



26-MCUP-0003

Board of Zoning Adjustment
Staff Report
July 20, 2026

Christian Academy of Louisville

Location: 700, 700R, & 702 S. English Station Road
Applicant: Christian Academy of Louisville, Inc.
Representative: Land, Design, & Development, Inc.
Jurisdiction: Louisville Metro
Council District: 11 – Kevin Kramer; 19 – Anthony Piagentini
Case Manager: Kaitlin Dever, AICP, Planner II

REQUEST & RECOMMENDED ACTION

1. **Modified Conditional Use Permit** for a private institutional use in a residential (R-4) zoning district (LDC 4.2.65) with Conditions of Approval.
 - Staff finds the request is adequately justified and recommends the Board of Zoning Adjustment **APPROVE** the Modified Conditional Use Permit.

CASE SUMMARY

The subject site is approximately 64.2 acres zoned R-4 Single-Family Residential in the Neighborhood form district at the intersection of S. English Station Road and English Station Way, generally located east of I-265. The site is currently developed with an existing 236,108 square foot private institutional use with associated parking, numerous accessory structures, a playground, and several athletic fields. The development is accessed from both S. English Station Road and English Station Way.

The applicant is requesting to modify the existing conditional use permit to allow a two-story, 12,904 square foot building expansion to the private institutional use for a lobby and additional classrooms, a new, one-story, 36,770 square foot athletic field house in place of the existing soccer/hammer throw field, and a new, two-story, 23,250 square foot athletic field house between the softball field and football field at the rear of the property. The total building footprint increase across the site is 60,279 square feet (33.7%) and the gross building floor area increase is 72,924 square feet (29%). The proposal will be served by existing parking on site.

Case History:

- **22-MCUP-0014:** A Modified Conditional Use Permit for a private institutional use in a residential (R-4) zoning district to construct a 15,000 square foot Junior Academy building with 20 additional off-street parking spaces.

- **18CUP1122:** A Conditional Use Permit to allow a private institutional use in a residential (R-4) zoning district to construct a 9,250 square foot addition to the main campus building, an 11,000 square foot pre-school building, and a playground with 58 additional parking spaces.
- **B-13189-09:** A Conditional Use Permit to permit a Minor Earth Fill Plan.

TECHNICAL REVIEW

- Louisville Metro Land Development Code (2025)
- Comprehensive Plan 2040
- South Floyds Fork Vision Plan (2019)

This site is subject to the South Floyds Fork Vision Plan (2019), which makes the following recommendations:

- Figure 8: South Floyds Fork Vision Map recommends mixed density residential at this location (p. 30).
- Figures 9.A, 9.B, and 9.C: Conceptual Form District Map recommends Neighborhood form district at this location (pp. 37-39).
- Roadway improvements in the South Floyds Fork study area should always consider complete street guidelines, but context sensitive design should take precedence (p. 51).
- Pedestrian design strategies include: ...giving priority to connecting schools to neighborhoods, neighborhood commercial to residential areas, and transit facilities to all adjacent land uses (p. 52).
- Maintaining and protecting a minimum of 50% tree canopy within the planning area protects the numerous benefits that tree provide (p. 103).

The proposal is appropriately located in the Neighborhood form district. The extent of the development does not necessitate roadway improvements to alleviate the impact of any potential increase in traffic per Public Works. Sidewalks are currently present at the frontage of both S. English Station Road and English Station Way to serve the development. The required pedestrian connectivity to the private institutional use has been provided. The proposal will meet tree canopy requirements in accordance with LDC Chapter 10.1.

- Transportation Planning and MSD have preliminarily approved the proposal.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR MODIFIED CONDITIONAL USE PERMIT

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

STAFF FINDING: The proposal is consistent with applicable policies of the Comprehensive Plan.

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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 factors such as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting and appearance.

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: All 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 are available or will be provided. MSD and Transportation Planning have preliminarily approved the proposal.

