

DEVELOPMENT AREA ENLARGEMENT

1 STORY OPERATING ROOM ADDITION, 3617 SF
RECEIVED
FEB 17 2023
PLANNING & DESIGN
SERVICES

NOTES

1. CONSTRUCTION PLANS, BOND, AND PERMIT ARE REQUIRED BY METRO PUBLIC WORKS PRIOR TO CONSTRUCTION APPROVAL FOR ANY WORK IN METRO PUBLIC WORKS RIGHT-OF-WAY.
2. THE ELEVATION OF THE LOWEST FINISHED FLOOR OF THE PROPOSED STRUCTURE TO BE VERIFIED AT 1' OR ABOVE 100 YR FLOOD PLAIN ELEVATION 473.56 PROPOSED FINISHED FLOOR ELEVATION = 488.25
3. RIGHT-OF-WAY DEDICATION (IF REQUIRED) BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
4. SIDEWALK DEDICATION BY DEED OR MINOR PLAT MUST BE RECORDED PRIOR TO CONSTRUCTION APPROVAL BY PUBLIC WORKS.
5. SIGNAGE WILL CONFORM TO THE LAND DEVELOPMENT CODE
6. LIGHTING WILL CONFORM TO THE LAND DEVELOPMENT CODE
7. SEWERAGE FROM THE DEVELOPMENT SHALL BE TREATED AT THE MORRIS FOREMAN WATER QUALITY TREATMENT CENTER
8. MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO THE PREVENT FUGITIVE EMISSIONS FROM REACHING EXISTING ROAD AND NEIGHBORING PROPERTIES
9. THE APPLICANT WILL ASSUME MAINTENANCE RESPONSIBILITY OF THE BUS STOP AND SHELTER ADJACENT TO THE SITE. THESE RESPONSIBILITIES INCLUDE, BUT ARE NOT LIMITED TO, TRASH COLLECTION, SHELTER MAINTENANCE, AND LANDSCAPING
10. NO ADDITIONAL FREE-STANDING SIGNAGE IS PROPOSED FOR THIS PRODUCT
11. ALL CONSTRUCTION AND SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH IN ACCORDANCE WITH CHAPTER 11.5 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES
12. MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 11.5 OF LOUISVILLE JEFFERSON COUNTY METRO ORDINANCES
13. ALL SERVICE STRUCTURES ON THE SITE INCLUDING DUMPSTERS WILL BE SCREENED PER CHAPTER 10 OF THE LAND DEVELOPMENT CODE

ECI PROPERTIES, LLC
D.B. 95977 P. 829

THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA. THIS DETERMINATION HAS BEEN MADE FROM A PERSONAL REVIEW OF FLOOD MAP 211111C0073E DATED, 12-05-06

COMMONWEALTH OF KENTUCKY DEED EXEMPT

OWNER INFORMATION

CATHOLIC HEALTH INITIATIVES
1850 BLUEGRASS AVENUE
LOUISVILLE, KY 40215
MAILING ADDRESS
3900 OLYMPIC BLVD. SE. 400
ERLANGER, KY. 41018
D.B. 8731 PG. 3745

SITE DATA

SITE AREA = 39.075 AC., 1702128 SF
FORM DISTRICT = NEIGHBORHOOD
EXISTING ZONING = R5, OR1 & OTF
EXISTING SITE USE = MEDICAL OFFICE
PROPOSED USE = HOSPITAL
TAX BLOCK = 67H
LOT NUMBER = 4, 18, 20, & 21
BUILDING HEIGHT
PLAZA 1 = 50'-0"
PLAZA 2 = 34'-0"
PLAZA 3 = 34'-0"
HOSPITAL = 89'-0"
CENTRAL UTILITY PLANT = 42'-0"
PROPOSED = BUILDING = 23'-3"
BUILDING FOOTPRINT AREA
EXISTING = 191,040 SF
PROPOSED = 3,617 SF
GROSS FLOOR AREA
PLAZA 1 = 76,002 SF
PLAZA 2 = 34,875 SF
PLAZA 3 = 36,313 SF
HOSPITAL = 429,405 SF
CENTRAL UTILITY PLANT = 17,110 SF
EXISTING TOTAL = 599,992 SF
PROPOSED = 3,617 SF
IMPERVIOUS AREA
EXISTING = 520,809 SF
EXISTING IN DEVELOPMENT AREA = 3,617 SF
PROPOSED = 3,617 SF
DECREASE = 0 SF < 20%
NO ADDITIONAL TREE CANOPY AREA REQUIRED
FLOOR AREA RATIO
ZONING R-5: 1,231,141 SF / 429,405 SF
(HOSPITAL) = 0.35 < 0.5 (MAX)
ZONING OR-1: 503,400 SF / 110,877 SF (PLAZA 1&2) = 0.22 < 1.0 (MAX)
ZONING OTF: 22,257 SF / 36,313 SF (PLAZA 3) = 1.63 < 1.63 (MAX)

