

**21-CUP-0110**

**1000 East Burnett Avenue**



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

**Jon E. Crumbie, Planning & Design Coordinator  
October 18, 2021**

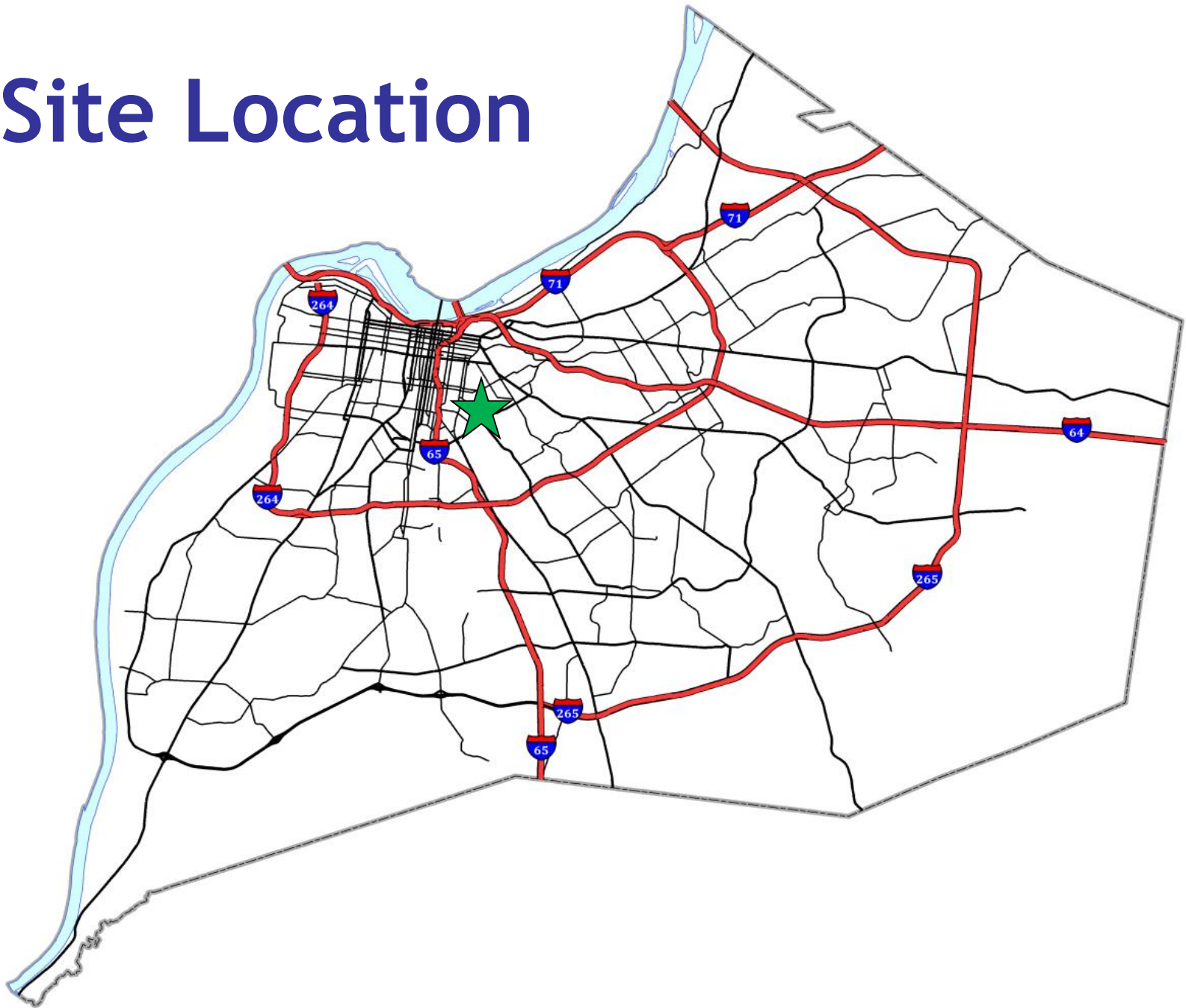
# Request(s)

- Conditional Use Permit to allow a community service facility.

