

21-CUP-0109

OVEC - 1816 Rangeland Road



Louisville Board of Zoning Adjustment Public Hearing

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October 18, 2021

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 76 children from birth to five years old and have 28 staff members.
- The existing property is used for St. Ignatius Martyr Catholic Church and the applicant is proposing to use an existing 5,400 sq. ft. building to the rear of the church for the community service facility.

Case Summary/Background

- The two-story building will be expanded by 292 sq. ft. for a gross floor area of 5,692 sq. ft.
- The subject property currently contains a 154-space parking lot and the plan indicates it will remain at 154 spaces.

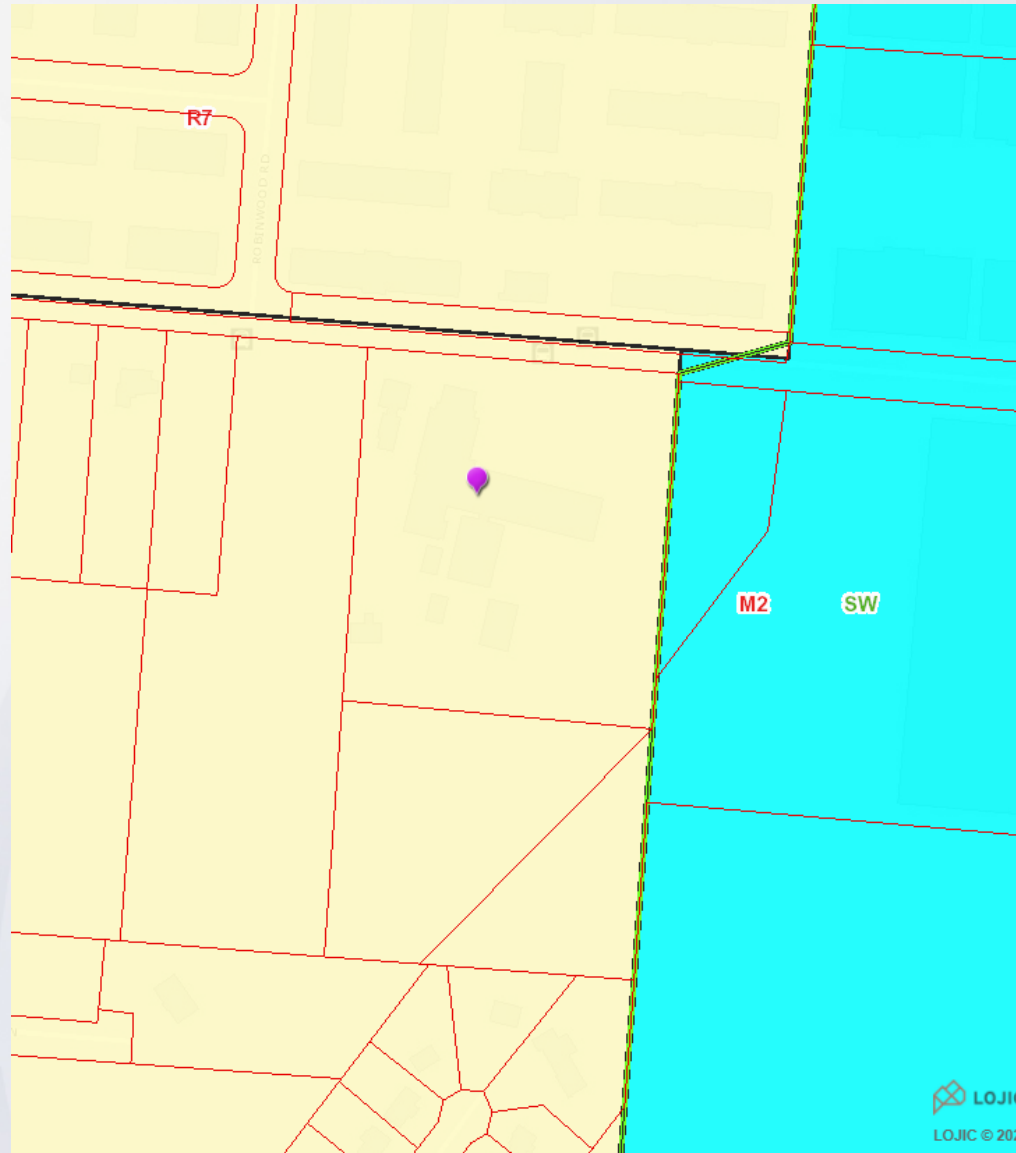
Case Summary/Background

- The subject property is located on the south side of Rangeland Road between Robinwood Road and Shepherdsville Road.
- The subject property is zoned R-4 Residential Single Family and the adjoining properties are zoned R-4, R-7 Residential Multi-Family, and M-2 Industrial.

