



STAFF REPORT

Floyd County Board of Zoning Appeals

Docket Number: FC-02-26-09

Petitioner: St Mary of the Knob

Location: 3500 Martin Road, Floyds Knobs 22-04-00-800-029.000-006

Request: Conditional Use Permit – Institutional Use in Rural Residential zone district

Zoning District: Rural Residential RR

Date: 2/18/2026

Overview:

Applicant is requesting a conditional use permit to allow an institutional use in a rural residential zoning district located on 94.296 acres in Lafayette Township. The proposed building would serve up to 500 students as a preschool - 8th grade private school, replacing an existing school building. Said existing building would be removed excepting one building intended for use by the church youth ministry. The property is located to the south of Martin Road, less than half a mile north of Letty Walter Park.

The proposed school building would contain 60,452 square feet on the first floor, 14,768 square feet in the first basement, and 509 square feet in the second basement, totaling 75,729 square feet. Included in the proposal to service this location are an elementary playground, a middle school playground, 131 parking spaces, and a loading dock.

Accompanying this docket are variances FC-02-26-10 for the height and FC-02-26-11 for a sign.

Staff Comments:

1. The approval will not be injurious to the public health, safety, morals, and general welfare of the community. The use is already existing on the site and will have existing points of access along both St. Mary's Road and Martin Road. Traffic circulation onto and through the site is expected to be improved.

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner. The use is already existing on the site. The proposal is located a couple hundred feet from the nearest right of way and several hundred feet from the nearest neighboring property line. Traffic circulation is expected to be improved and the upgraded building is expected to be more aesthetically pleasing than the existing structures.

3. The need for the Conditional Use does not result from conditions, unusual or peculiar to the subject property itself. The zoning ordinances require a conditional use to operate a school within the Rural Residential Zoning District.

4. The strict application of the terms of the zoning ordinance will not result in practical difficulties in the use of the property. The use is already existing on the site, this proposal is intended to upgrade the facilities and streamline traffic circulation, improving the use of the site.

5. Approval of the Conditional Use will not contradict the goals and objectives of The Floyd County Comprehensive Plan. The Comprehensive Plan does not explicitly discuss educational uses, it does mention management of growth as an objective, encouraging linking growth to infrastructure and service capabilities rather than agricultural areas. The land use for the proposed site within Lafayette Township as Transitional Residential. The proposal would not contradict the comprehensive plan.



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Staff Recommendations: This use is permitted by right within the commercial and industrial zoning districts, as such, to mitigate potential negative impacts for a use of this intensity, the site should follow at least some of the standards for those zoning districts rather than the standards intended for a Rural Residential development.

Sections that should be applied in full or in part:

- Section 5.09 Buffer Yard
- Section 5.11 Environmental Standards
- Section 5.13 Landscaping Standards
- Section 5.14 Loading Standards
- Section 5.20 Parking Standards
- Section 5.53 Internal Sidewalks and Pathways
- Section 5.55 and 5.56 Lighting

Staff suggests scheduling a technical review committee and permitting them to set requirements based on what is appropriate for a use of this intensity on a site of this zoning that must be met before a building permit is granted.

