

21-CUP-0049

Ivybrook Academy



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

**Zach Schwager, Planner I
June 21, 2021**

Request

- Conditional Use Permit to allow a new private institutional use on a property that is zoned R-4 Residential Single Family.

Case Summary/Background

- The subject property is located on the north side of Reamers Road in between Rock Bay Drive and Adrienne Way and is 5.28 acres.
- It is zoned R-4 Single Family Residential and is in the Neighborhood Form District.
- There is an existing single-family residence on site that will remain.

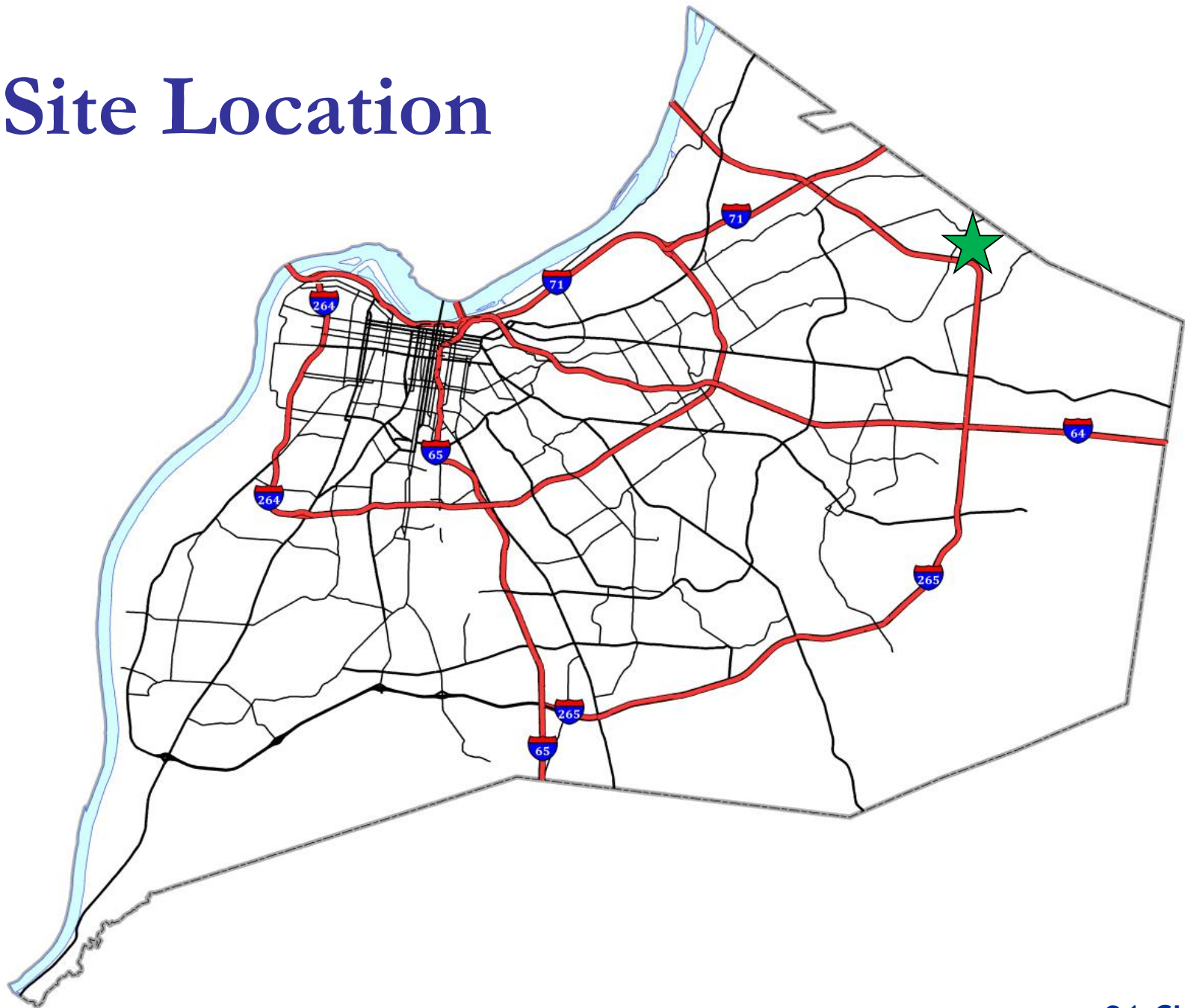
Case Summary/Background

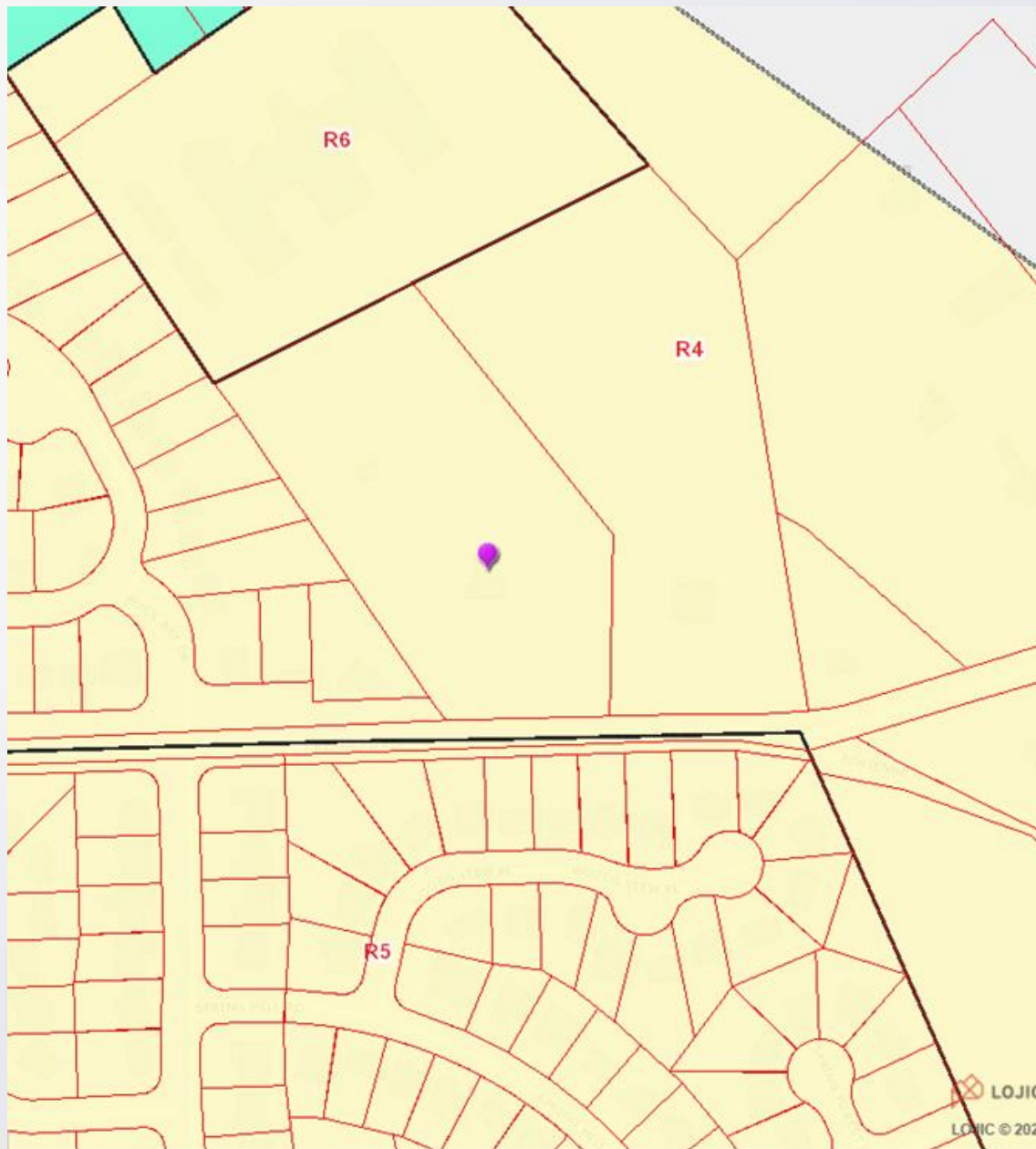
- The existing site access will be removed and the new access will be to the east.
- The applicant is proposing to construct a 6,378 sq. ft. preschool with eight classrooms and a 770 sq. ft. gym.
- The proposed structure will be one-story and will have 34 parking spaces.

