

Board of Zoning Adjustment

Staff Report

October 16, 2023



Case No:	23-CUP-0196
Project Name:	Life of Faith Church
Location:	14200 Spegal Lane
Owner(s):	Family of Faith Fellowship, INC.
Applicant:	Blomquist Design Group, LLC.
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Molly Clark, Planner II

REQUEST(S)

- **Conditional Use Permit** for a private institutional use (LDC 4.2.65).

CASE SUMMARY

The subject site is zoned R4 single family residential in the Neighborhood Form District. The applicant is proposing to construct a detached 30,000 sq. ft. multipurpose room and expand the existing parking lot by 73 spaces. The site currently has a 14,590 sq. ft. assembly hall with 115 parking spaces. The conditional use permit is required to allow for the proposed expansion of this private institutional use and will allow for future expansion to be permitted as modifications.

STAFF FINDING

The conditional use permit is being applied to the entire site as shown on the development plan. There are five listed requirements for the private institutional use. All standards under the private institutional conditional use permit are being met.

TECHNICAL REVIEW

The plan has received preliminary approval from MSD and Transportation Planning.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with applicable policies of the Comprehensive Plan?

STAFF: The proposal meets all applicable policies of the Comprehensive Plan.

2. Is the proposal compatible with surrounding land uses and the general character of the area including factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance?

STAFF: The proposed improvements are compatible with surrounding development and land uses.

3. Are necessary on-site and off-site public facilities such as transportation, sanitation, water, sewer, drainage, emergency services, education and recreation adequate to serve the proposed use?

STAFF: The subject property is served by existing public utilities and facilities. Transportation Planning and MSD have reviewed and approved the proposal.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

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.

B. The applicant must demonstrate that the impact of the traffic generated by the use can be mitigated.

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.

D. All activities shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).

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.

STAFF: *The applicant's proposal will be meeting standards A., B., C., and D. The new multipurpose room will serve existing members and should not generate more traffic. The current road network used to access the church is adequate. The hours will be common hours for a religious institution and will not cause any adverse effects or a nuisance to the adjacent residential neighborhood.*

REQUIRED ACTION

- **APPROVE** or **DENY** the **CONDITIONAL USE PERMIT** for a private institutional use (LDC 4.2.65).

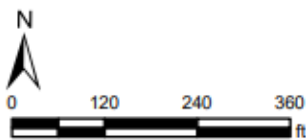
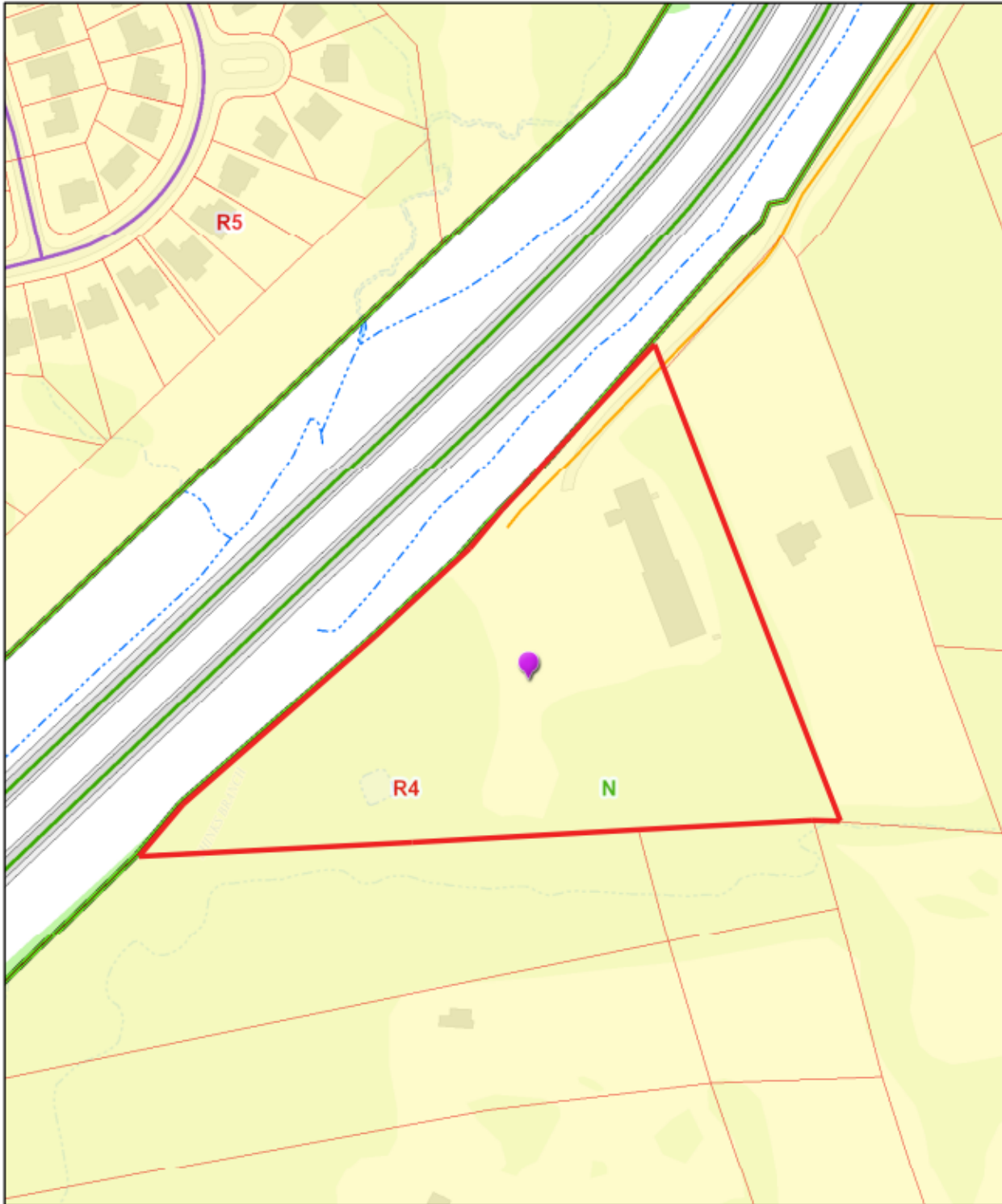
NOTIFICATION

Date	Purpose of Notice	Recipients
09/25/23	Hearing before BOZA	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 22
10/02/23	Hearing before BOZA	Sign Posting

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Conditions of Approval

1. **Zoning Map**



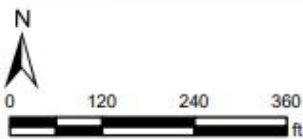
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2. Aerial Photograph



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3. 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 institutional use until further review and approval by the Board.