VEHICULAR USE AREA

EXISTING TOTAL V.U.A. = 586,934 SF
EXISTING IN DEVELOPMENT AREA = 3,617 SF
PROPOSED V.U.A. = 3,617 SF
DECREASE IN V.U.A. = 0 SF < 20% OF EXISTING
NO ADDITIONAL V.U.A. LANDSCAPING AREAS REQ.
TREE CANOPY CALCULATIONS
EXISTING TREE CANOPY
INTERIOR TREES (SURVEYED) = 32,555 SF (ASSUMED ALL TYPE C)
WOODED AREA (MEASURED USING AERIAL) = 707,109 SF
TOTAL EXISTING TREE CANOPY = 739,664 SF
CALCULATION WAS MADE USING A COMBINATION OF SURVEY DATA AND AERIAL CALCULATIONS
EXISTING TREE CANOPY = 739,664 / 1,702,128 = 43%
NO ADDITIONAL TREE CANOPY AREA REQUIRED

PARKING SUMMARY

539 EMPLOYEES @ 0.5 SPACES PER EMPLOYEE = 270 SPACES (MIN)
1339 BEDS @ 2 SPACES PER 5 BEDS = 536 SPACES (MIN)
TOTAL MIN. PARKING REQUIRED = 806 SPACES (MIN)
539 EMPLOYEES @ 0.8 SPACES PER EMPLOYEE = 431 SPACES (MAX)
1339 BEDS @ 4 SPACES PER 1 BEDS = 5356 SPACES (MAX)
TOTAL MAX. PARKING REQ. = 5787 SPACES (MAX)
EXISTING SPACES = 1,448 SPACES
INCLUDING 77 ACCESSIBLE SPACES
EXISTING SPACES BEING REMOVED = 0
PROPOSED SPACES = 0
TOTAL PARKING SPACES = 1448
INCLUDING 77 ACCESSIBLE SPACES
ACCESSIBLE SPACES REQUIRED = 25 SPACES
BICYCLE PARKING REQUIRED = 8 SPACES
4 LONG TERM, 4 SHORT TERM
EXISTING BICYCLE PARKING = 8 SPACES
4 LONG TERM A, 4 SHORT TERM B

RELATED CASES

ORIGINAL CONDITIONAL USE PLAN
B-1 5027-10
DOCKET NO. B-19-87, VARIANCE FOR SIGN ENCROACHMENT
DOCKET NO. B-6-69, CONDITIONAL USE PERMIT FOR ADDITION
DOCKET NO. B-61-78
DOCKET NO. B-62-78
DOCKET NO. B-8-79
DOCKET NO. 9-8-80, ZONING CHANGE FROM R-5 TO R-10 (OTF)
DOCKET NO. 9-31-90V, ZONING CHANGE FROM R-5 TO OR-1
REVISED DETAILED DISTRICT DEVELOPMENT PLAN (WITHDRAWN)
CASE NO. DP-14244-10
REVISED CONDITIONAL USE PLAN (6/7/10)
CASE NO. DP-14244-10
MODIFIED CONDITIONAL USE PERMIT
CASE NO. 14CUP1033

- | | |
|--|---|
| LOT 1 KERMIT D. & SHARON HOLLADAY
D.B. 5822 P. 618 | LOT 8 CONNIE & SHAWN L. SEMMLER
D.B. 8481 P. 38 |
| LOT 2 RONALD S. KAUFMAN
D.B. 9520 P. 69 | LOT 9 JOHN W. & MARY M. WARD
D.B. 3919 P. 65 |
| LOT 3 LEONARD L. & JENEA M. BROOKS
D.B. 7951 P. 479 | LOT 10 RICHARD S. & LISA A. CLARK
D.B. 7648 P. 129 |
| LOT 4 GARY W. LINDSAY
D.B. 10133 P. 0715 | LOT 11 BRIDGETTE D. USLEAMAN
D.B. 7372 P. 527 |
| LOT 5 HAROLD & WILLMA J. PRIDDY
D.B. 6507 P. 120 | LOT 12 ELIZABETH L. WICKES & JASON T. MILLS
D.B. 10172 P. 0104 |
| LOT 6 HAROLD & WILLMA J. PRIDDY
D.B. 6507 P. 120 | LOT 13 SHANDA W. BLAIR
D.B. 8444 P. 414 |
| LOT 7 SARAH & JOSEPH CLEMONS
D.B. 6093 P. 437 | |

ROW FOR D.B. 4418
P. 446 CHURCHMAN AVE

SCHULTE PROPERTIES LLC
D.B. 8407 P. 526

BRACO PROPERTIES LLC
D.B. 9999 P. 746

CHI KENTUCKY INC.
D.B. 18731 P. 375

BRACO PROPERTIES LLC
D.B. 9999 P. 746

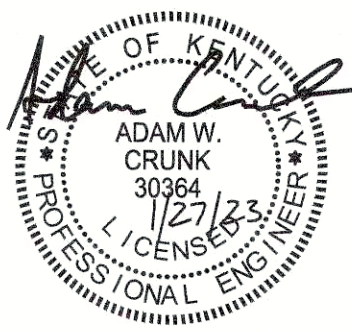
POMEROY PROPERTIES LLC
D.B. 8528 P. 439

CHI KENTUCKY INC.
D.B. 8731 P. 375



CRUNK ENGINEERING LLC

7112 CROSSROADS BOULEVARD
SUITE 201
BRENTWOOD, TN 37027
(615) 873-1795
WWW.CRUNKENG.COM



UofL HEALTH MARY & ELIZABETH
HOSPITAL ADDITION

1850 BLUEGRASS AVE. LOUISVILLE, KY 40215

REVISIONS

No.	DATE

01/17/2023 22010

C1.0

MODIFIED
CONDITIONAL USE
PLAN

22-MCUP-0011