

**20-CUP-0120 and
20-VARIANCE-0125
7515 3rd Street Road**



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator
November 16, 2020**

Request(s)

Conditional Use Permit to allow a private institutional use and

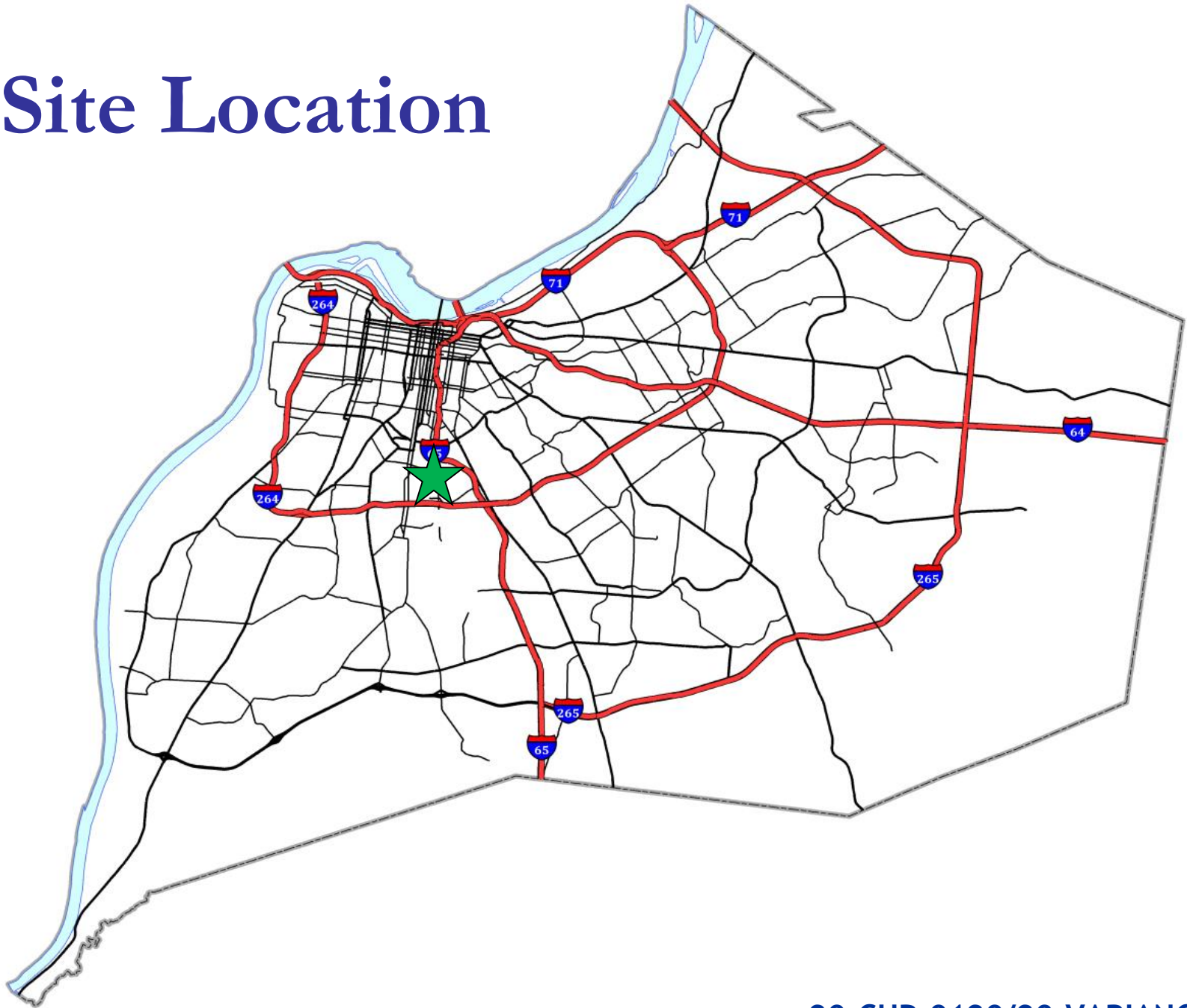
Variance from Land Development Code (LDC) table 5.3.2 to allow proposed structure to exceed the maximum 80 feet front yard setback

Location	Requirement	Request	Variance
Front Yard Setback	80 ft.	260 ft.	180 ft.

