



26-CUP-0101

Board of Zoning Adjustment
Staff Report
July 20, 2026

Trinity High School Tennis Center Parking

Location: 150 Sears Avenue
Applicant: Trinity High School Foundation
Representative: Land Design & Development Inc.
Jurisdiction: St Matthews
Council District: 9 – Andrew Owen
Case Manager: Mark Pinto, Planner II

REQUESTS & RECOMMENDED ACTIONS

1. Conditional Use Permit to allow an Off-Street Parking Area in the OR-3 zoning district (Development Code Article 15.15).
 - Staff finds the request is in keeping with Plan 2040 and recommends the Board of Zoning Adjustment **APPROVE** the requested Conditional Use Permit.

CASE SUMMARY

The subject site is zoned OR-3 Office Residential, approximately 2.59 acres, and within St. Matthews. The property is developed with an existing 2,285 square foot building, outdoor athletic facilities, and associated parking. The current development and existing site conditions were approved under a previous conditional use permit for a Private Proprietary Club under 23-CUP-0010. The applicant is requesting the conditional use permit for an off-street parking area for the existing parking lot associated with the athletic facilities on site, as students may park in the lot and walk to school nearby or to other locations that are not the athletic facility on site. There is no new construction proposed.

TECHNICAL REVIEW

- Comprehensive Plan 2040
- St. Matthews Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

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

STAFF FINDING: The proposal is consistent with the 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 FINDING: The proposal is compatible with surrounding land uses and the general character of the area, including considerations such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, and overall appearance. There is no proposed construction on site, the existing athletic facilities and associated parking are to remain. Therefore, there will be no effect on compatibility with the area.

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 FINDING: Adequate on-site and off-site public facilities, including transportation, sanitation, water, sewer, drainage, emergency services, education, and recreation, are available to support the proposed use. There is no proposed construction and the previous plan received all applicable permits and approvals.

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

Article 15.15 Off-Street parking (St. Matthews Development Code)

- a. The area shall be located within 200 feet of the property on which the building to be served is located.
- b. Walls, fences, or plantings shall be provided in a manner to provide protection for and be in harmony with surrounding residential property.
- c. The minimum front, street side, and side yards required in the district shall be maintained free of parking.
- d. All driveways and the area used for parking of vehicles shall be surfaced with a hard and durable material and be properly drained.
- e. The area shall be used exclusively for transient parking of motor vehicles belonging to invitees of the owner or lessee of said lot.
- f. The approval of all plans and specifications for the improvement, surfacing, and drainage for said parking area will be obtained from the Director of Works for the City of Louisville or the County Engineer for Jefferson County prior to use of the parking lot.
- g. The approval of all plans and specifications for all entrances, exits, and lights shall be obtained from the department responsible for traffic engineering prior to the public hearing on the conditional use permit.

STAFF FINDING: The applicant has demonstrated, or will be required to demonstrate, compliance with each of the lettered standards for the conditional use permit.

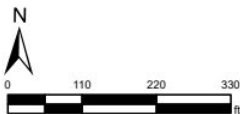
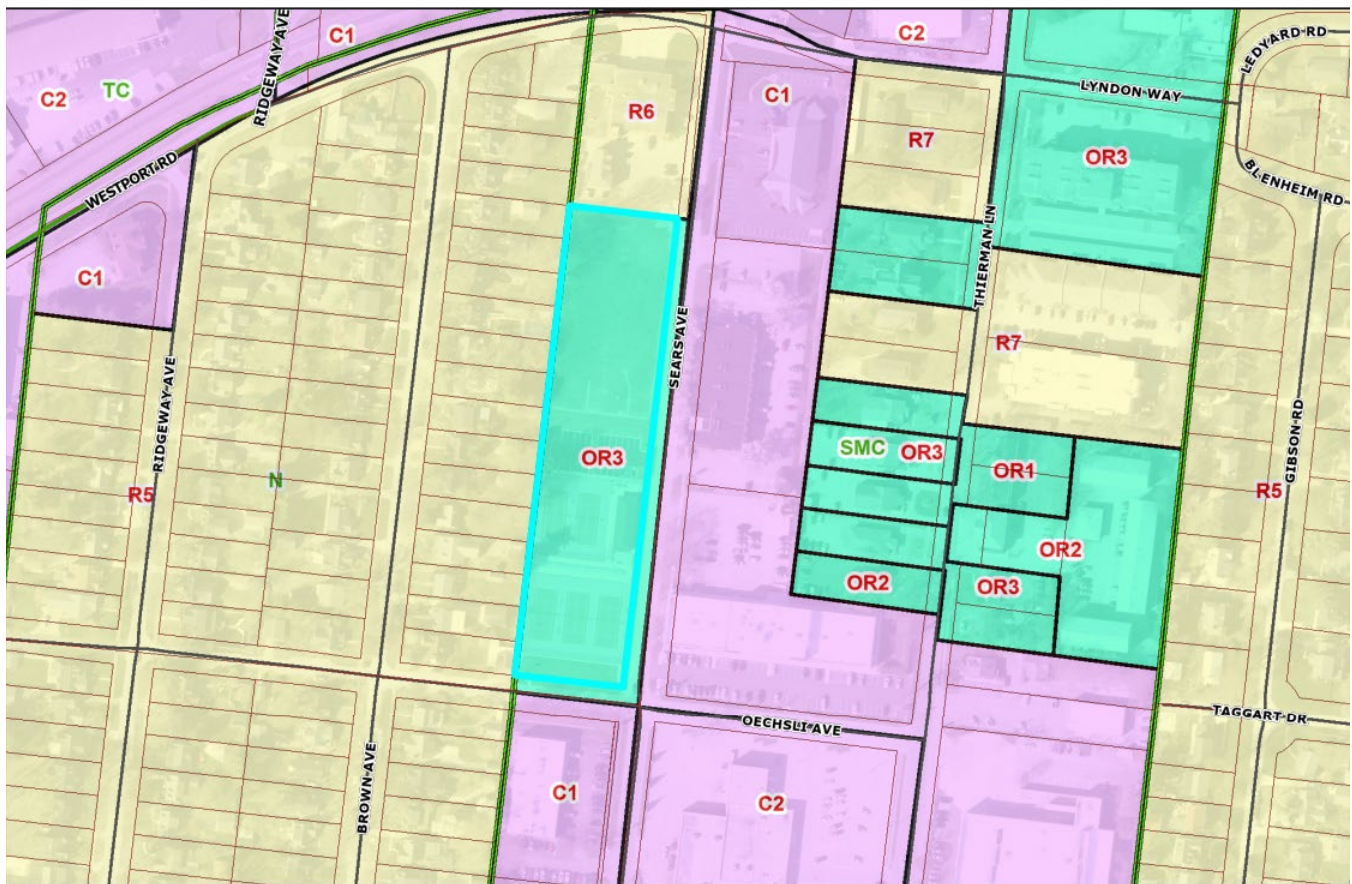
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/2/2026	Planning Commission Public Hearing	1st and 2nd tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 9
7/10/2026	Planning Commission Public Hearing	Sign Posting on Property