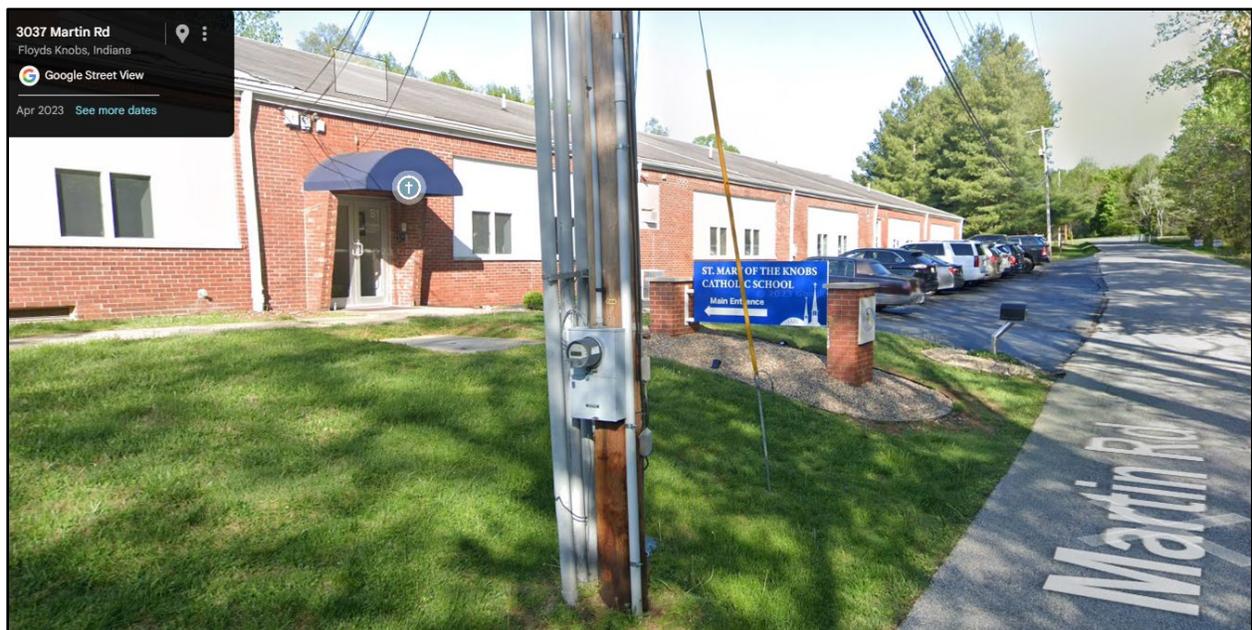


Image of St Mary of the Knobs Catholic School – Google Street View



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Floyd County Board of Zoning Appeals

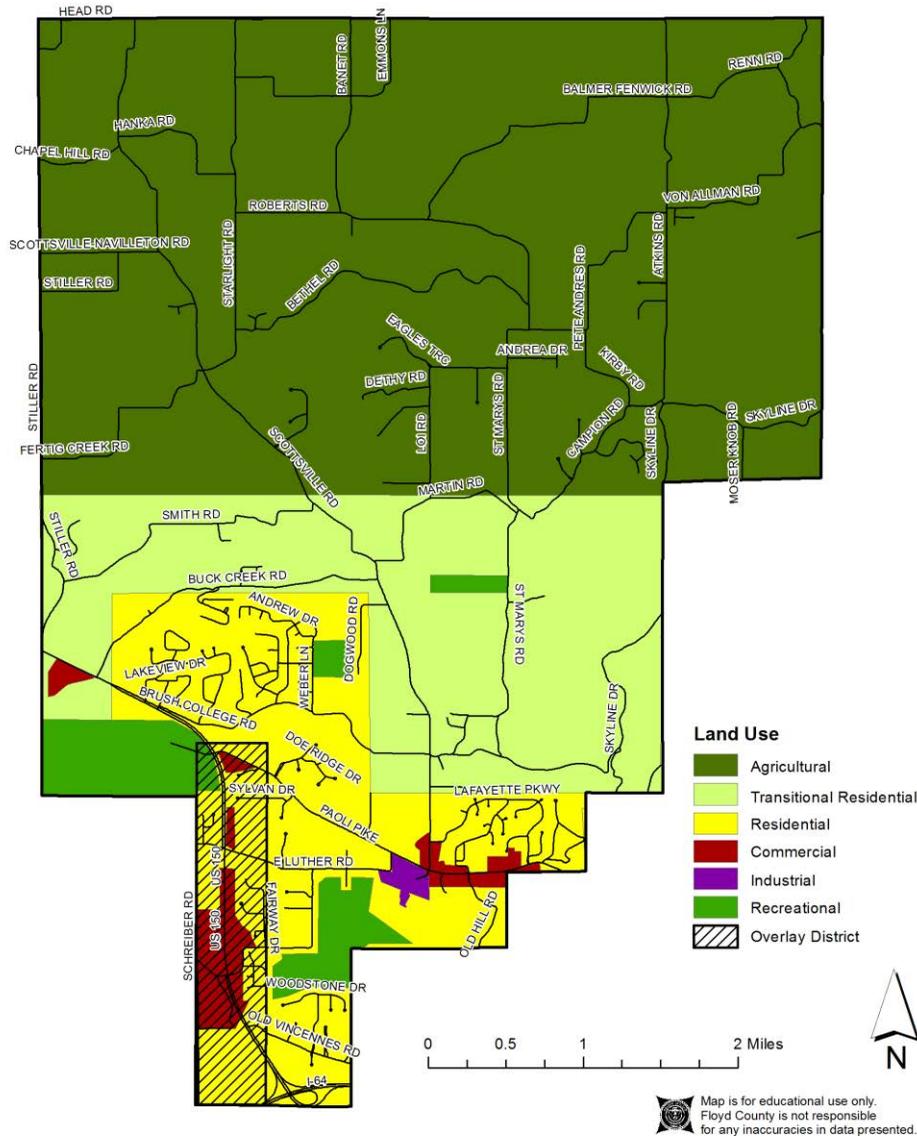


Image of St Mary of the Knobs Catholic School – Google Street View



Image of proposed site – Google Street View

Lafayette Township Land Use



Lafayette Township

Current Land Use

Current land use in Lafayette Township is mostly agriculture and residential. Residential uses are concentrated near the US 150 and Paoli Pike corridors, while agriculture uses are heavily concentrated in the northern areas of the township. Commercial land uses are focused in the Highlander Point and Paoli Pike areas. Recreational uses are high in Lafayette Township and include Letty Walter Park, Floyds Knobs Community Club, Valley View Golf Course, and the Mt. St Francis Sanctuary.