Case Summary/Background

- The applicant is proposing to allow a building expansion to an existing church.
- The existing church is 14,675 square feet and the proposed expansion is 4,540 square feet, for a total of 19,215 square feet.
- No change to the church's existing access to 3rd Street Road is proposed, and the expansion will result in a very small increase in the site's total impervious surface area and a small detention basin is proposed to accommodate the increase.

Site Location

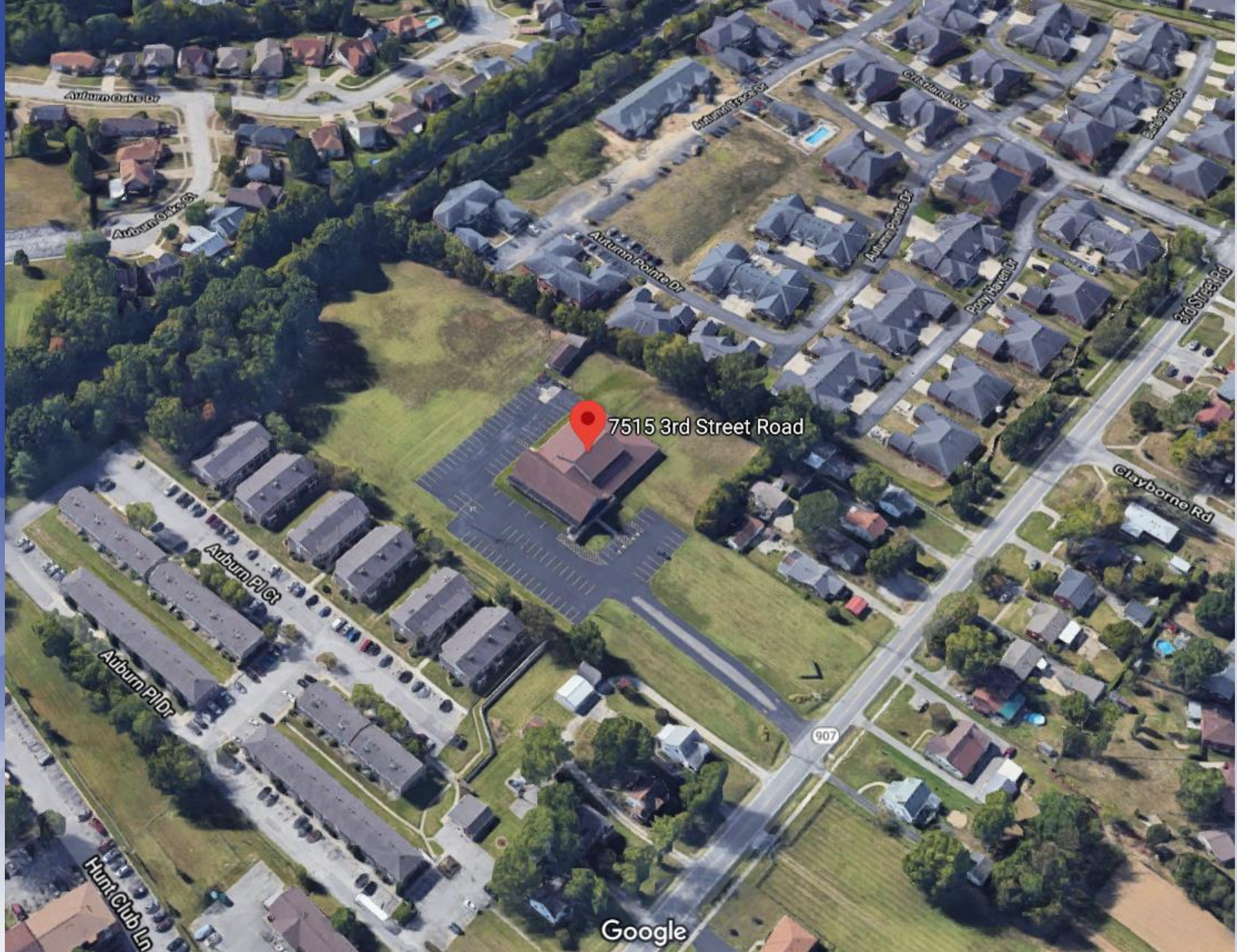