# Case Summary/Background

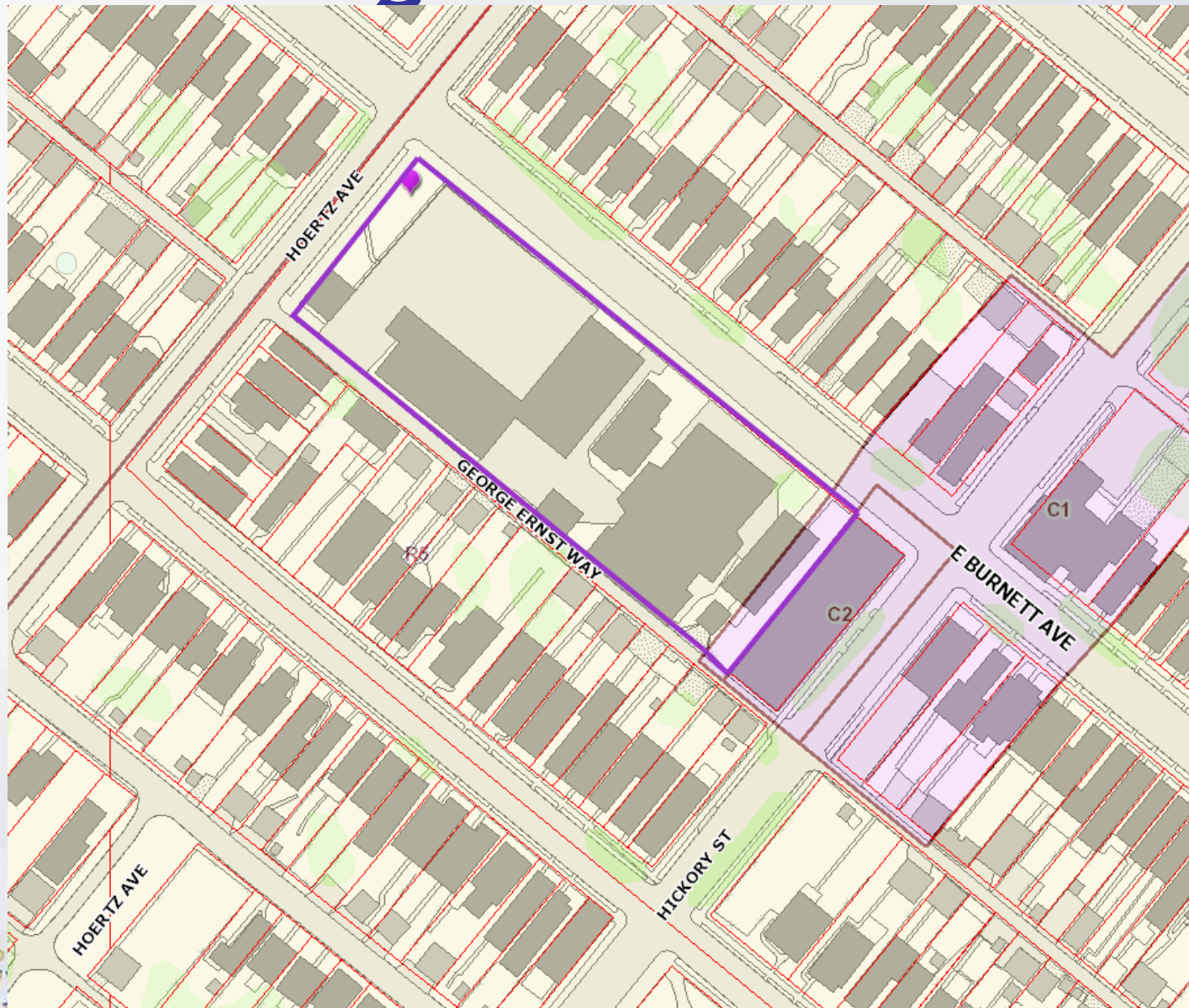
- The applicant is proposing a “Head Start” program to be located at the St. Elizabeth of Hungary Catholic Church.