Case Summary/Background

- The subject property and properties to the west are in the Neighborhood Form District and the properties to the east are in the Suburban Workplace Form District.

Zoning/Form District

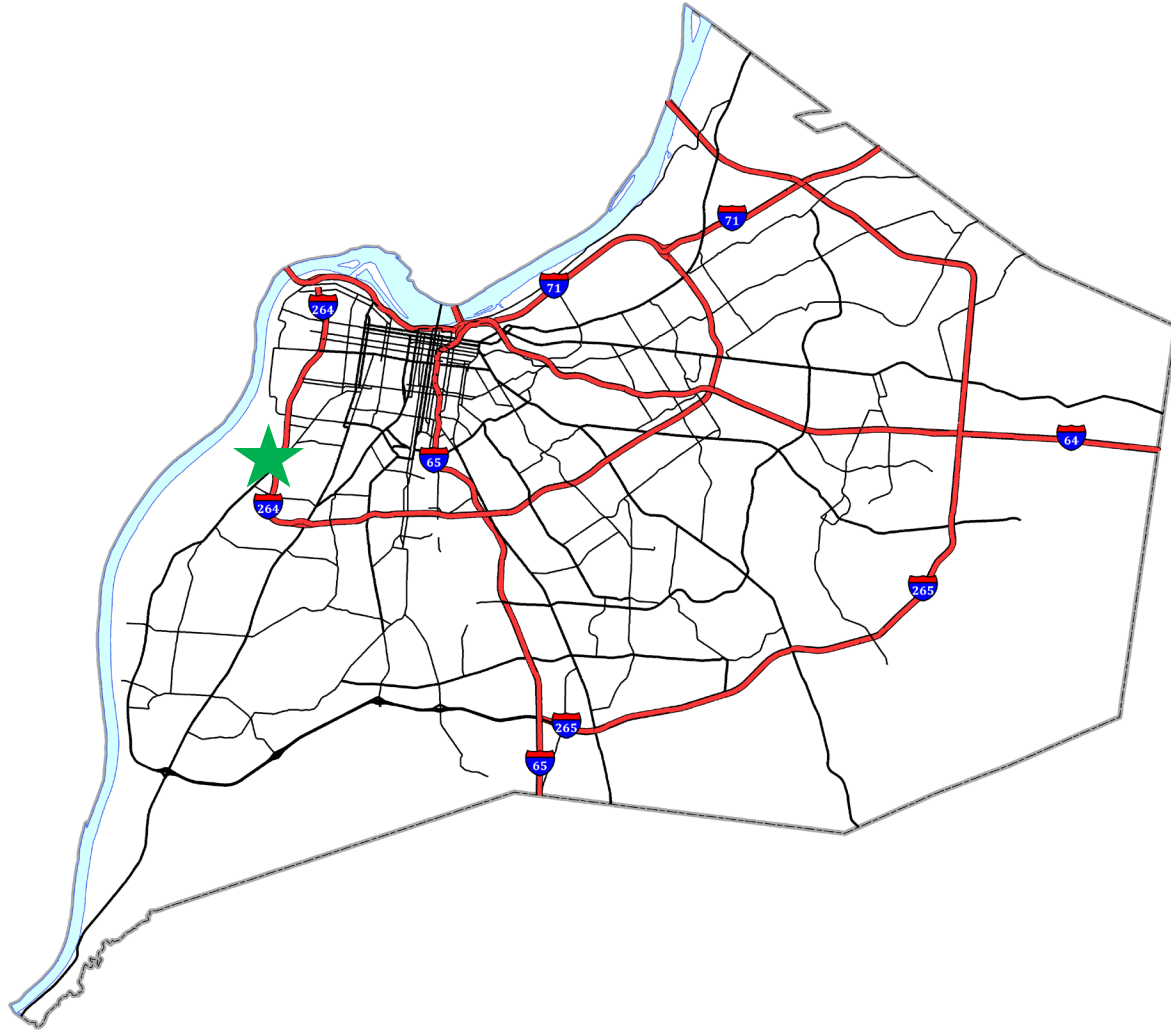