Zoning/Form Districts



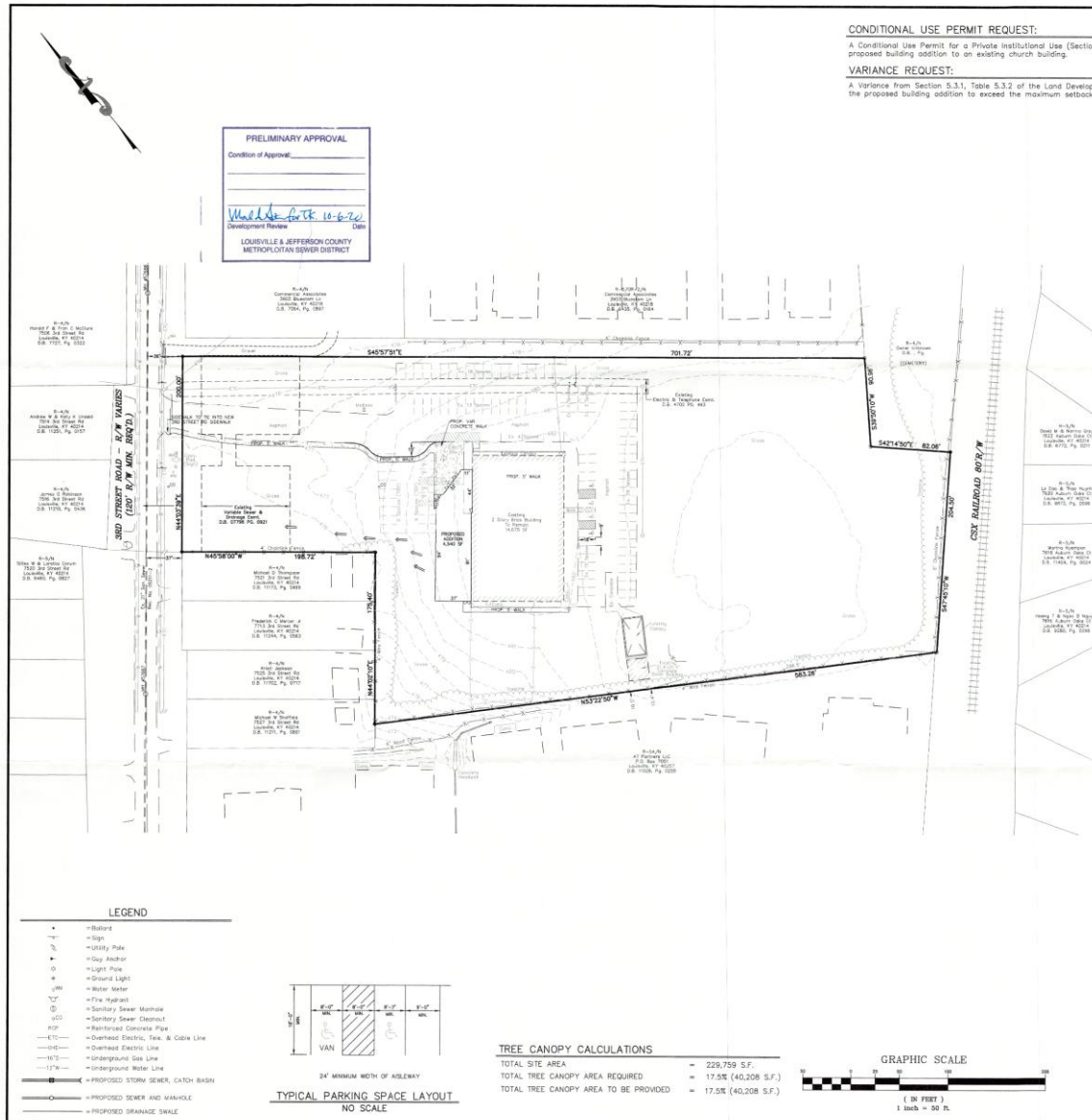
Aerial Photo/Land Use





Google

Site Plan

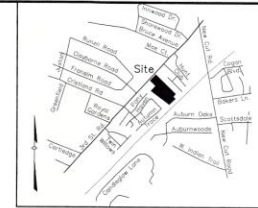


CONDITIONAL USE PERMIT REQUEST:

A Conditional Use Permit for a Private Institutional Use (Section 4.2.65) is requested to allow a proposed building addition to an existing church building.

VARIANCE REQUEST:

A Variance from Section 5.3.1, Table 5.3.2 of the Land Development Code is requested to allow the proposed building addition to exceed the maximum setback requirement.