Lafayette Township Current Land Use	Acreage
Agriculture	8,586
Residential	6,779
Commercial	697
Recreational	600
Industrial	28

Source: Floyd County Assessor's Office

Future Land Use

Residential

Similar to the Georgetown Township, future residential land use will be directed towards existing infrastructure and near existing residential uses. Expansion of public services within agricultural areas shall be discouraged as means to promote high-density development. Township provides opportunities for conservation subdivision design, as well as opportunities for mixed use development.

Commercial

Future commercial land uses will be focused at the Highlander Point and Paoli Pike areas, with consideration to access management, sewer capacity, and smart growth principles.

Industrial

Future expansion of industrial land uses is not anticipated. Expansion of existing industrial uses should be vigorously reviewed to determine if infrastructure and services are present and available and how it will affect the rural character of the community. Efforts to plan and design with the topography, land cover and promote sustainable developments should be part of any proposed development or redevelopment request.

Recreational

Letty Walter Park provides an opportunity to explore park improvements for the future. Identifying possible connections and expansions to provide recreational venues in the community should be viewed as a community asset. Review should center as with all uses around safety, service, and blending of uses with existing land uses to promote and not diminish property values and use.

Theme: Places to *Live*

Objective # 1 – Housing Alternatives and Options (HAO)

Draft Policy # 1 – Anticipating the Aging Population

Draft Policy #2 – Location of Higher Density Developments

Objective # 2 – Managing Growth (MG)

Draft Policy # 1 – Linking Growth to Infrastructure and Service Capabilities

Draft Policy # 2- Promoting Conservation and Sustainable Development Design

Draft Policy # 3 – Community Oriented Government

Objective # 3 – Preserving Rural Character (PRC)

Draft Policy # 1 – Promoting infill and municipal infill development

Draft Policy # 2 – Creating a Neighborhood Development Process

Draft Policy # 3 – Preserving Rural Areas

Summary of Objectives and Policies

- Determine where our aging population will be living in the county in 10 years and begin creating polices for anticipating this change. Residential and commercial areas must be accessible as the population ages.
- Create “neighborhoods” instead of just subdivisions through complete design standards. These design standards should be flexible enough that they can be adjusted on a site-by-site basis.
- Focus on sustainable development which works to promote character of the community and ways to preserve rural character.
- Continue to promote and maintain community’s rural character through site and development design elements
- Begin process of addressing first-ring suburban areas in terms of housing stock and aging population
- Focus development where existing service infrastructure exists or can be readily expanded.
- Identify, protect, and promote critical farming and scenic corridors that exemplify the county’s rural character.



PRIMAVERA & ASSOCIATES

ENGINEERING & LAND SURVEYING

February 2, 2026

Jason M. Copperwaite,
PE, PS, FAA-UAS
President

David A. Sanders,
PE
Vice President

Travis Andres,
PE Principal
Geotechnical Engineer

William McDonough,
EIT
Project Manager

J. Michael Rich,
PE, CPESC,
Sr. Project Manager

L. Matthew Blake,
PWS Director of
Ecological Services

Andrew Nelson,
PE, SI Director of
Construction Services

Erik Merten,
Sr. Project Coordinator

Daniel Hartman,
PE
Project Manager

Chase Blakeman,
EIT, FAA-UAS
Project Manager

Paul Primavera,
PE, PS
President Emeritus

Christopher B. Howell,
PS
Sr. Project Manager

Floyd County Plan Commission
2524 Corydon Pike, Suite 203
New Albany, IN 47150

Re: St. Mary of the Knobs Church
Private School Conditional Use
Floyds Knobs, IN

Ladies and Gentlemen,

The attached submittal documents detail the proposed plans for the subject property located at 3033 Martin Road, Floyds Knobs, Indiana. The proposal is to replace the existing school with a new school building. The new school building will serve up to 500 students as a Pre-school through 8th grade private school. The existing school building will be removed except one building. This one building will be converted to church functions for youth ministry. Existing entrances to existing county facilities will remain the same. New parking will be constructed to facilitate the new construction.