Aerial Photo

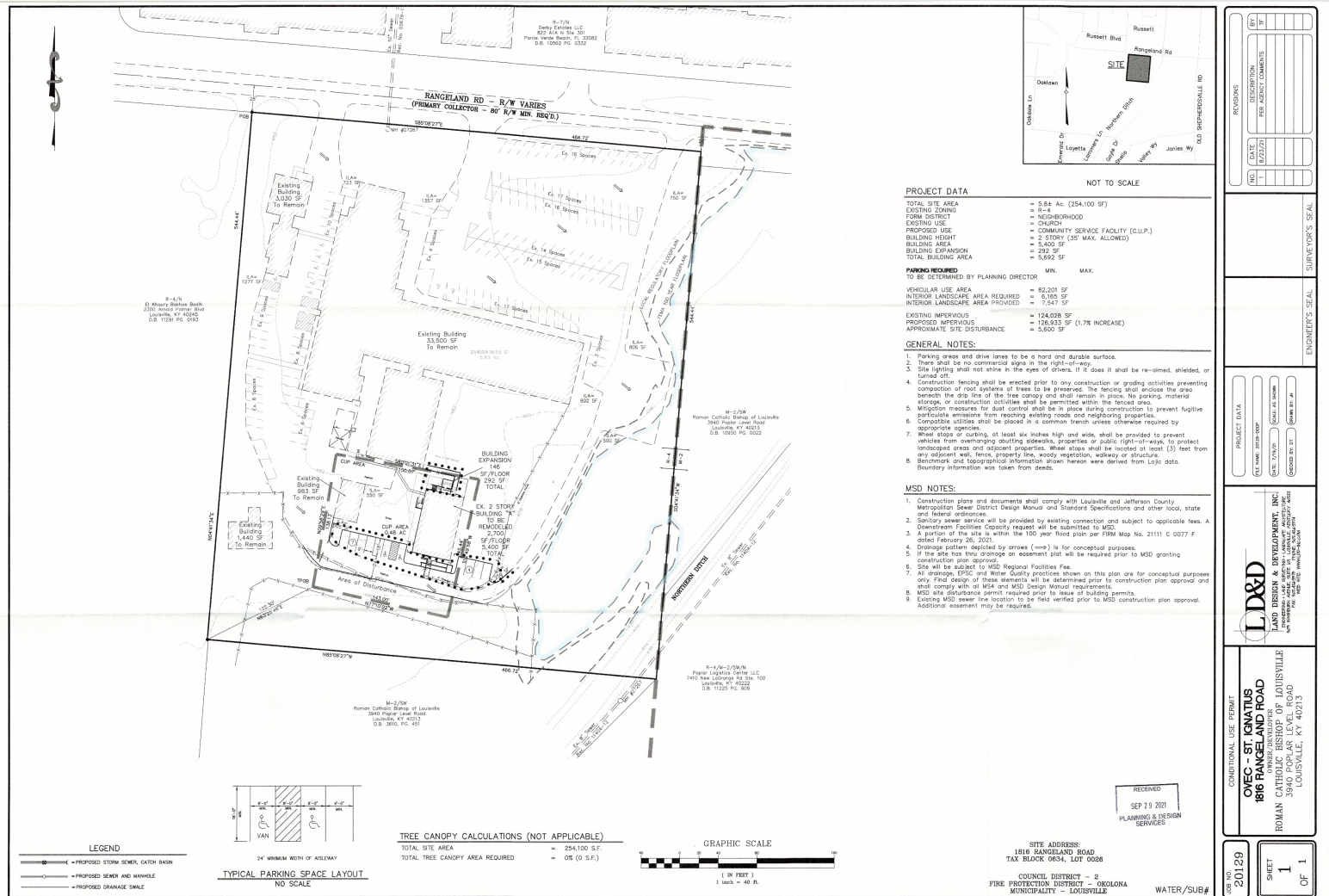




Site Location



Site Plan



Site Photos



Site Photos



Site Photos



Site Photos



Site Photos



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)**