# Site Location



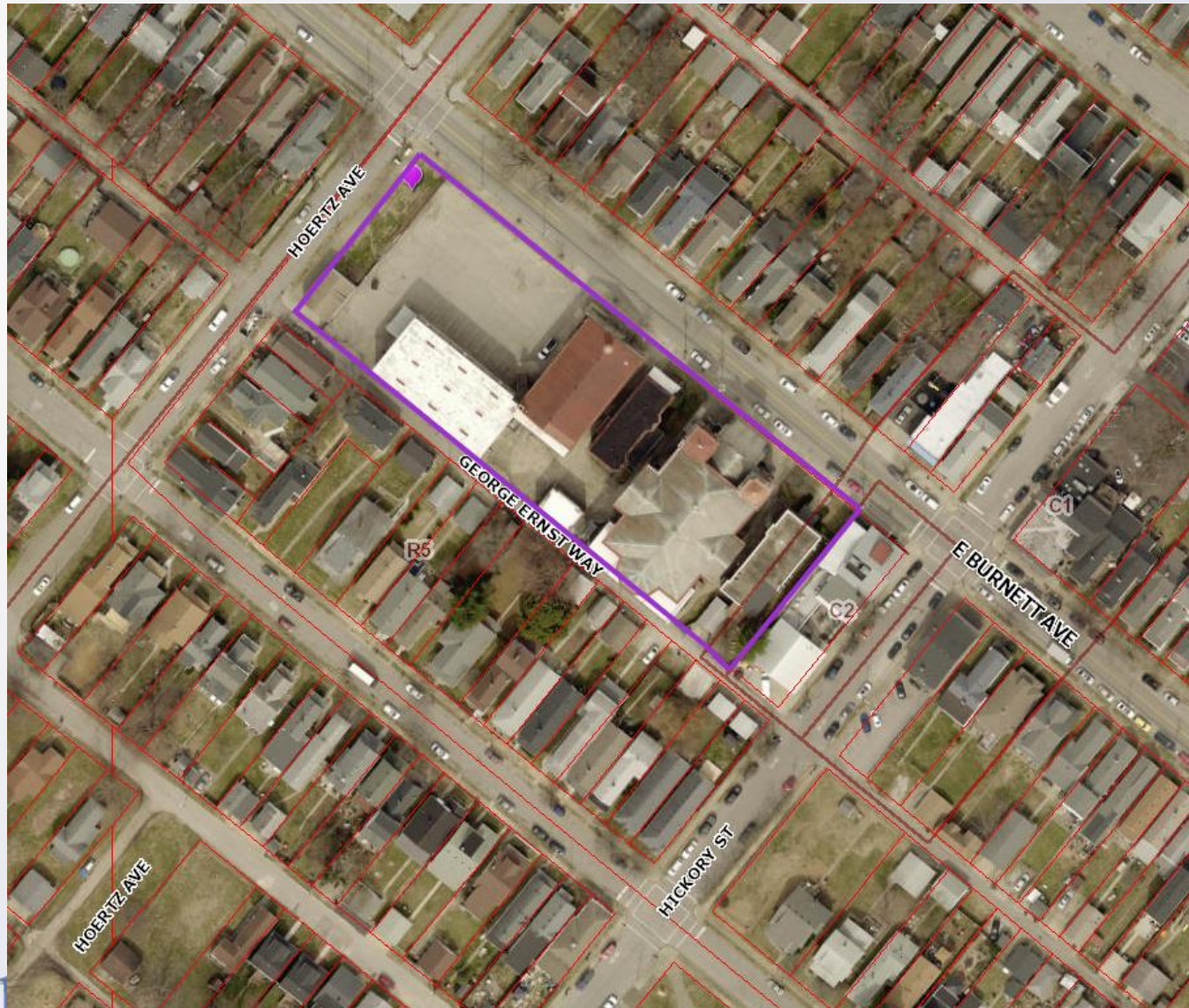


# Zoning/Form Districts

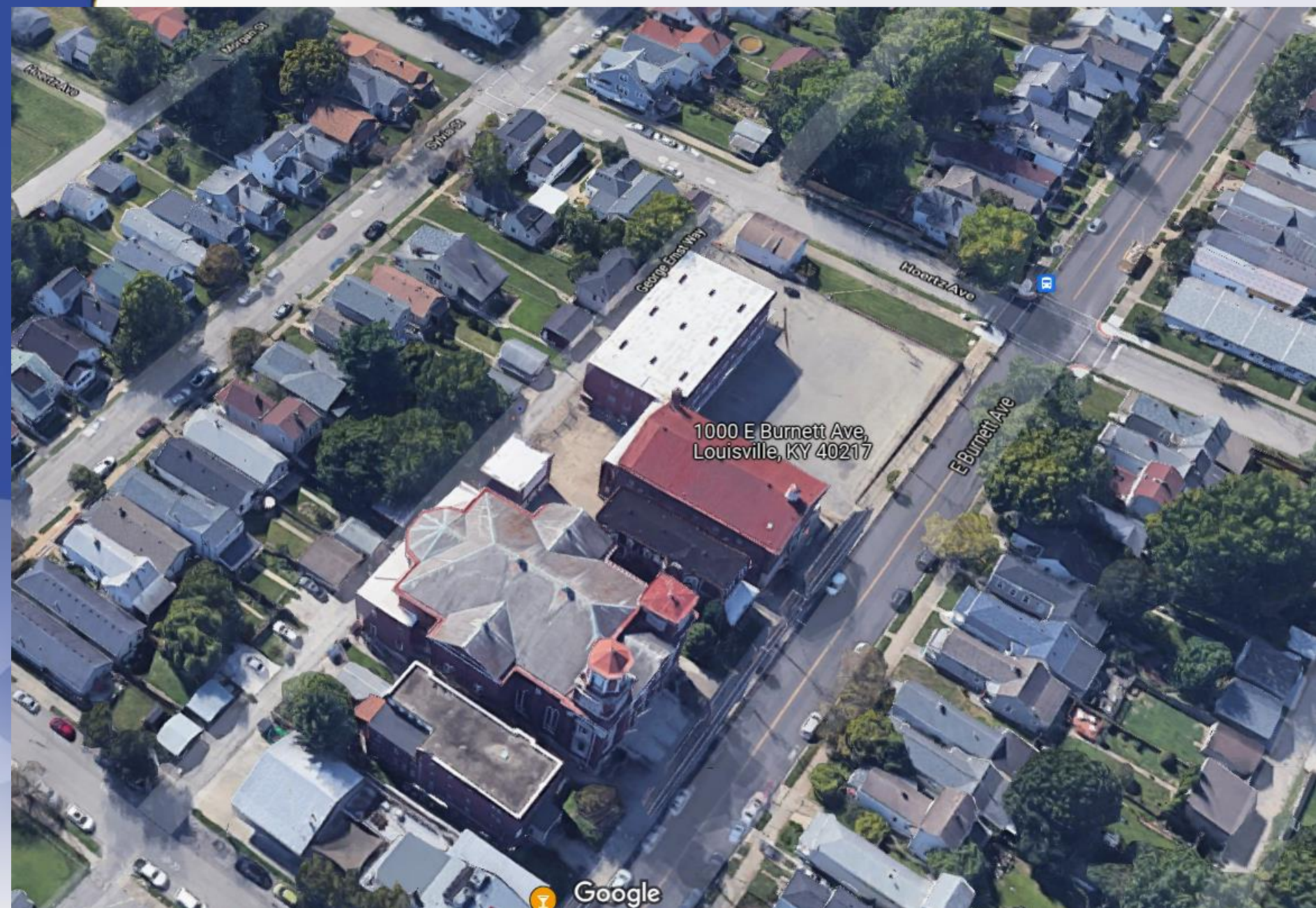




# Aerial Photo/Land Use







Louisville

21-CUP-0110



# Site Plan

## GENERAL NOTES:

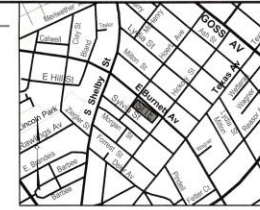
- Parking areas and drive lanes to be a hard and durable surface.
- There shall be no commercial signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root 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.
- Compatible 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, roadway or structure.
- Benchmark and topographical information shown hereon were derived from Lojic data.