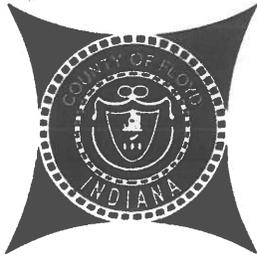
Attached is the proposed floor plan and building elevations. The proposed construction is a large upgrade from the existing facilities and will be an asset to the community and surrounding area.

Please see the attached application and documents for additional information.

Sincerely,

Jason M. Copperwaite, FAA-UAS
PE in IN, KY, OH, IL, AR, NC, & VA
PS in IN, KY, OH, NC, & VA

JMC/ms



Floyd County
Department of Building & Development Services
2524 Corydon Pike Suite 203
New Albany, IN 47150
Phone: (812) 981-7611
Fax: (812) 948-4744
Building@floydcounty.in.gov

Conditional Use Application

Please Note:

This Application is a document of public record. Any information disclosed on this application is available for review by the public. Incomplete applications will not be accepted. A pre-submission meeting with Building and Development Staff is strongly encouraged. Please contact the office at 812-981-7611 to schedule a meeting.

Conditional Use: A use permitted in a particular base zoning district when it is shown that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the zoning ordinance and authorized by the approving authority.

1. General Information:

Applicant:	St. Mary of the Knobs Catholic Church
Applicant Address:	3033 Martin Road, Floyds Knobs, IN 47119
Applicant Phone:	812-923-1630
Applicant Email:	tjansen@yoursmk.org

Applicant's Interest in Property:

Owner Option Holder Purchase Agreement Legal Representative Other

Owner(s) of Property: (complete this section if owner is different than applicant)

Owner Name:	same as above
Owner Address:	same as above
Owner Phone:	same as above
Owner Email:	same as above

Applicant's Representative:

Representative Name:	Jason Copperwaite - Primavera & Associates
Representative Address:	1000 Bell Lane, New Albany, IN 17150
Representative Phone:	812-738-4124
Representative Email:	jcopperwaite@ppa-eng.com

2. Site Information:

Parcel ID Number:	22-04-00-800-029.000-006
Total Acreage:	94.296
Address of Property/Location:	3033 Martin Road, Floyds Knobs, IN 47119 3500 MARTIN ROAD
Current Use of Property:	Church, School, and Cemetery
Current Zoning District:	Rural Residential (RR)

3. Conditional Use Request:

Detail the conditional use request:

To replace the existing school with a new school building. The new school building will serve up to 500 students as a Pre-school through 8th grade private school. The existing school building will be removed except one building. This one building will be converted to church functions for the youth ministry. Existing entrances to existing county facilities will remain the same. New parking will be constructed to facilitate the new construction.

4. Conditional Use Justification:

The Floyd County Zoning Ordinance establishes specific criteria that each must be met in order for a conditional use to be approved. Describe how the conditional use requested meets each of the following criteria:

1. The conditional use will not be injurious to the public health, safety, morals, and general welfare of the community:

An existing private school is operating on the property currently. No changes will be made to existing access points though parking along Martin Road will be removed. Traffic circulation onto and through the site will be improved.

2. The use and value of area adjacent to the property will not be adversely affected:

An existing private school is operating on the property currently. Traffic circulation through the site will be improved. The upgraded school building will be more aesthetically pleasing than the existing structures.

3. The need for the Conditional Use does not result from conditions, unusual or peculiar to the subject property itself:

The property is zoned Rural Residential (RR). A conditional use is required to operate a school within this zoning district. An existing school is currently operating on the premises.

4. The strict application of the terms of the Floyd County Zoning Ordinance would result in an unnecessary hardship in the use of the property:

An existing school is currently operating on the premises. Disallowing the upgrading of facilities and streamlining of the traffic circulation would require the continuation of the use in less than ideal conditions. The proposed upgrades are considerable and would benefit the overall community.

5. Approval of the Conditional Use will not contradict the goals and objectives of The Floyd County Comprehensive Plan:

The comprehensive plan is silent as to the expansion or construction of schools within the Lafayette Township area. Since this is the expansion of an existing, proven use, it does not conflict with the Comprehensive Plan.

5. Required Documents:

- \$450.00 Filing Fee (\$1000.00 for Confined Feed Operation, Junk Yard, Sanitary Land Fill, or Sanitary Sewer Treatment Plant)
- Deed for subject property
- Affidavit of Ownership (if applicable)
- Site plan drawn to scale, signed, and dated which clearly shows the entire layout of the property and all features relevant to the request.
- Floor plan, including specific dimensions for any buildings on the property subject to the conditional use.
- Cover letter summarizing the request.
- For proposals using septic systems, a letter from the Floyd County Health Department shall be provided verifying that any proposed development makes appropriate use of the septic system.
- For proposals using sanitary sewer systems, a letter from the service provider shall be included verifying that any proposed new development will be served.