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

4.2.65 Private Institutional Use in a Single-Family Zoning District. 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:

1. *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.*

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

3. *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.*

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

5. *The Board of Zoning Adjustment may set hours of operation for institutional use in order to minimize potential negative impacts on surrounding residential properties.*

STAFF FINDING: The applicant is requesting to modify the existing conditional use permit to allow a two-story, 12,904 square foot building expansion to the private institutional use for a lobby and additional classrooms, a new, one-story, 36,770 square foot athletic field house in place of the existing soccer/hammer throw field, and a new, two-story, 23,250 square foot athletic field house between the softball field and football field at the rear of the property. All proposed structures are located more than 30' from property lines. Minimal impact on traffic is anticipated by the proposal, seeing as the extent of the proposed development did not require a traffic impact study by Public Works. Furthermore, the applicant has indicated that the private institutional use has recently completed significant improvements to their drop-off/pick-up protocol to alleviate vehicular circulation and stacking of cars. No alterations are proposed to the existing parking areas. The applicant has demonstrated or will be required to provide compliance with each of the lettered standards of the conditional use permit as necessary.

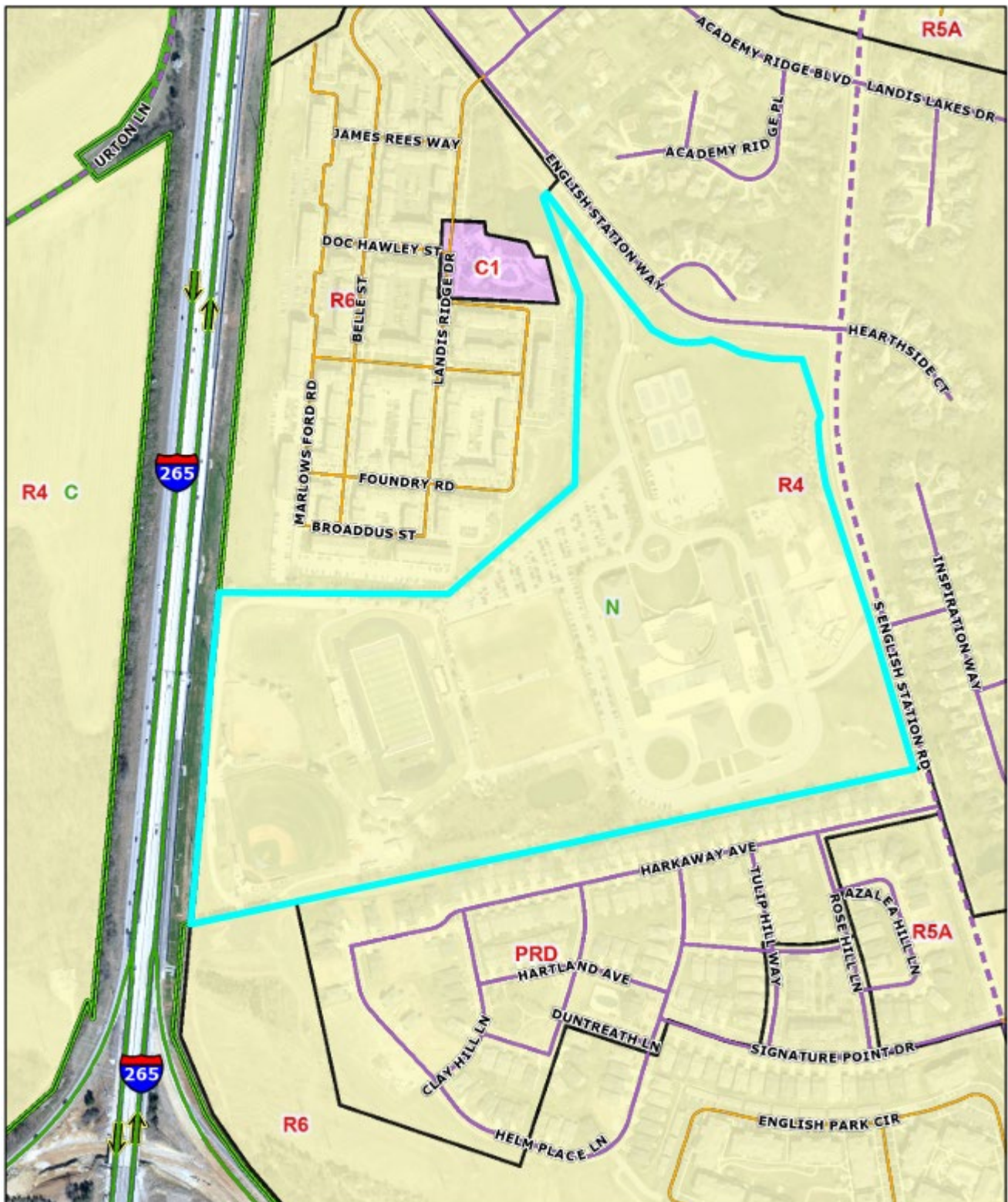
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/2/2026	Board of Zoning Adjustment Public Hearing	1st and 2nd tier adjoining property owners and current residents; Registered Neighborhood Groups in Council Districts 11 & 19
7/10/2026	Board of Zoning Adjustment Public Hearing	Sign Posting on Property