## 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 existing connection and subject to applicable fees. A Downstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0042 E dated December 5, 2006.
- Drainage pattern depicted by arrows (→) is for conceptual purposes.
- If the site has this drainage an easement plot will be required prior to MSD granting construction plan approval.
- Site will be subject to MSD Regional Facilities Fee.
- All drainage, EPC and Water Quality practices shown on this 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.
- MSD Single Family, Detachment, or Small Commercial Permit required prior to issue of building permits.

## PROJECT DATA

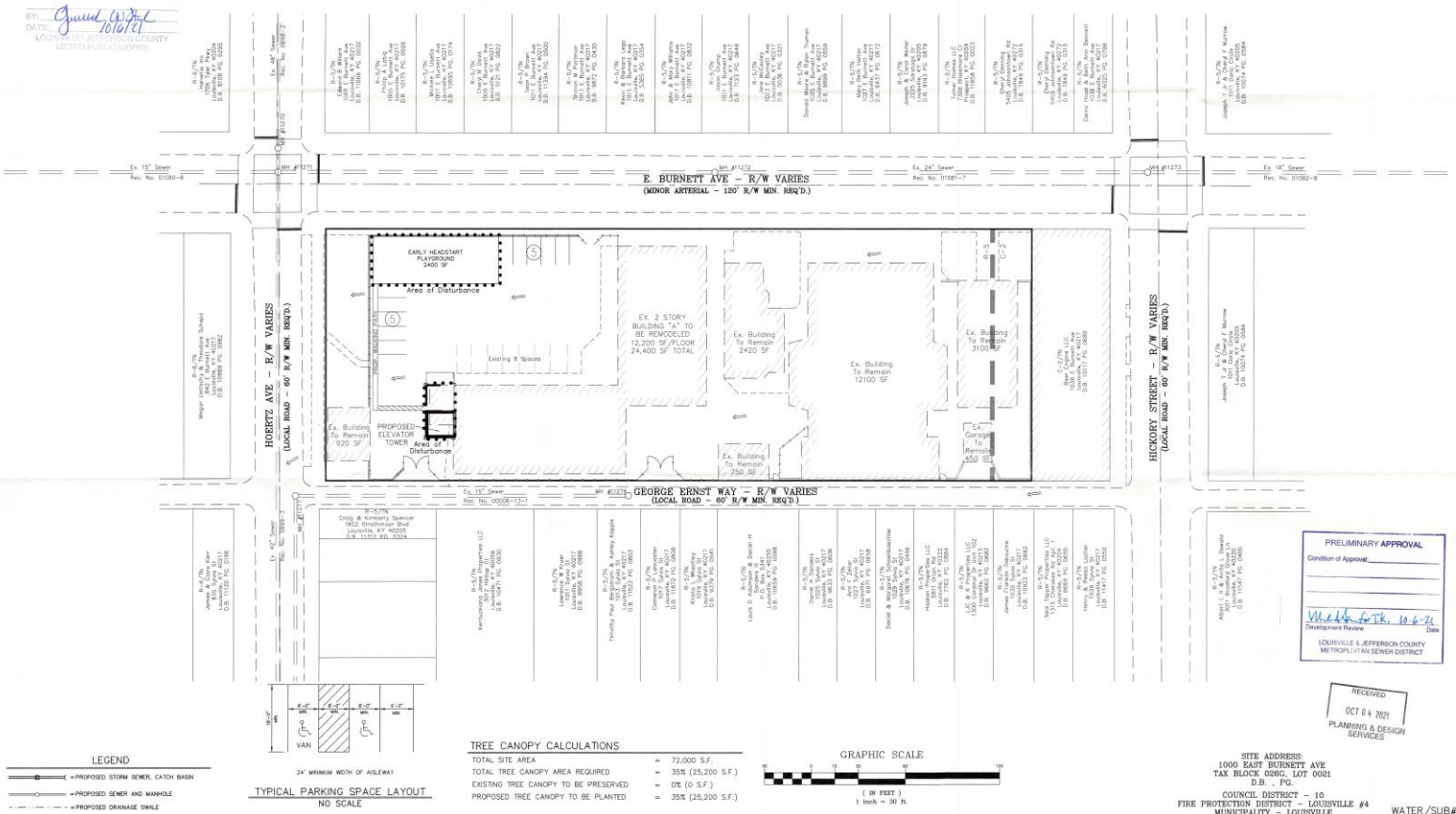
TOTAL SITE AREA	= 1.72 Ac. (72,000 SF)
EXISTING ZONING	= R-5/C-1
FORM DISTRICT	= TRADITIONAL NEIGHBORHOOD
EXISTING USE	= CHURCH
PROPOSED USE	= COMMUNITY SERVICE FACILITY
BUILDING HEIGHT	= 24,400 SF (45' MAX. ALLOWED)
BUILDING "A" AREA	= 24,400 SF
PARKING REQUIRED TO BE EXTENDED BY PLANNING DIRECTOR	MIN. MAX.
PARKING PROVIDED	= 18 SP
TOTAL VEHICULAR USE AREA	= 17,720 SF
INTERIOR LANDSCAPE AREA REQUIRED	= N/A PER 10.2.2
EXISTING IMPERVIOUS	= 59,410 SF
PROPOSED IMPERVIOUS	= 59,410 SF (0% INCREASE)
SITE DISTURBANCE	= 3,000 SF