6. Signature:

The undersigned states that the above information is true and correct.

Name: Rev William G. Marks

Signature: Rev. Will G. Marks

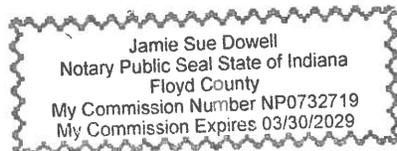
Date: 2/3/20

SUBSCRIBED AND SWORN BEFORE ME

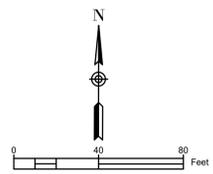
THIS 3 DAY OF February, 2026.

Jamie Sue Dowell
NOTARY PUBLIC COUNTY OF Floyd

MY COMMISSION EXPIRES 03/30/2029



ST. MARY OF THE KNOBS NEW SCHOOL



PARCEL NOS. 22-04-00-800-024.000-006;
22-04-00-800-025.000-006;
22-04-00-800-029.000-006;
22-04-00-800-028.000-006;
22-04-00-900-002.000-006;
22-04-00-800-030.000-006; &
22-04-00-800-066.000-006

APPLICANT/OWNER:
ROMAN CATHOLIC ARCHDIOCESE
OF INDIANAPOLIS PROPERTIES
ST. MARY OF THE KNOBS CATHOLIC CHURCH
5719 ST. MARYS ROAD
FLOYDS KNOBS, IN 47119
(812) 923-3011

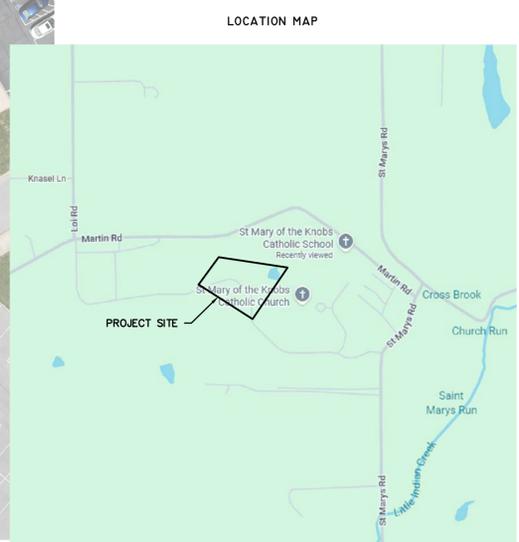
ENGINEER/SURVEYOR:
JASON M. COPPERWAITE
PAUL PRIMAVERA & ASSOCIATES
301 E. CHESTNUT STREET
CORYDON, IN 47112
(812) 738-4124

PARKING ANALYSIS:
SCHOOLS (PRIVATE/PUBLIC K-12):
500 STUDENTS @ 1 SPACE / 4 STUDENTS = 125 SPACES REQUIRED
128 SPACES PROVIDED

PARKING SPACES ARE 9' WIDE x 18' LONG MINIMUM

LEGEND

- = PROPOSED CONCRETE
- = PROPOSED PAVEMENT



By	Date	Revision	Description
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---	---	6:	---
---	---	5:	---
---	---	4:	---
---	---	3:	---
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DEVELOPMENT PLAN
ST. MARY OF THE KNOBS SCHOOL
ST. MARY OF THE KNOBS
ST. MARY ROAD, FLOYDS KNOBS, IN
PROPOSED SITE PLAN

1000 BELL LANE
NEW ALBANY, IN 47150
TEL: (812) 738-4124
FAX: (812) 738-6740

PAUL PRIMAVERA & ASSOCIATES

01/21/2026

Date: 01/21/2026
Drafted By: JMC
Checked By: JMR
Directory:
T: 2024 24937
File: 24937SITE
Job No.: 24-24937

Drawing No.
C-101



*Environmental Public Health Division
2 N. Meridian St., 7D
Indianapolis, IN 46204*

February 5, 2026

Dear Jason Copperwaite:

RE: Commercial On-site Sewage System Change of Use
St. Mary of the Knobs Catholic School
IDOH Project #2226029
3033 Martin Road
Floyds Knobs, Floyd County

This letter is to acknowledge receipt of the Commercial On-site Sewage System Pre-Application (State Form 56275), business usage summary, water usage records and waste strength sampling results submitted on January 19, 2026, and existing on-site sewage system records submitted on January 21, 2026 for the above referenced project. After reviewing these documents, the Indiana Department of Health (department) will make a determination as to whether the existing on-site sewage system has sufficient capacity to serve the new building. When this determination is made, we will also provide you with any additional requirements for use of the existing on-site sewage system.

