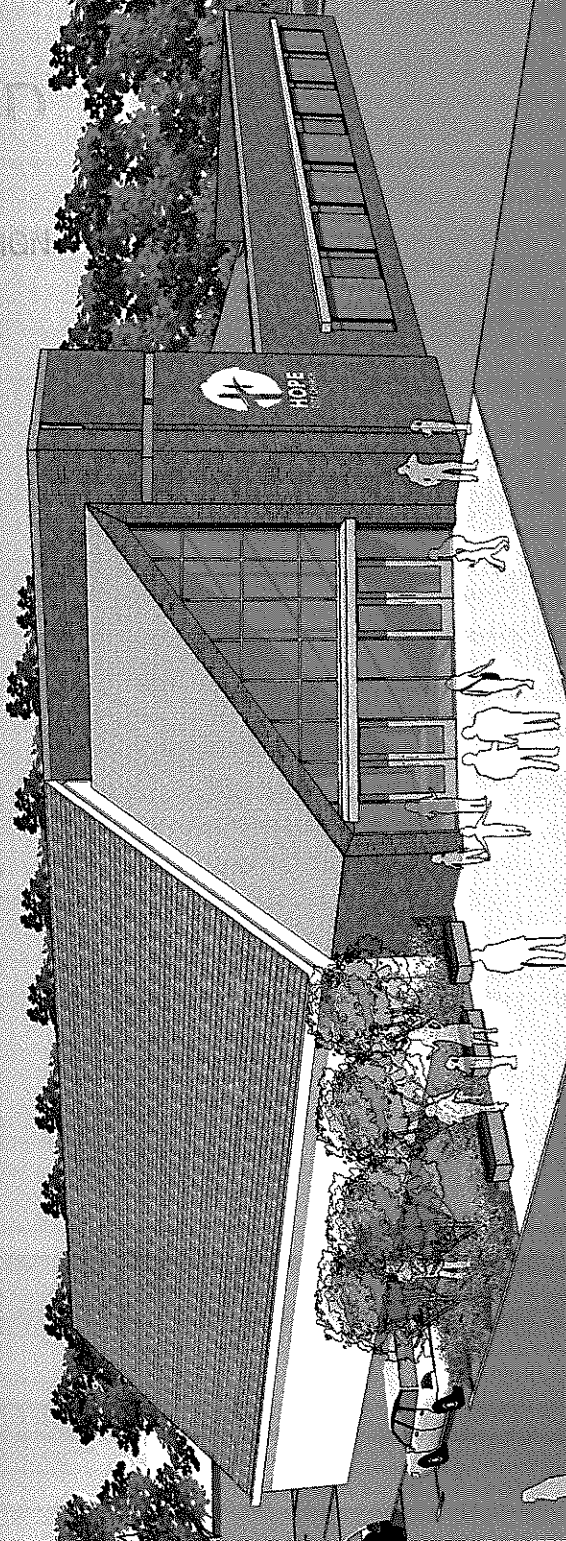
RECEIVED
SEP 03 2020
PLANNING & DESIGN
SERVICES



RECEIVED

SEP 03 2020

PLANNING & DESIGN
SERVICES



20

CUP

0120