LOCATION MAP
NOT TO SCALE

PROJECT DATA

TOTAL SITE AREA	= 5.274 Ac. (229,759 SF)
EXISTING ZONING	= R-4
EXISTING DISTRICT	= NEIGHBORHOOD
EXISTING USE	= CHURCH
PROPOSED USE	= CHURCH
BUILDING HEIGHT	= 2 STORY (35 FT MAX. ALLOWED)
BUILDING AREA	= 14,675 SF
EXISTING BUILDING TO REMAIN	= 4,540 SF
PROPOSED BUILDING ADDITION	= 10,135 SF
TOTAL BUILDING AREA	= 14,675 SF
F.A.R.	= 0.08 (0.5 MAX. ALLOWED)
PARKING REQUIRED	MIN. MAX.
1 SP/3 SEATS MIN. (233 SEATS)	= 78 SP
125% OF THE MIN. REQUIRED MAX.	= 97 SP
TOTAL PARKING PROVIDED	= 82 SPACES (4 HC SP INCLUDED)
NEW VEHICULAR USE AREA	= 880 SF
EXISTING IMPERVIOUS	= 58,516 SF
PROPOSED IMPERVIOUS	= 60,087 SF (2.7% INCREASE)

GENERAL NOTES:

- Parking area and drive lanes to be a hard and durable surface.
- State Highway encroachment permit will be required for any work in the state right-of-way.
- No increase in drainage run off to state roadways.
- There shall be no commercial signs in the right-of-way.
- 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 trees to be preserved. The fencing shall enclose the area beneath the drip line of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
- Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Competition utilities shall be placed in a common trench unless otherwise required by appropriate agencies.
- Wheel stops or curbing, at least six inches high and wide, shall be provided to prevent vehicles from overhanging abutting sidewalks, properties or public right-of-ways, to protect landscaped areas and adjacent properties. Wheel stops shall be located at least (3) feet from any adjacent wall, fence, property line, woody vegetation, walkway or structure.
- KYTC and Louisville Metro will be constructing a sidewalk across this site's Third Street Road frontage as a part of a larger sidewalk project. If for some reason the State of Kentucky has not built the sidewalks in front of the church at the time of construction, the church will need to bond the construction of the sidewalks as part of their project.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by connection and subject to applicable fees. A Downstream Facilities Capacity request has been submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0091 E dated December 5, 2006.
- Drainage pattern depicted by arrows (==>) is for conceptual purposes.
- All drainage, EPC and Water Quality practices shown on the plan are for conceptual purposes only. Final design of these elements will be determined prior to construction plan approval and shall comply with all MSD and MSD Design Manual requirements.
- This project is subject to MS4 Water Quality Regulations under the incremental area of disturbance sums equal to or greater than 1 acre of disturbance. Per this preliminary development plan, the area of disturbance is 16,270 S.F.
- Site plans to KYTC right-of-way approval for the increased runoff will be required prior to MSD construction plan approval.
- No increase in drainage to the rear of the residential properties as a result of this project.

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: *Ernest L. Smith*
DATE: 10/1/20
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

RECEIVED
SEP 28 2020
PLANNING & ZONING
SERVICES

SITE ADDRESS:
7515 3RD STREET ROAD
TAX BLOCK 1035, LOT 0083
D.B. 11283, PG. 0319
COUNCIL DISTRICT - 13
FIRE PROTECTION DISTRICT - FAIRDALE
MUNICIPALITY - LOUISVILLE

WM# 3767

REVISIONS		DATE	BY	REVISION	APPROVED	SEAL
NO.	DESCRIPTION					
1	PREP. AND CORRECTIONS	10/2/20	W			
2	SEAL AND NOTE AND CONNECTION	10/2/20	W			
<p>CONDITIONAL USE PERMIT PLAN HOPE CITY CHURCH 7515 3RD STREET ROAD COUNCIL DISTRICT - 13 FIRE PROTECTION DISTRICT - FAIRDALE MUNICIPALITY - LOUISVILLE, KY 40214</p> <p>DATE: 2006/1 SHEET 1 OF 1</p>						

Entrance



Proposed Area of Addition



Proposed Area of Addition



Looking Toward 3rd St.



Staff Findings

- There are five listed requirements for the private institution use and the applicant will need relief from item A. and C. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit, and Variance.

Required Actions

Approve or Deny:

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