LOCATION MAP  
NOT TO SCALE

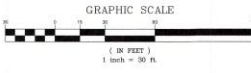
## PRELIMINARY APPROVAL DEVELOPMENT PLAN CONDITIONS:

BY: *Guil W. L.*  
DATE: 10/16/21  
LOUISVILLE-JEFFERSON COUNTY  
METRO PUBLIC WORKS



### TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 72,000 S.F.
TOTAL TREE CANOPY AREA REQUIRED	= 35% (25,200 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 0% (0 S.F.)
PROPOSED TREE CANOPY TO BE PLANTED	= 35% (25,200 S.F.)



SITE ADDRESS:  
1000 EAST BURNETT AVE  
TAX BLOCK 0260, LOT 0021  
D.M. - PG.  
COUNCIL DISTRICT - 10  
FIRE PROTECTION DISTRICT - LOUISVILLE #4  
MUNICIPALITY - LOUISVILLE  
WATER/SUB#

RESPONSE		PROJECT DATA		ENGINEER'S SEAL
NO.	DATE	REVISION	DATE	
1	9/2/21	1	9/2/21	<p>RECEIVED OCT 04 2021 PLANNING &amp; DESIGN SERVICES</p>
2	10/1/21	2	10/1/21	
<p>DESCRIPTION 1000 EAST BURNETT AVE FOR AGENT COMMENTS</p>		<p>PROJECT DATA SHEET NAME: 21070-0001 SCALE: AS SHOWN DATE: 10/16/21 DESIGNED BY: DL CHECKED BY: JH</p>		<p>ENGINEER'S SEAL</p>
<p>NO. 21070 DATE: 10/16/21</p>		<p>PROJECT DATA SHEET NAME: 21070-0001 SCALE: AS SHOWN DATE: 10/16/21 DESIGNED BY: DL CHECKED BY: JH</p>		
<p>OVERC ST. ELIZABETH HEAD START 1000 EAST BURNETT AVE ROMAN CATHOLIC BISHOP OF LOUISVILLE P.O. BOX 1073 LOUISVILLE, KY 40201</p>				
<p>21070 SHEET OF 1</p>				



## Front/Parking Area



10/01/2021 11:27



## Parking Area/Across the Street



10/01/2021 11:30



## Site from the Corner





## Across Hoertz Avenue





# Staff Findings

- There are up to eight requirements for a community service facility. The applicant will need to discuss Item A.1. and will need relief from Item B.4. 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 community service facility.

## 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 community service facility without further review and approval by the Board.