Sincerely,

A handwritten signature in black ink that reads 'Julia Hayes' in a cursive script.

Julia Hayes
Manager, Commercial Plan Review Program
Environmental Public Health
Indiana Department of Health

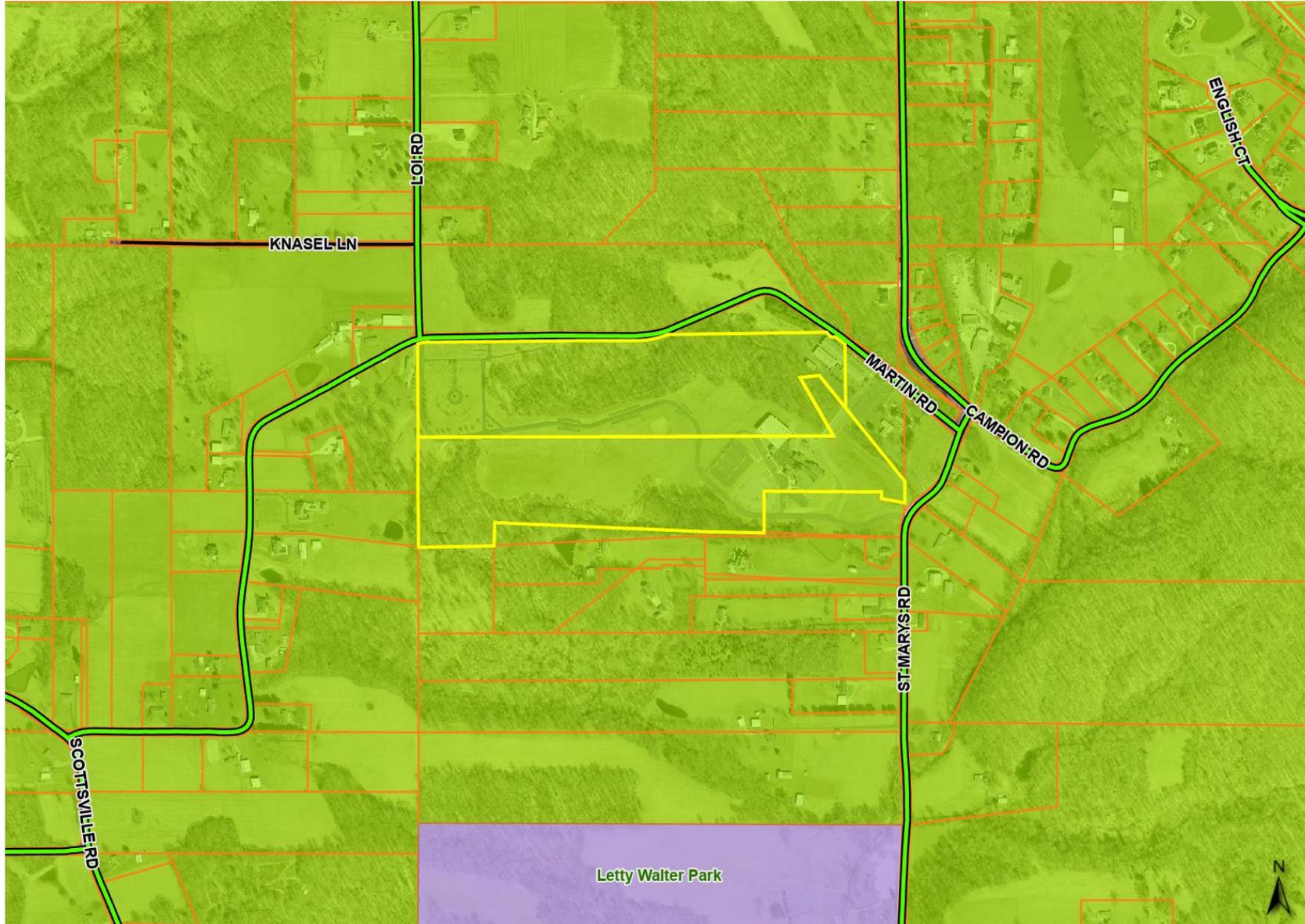


Floyd County, IN

3500 Martin Road, Floyds Knobs, IN 47119

22-04-00-800-029.000-006

Created by: Franklin J Walden



- Parks
- Townships
- Corporate Boundaries
- Parcels
- County Zone Map
 - AR - Agriculture
 - RR - Rural Residential
 - PD-RR - Planned Development
 - RS - Residential Suburban
 - PD-RS - Planned Development
 - RU - Residential Urban
 - MF - Multi-Family
 - NC - Neighborhood Commercial
 - PD-NC - Planned Development
 - HS - Highway Service
 - GC - General Commercial
 - PD-GC - Planned Development
 - PR - Park
 - GI - General Industrial
 - OB - Office Business
 - PU - Plan Unit
 - Other Values
 - Highlander Point