ATTACHMENTS

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

1. Zoning Map



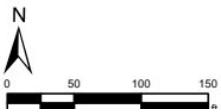
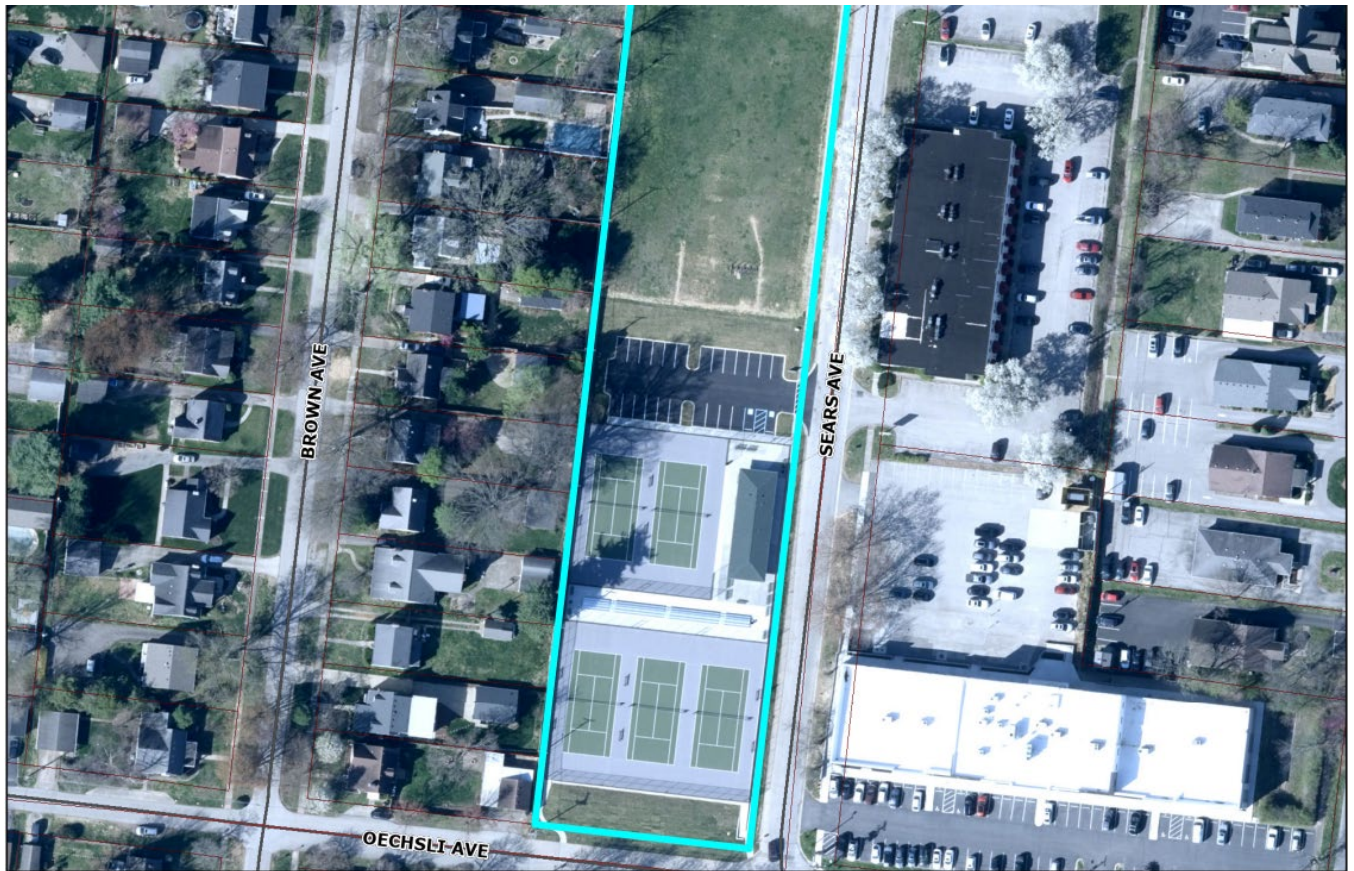
Monday, May 11, 2026 | 12:15 PM



LOJIC © 2026

This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



Monday, May 11, 2026 | 12:17 PM



LOJIC © 2026

This map is not a legal document and should only be used for general information and identification.

3. Proposed 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 an Off-Street Parking area until further review and approval by the Board.