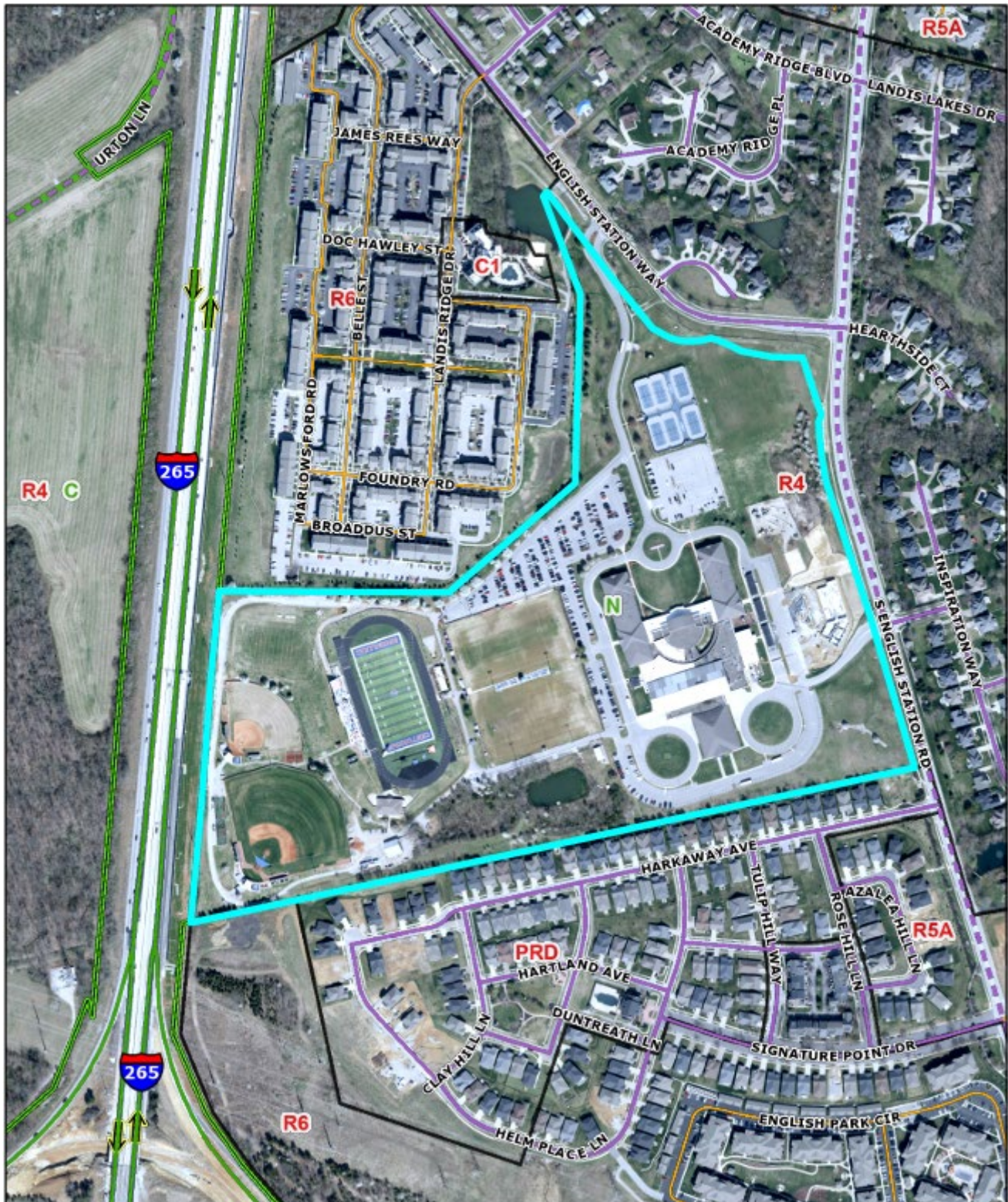
ATTACHMENTS

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

1. Zoning Map



2. Aerial Photograph



3. Existing 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.