NOTICE OF PUBLIC HEARING

Description of Proposed Docket:

The applicant _____ is seeking a:

- Development Standards Variance
- Conditional Use
- Special Exception
- Administrative Appeal

From the **Floyd County Board of Zoning Appeals.**

Street Address (see enclosed map):

Description of Project:

This is a notice that a public hearing regarding the proposed docket item will be on _____ located in **Suite 104 at the Pineview Government Center, 2524 Corydon Pike New Albany, IN 47150.**

Please note that information about the proposed docket item can be found at the following:

Floyd County Building and Development Services

2524 Corydon Pike Suite 202

New Albany, IN 47150

Monday- Friday 8AM to 4PM

812.981.7611

Building@floydcounty.in.gov

Online: Floyd County Government Website www.floydcounty.in.gov

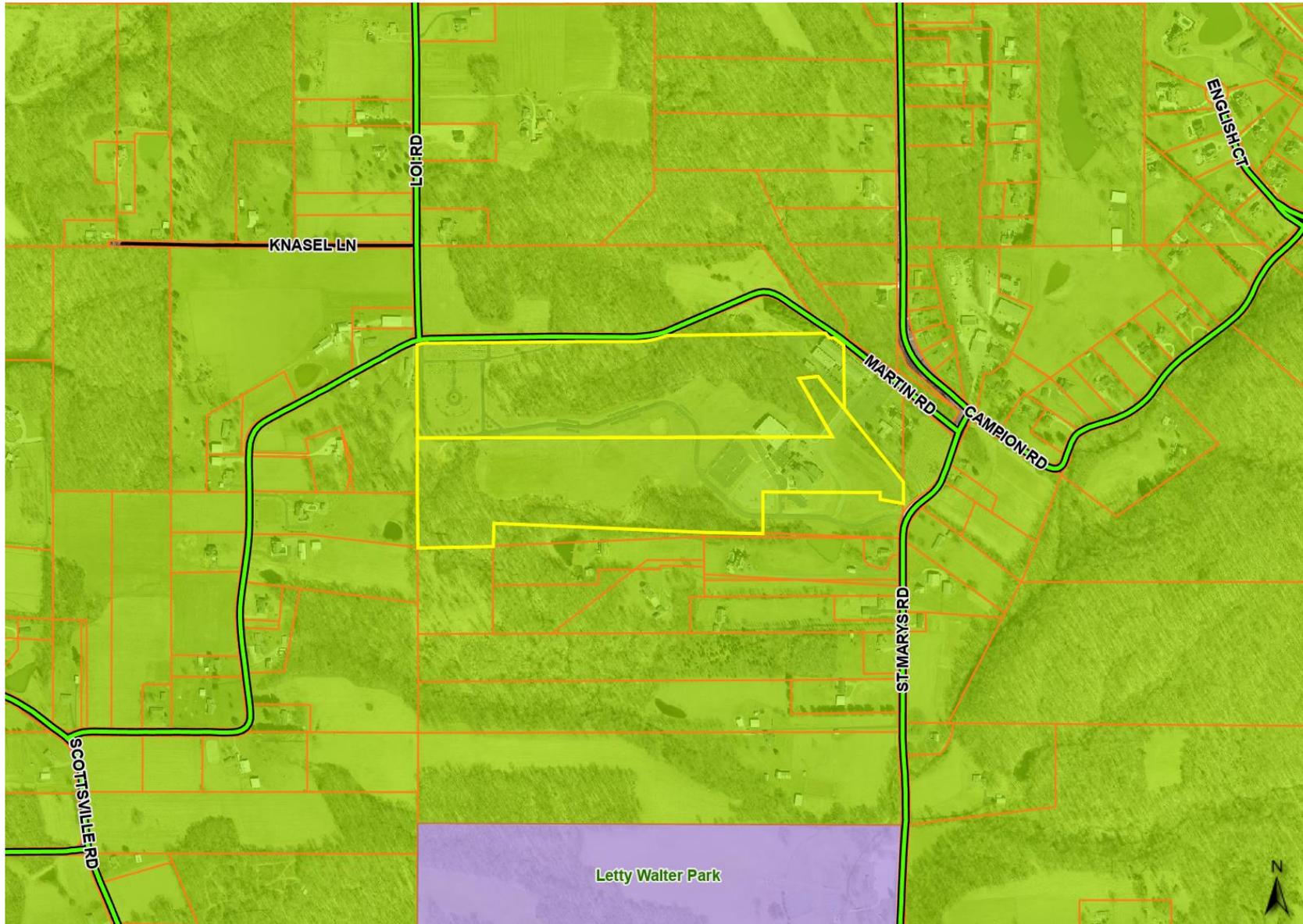


Floyd County, IN

3500 Martin Road, Floyds Knobs, IN 47119

22-04-00-800-029.000-006

Created by: Franklin J Walden



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 - Highlander Point

Floyd County Board of Zoning Appeals

Frequently Asked Questions

1. How can I find out more about this docket?

You can either visit to the Floyd County Building and Development Services Office and review the file between the hours of 8AM to 4PM Monday through Friday or you can review the proposed application on-line at www.floydcounty.in.gov under the Plan Commission page