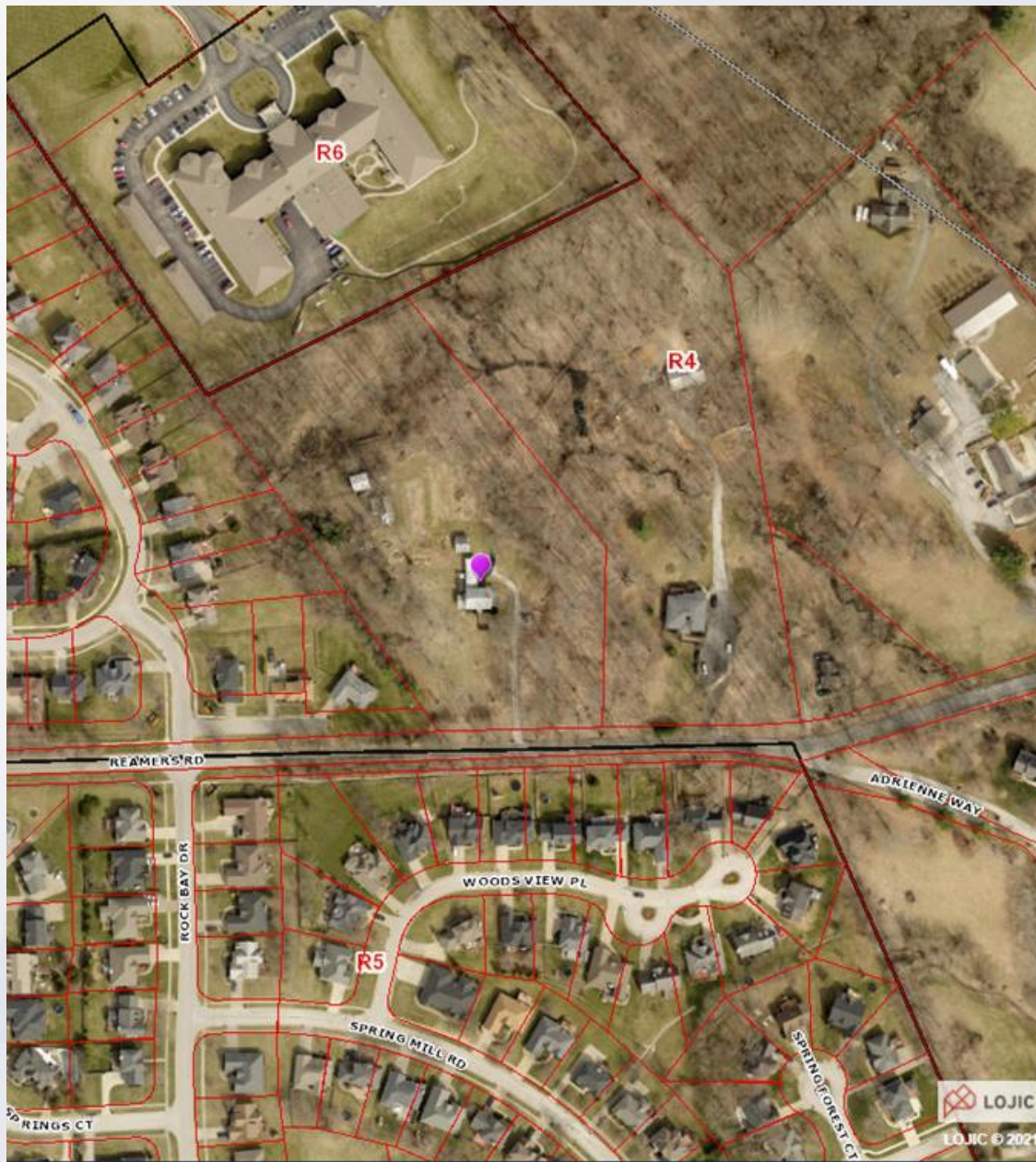
Case Summary/Background

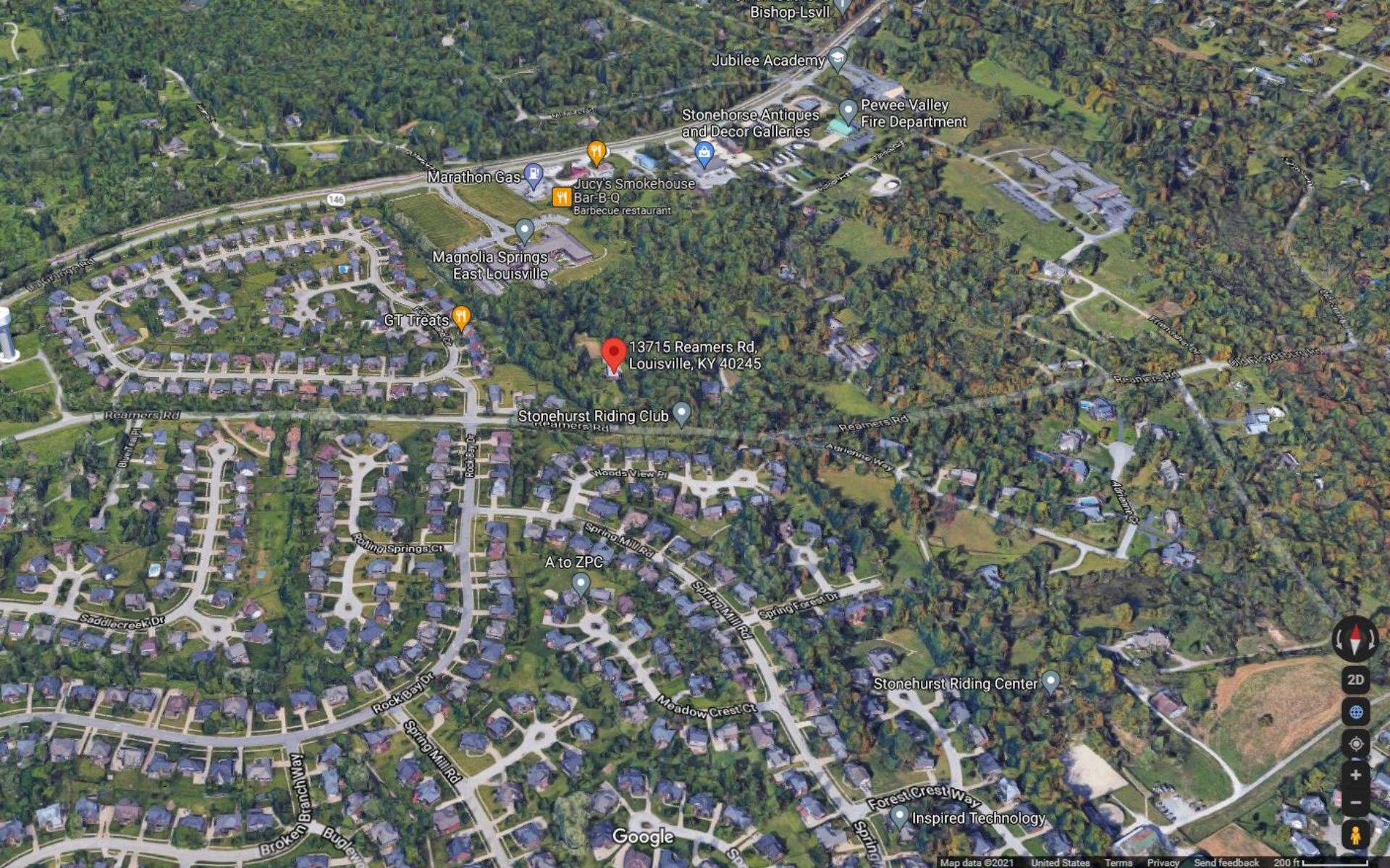
- The Conditional Use Permit request is for the entire subject property.
- The proposed development will meet all landscaping requirements in regard to landscape buffer areas and tree canopy.