2. How does this process work?

Depending on the docket, there are several different processes. The Board of Zoning Appeals will take public comments on each proposal and values public comment in their decision-making process. The Board of Zoning Appeals is required to follow state statute when considering each application. Below is a brief description of application that may come before the board. Please note the check marked application on the notification form to the corresponding process listed below:

- **Development Standards Variance** – The applicant is seeking to vary from the County’s development standards in the County’s Zoning Ordinance. Per Indiana State statute, the Board of Zoning Appeals holds a public hearing. From the applicant, it determines if the applicant has met the standard that will allow for the requested variance of County rules. The Board of Zoning Appeals has the ability to approve, disapprove or may place reasonable conditions on the request per the ordinance standards.
- **Conditional Use**– The applicant is seeking to conduct a use on the property not otherwise permitted by right. By the County Zoning Ordinance, the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve, or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.
- **Special Exception** – The applicant is seeking to conduct a use that is not permitted by right in the certain zoning district. Similar to the conditional use, ordinance, and the proposed use must be reviewed and determined by the Board of Zoning Appeals if how the applicant is proposing the use to be conducted will affect the adjoining property owners. The Board of Zoning Appeals has the ability to approve or disapprove. The Board can also place reasonable conditions on the request per the ordinance standards.

Board of Zoning Appeals & Plan Commission Order of Meetings:

- Meeting is called to order, roll call, and approval of minutes
- Director presents docket item and staff report
- Petitioner will be given a total of ten (10) minutes to present application request
- Board members will ask petitioner questions
- Public comments are opened:
 - Favorable comments are allowed a combined total of ten (10) minutes
 - Opposition comments are allowed a combined total of ten (10) minutes
- Public comments are closed and will remain closed
- Petitioner will be given a total of five (5) minutes to respond to public comments
- Board discusses the case and makes a ruling

CHURCH, ROMAN CATHOLIC
ARCHDIOCESE OF INDPLS PROP
1400 N Meridian St
Indianapolis, IN 46202

THE WOODS AT ST. MARY'S
Thomas Waters
3033 Cobblers Crossing
New Albany, IN 47150

FENWICK, ROY A,
RALPH E & MERVIN L
3704 Martin Rd
Floyds Knobs, IN 47119

FENWICK, MERVIN L.
3568 Martin Rd
Floyds Knobs, IN 47119

FENWICK, RALPH E. &
ROY A. & MERVIN
3960 Martin Rd
Floyds Knobs, IN 47119

FENWICK, ROY A. & EDITH
C. REVOC LIVING TRUST
3704 Martin Rd
Floyds Knobs, IN 47119

HUTSLAR, JIMMY L &
LINDA D
3681 Martin Rd
Floyds Knobs, IN 47119

MOUSER, ROBERT &
MELANIE
3711 Martin Dr
Floyds Knobs, IN 47119

Sprigler, Joseph E. and
Jillian M.
3731 Martin Rd
Floyds Knobs, IN 47119

FISHER, DOUGLAS
COLE & ALISHA A
5657 St Marys Rd
Floyds Knobs, IN 47119

HOWELL, LORI
P O Box 583
Floyds Knobs, IN 47119

O'Neal, Gregory &
Courtney
1135 E Ridge Dr
New Albany, IN 47150

Pedro, Tyler & Kayla
5441 Smith Rd
Floyds Knobs, IN 47119

Sikorski, Angela Joy &
David Eric
1832 Old Hickory Ct
New Albany, IN 47150

Koerber, Matthew &
Cammy
5947 Saint Marys Rd
Floyds Knobs, IN 47119

FORD, HEATHER M
6083 Saint Marys Rd
Floyds Knobs, IN 47119

HAWKINS, SAMUEL R. &
BRENDA S.
6156 Loi Rd
Floyds Knobs, IN 47119

BANET, JEFFERY D. &
ANGELA R.
6002 Loi Rd
Floyds Knobs, IN 47119

GETTELFINGER, DUANE
LEE
6101 Loi Rd
Floyds Knobs, IN 47119