Site Location

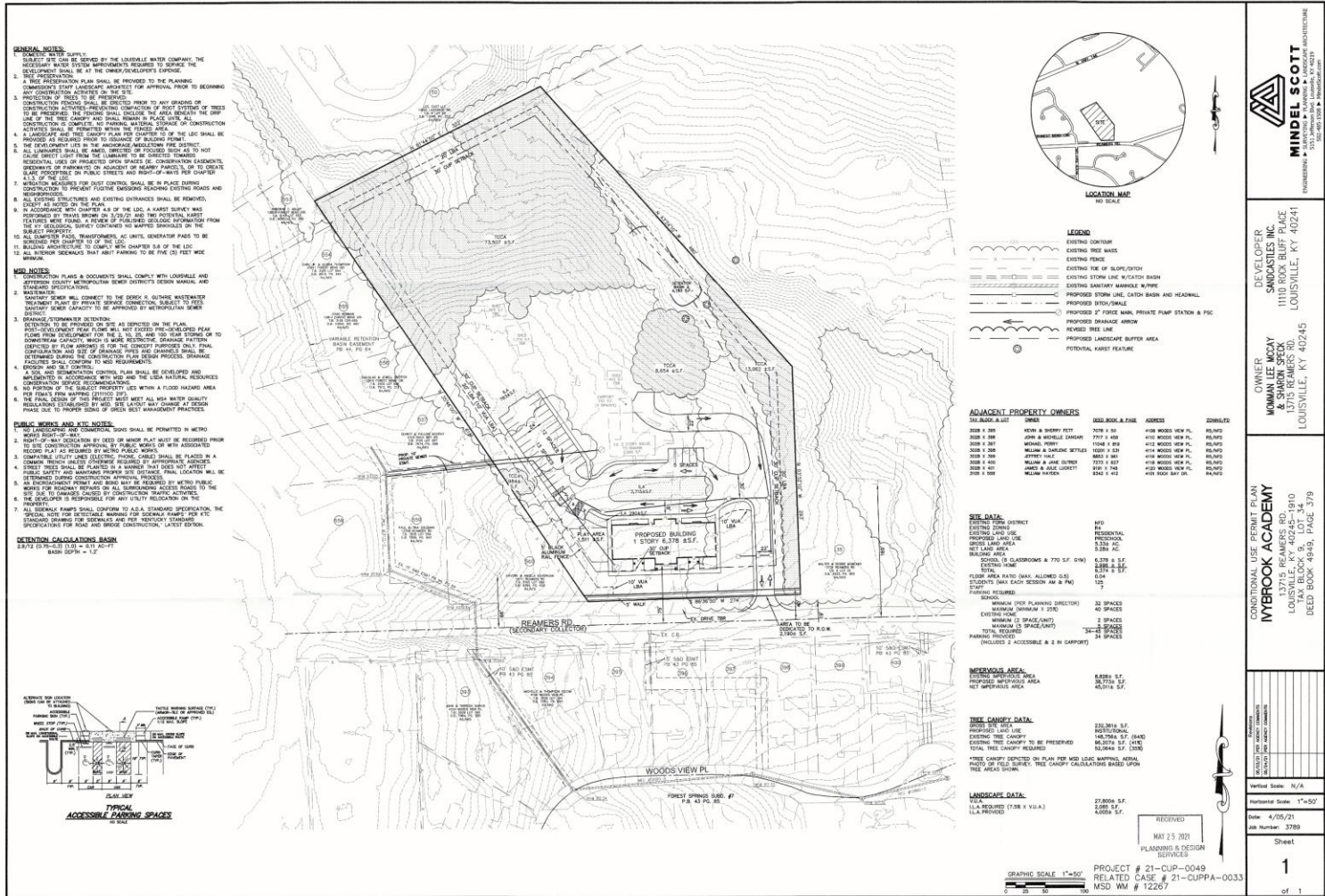








Site Plan



Site Photos-Subject Property

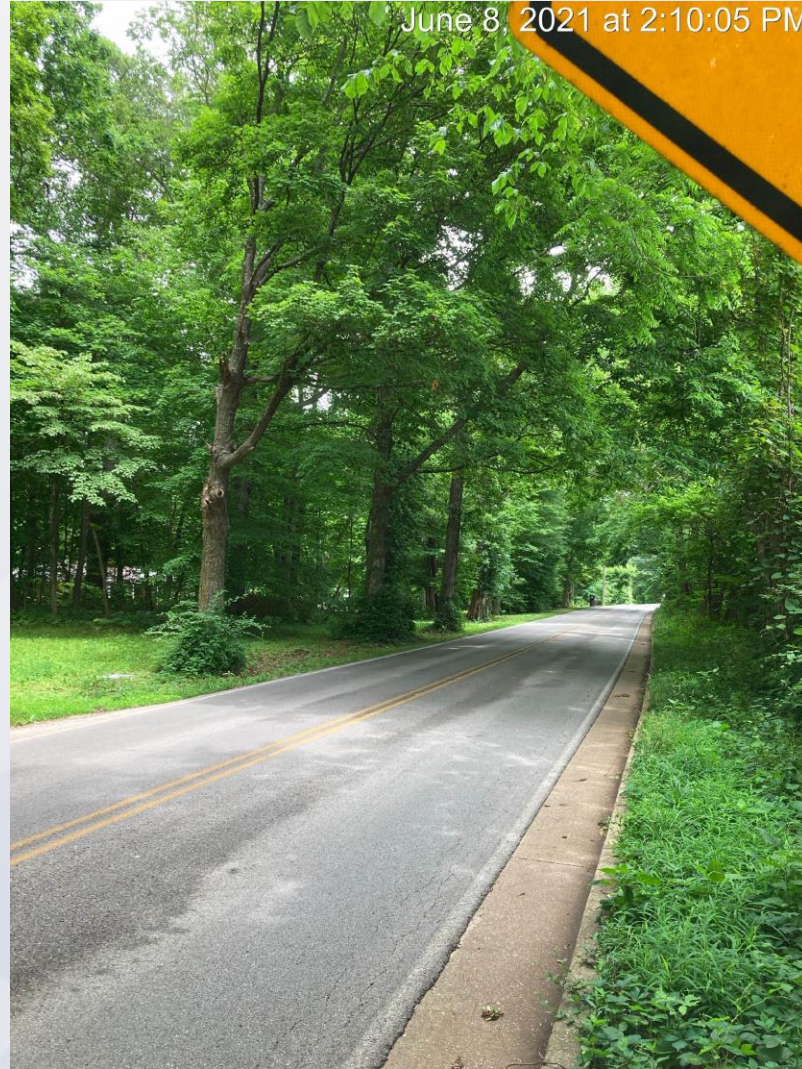


Front of subject property.

Site Photos-Subject Property



Site Photos-Subject Property



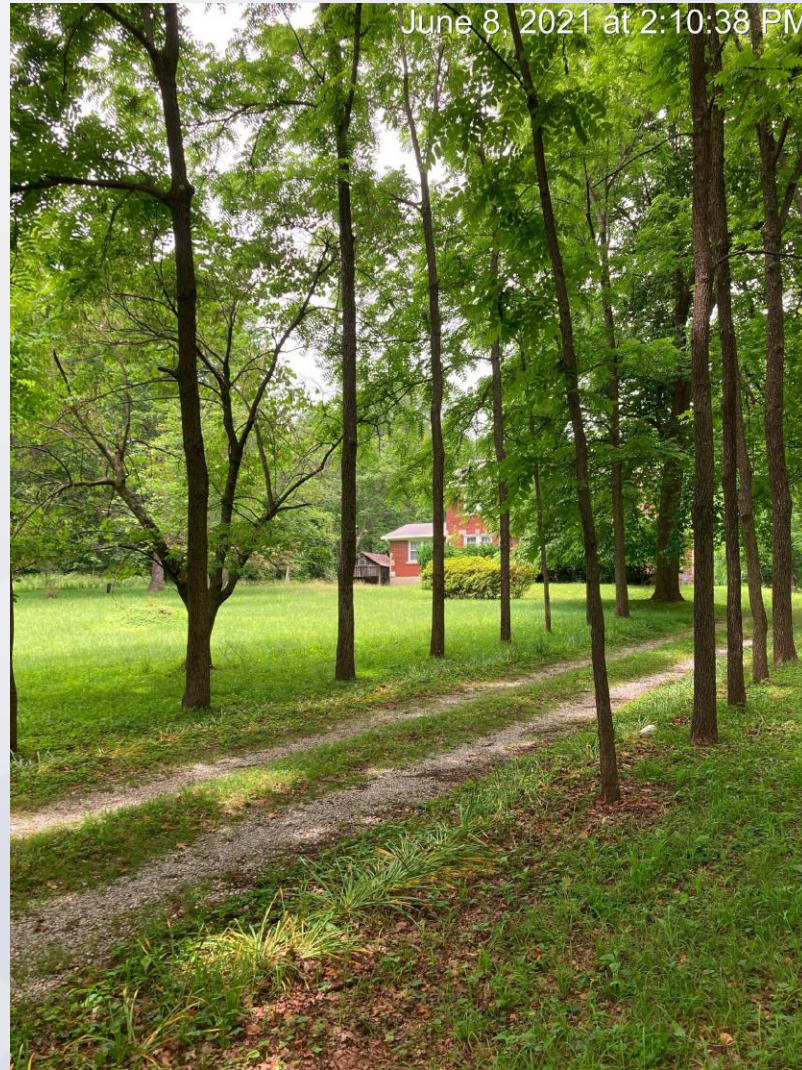
Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property



Staff Findings

- There are five listed requirements and all will be met. Item D. must be met and Item E. is to be determined by the Board of Zoning Adjustment. 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.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a new private institutional use on a property that is zoned R-4 Residential Single Family.

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 and approval by 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 for a private institution until further review and approval by the Board.