

22-CUP-0390/22-VARIANCE-0159

**2900, 2902, 2903, 2904, 2905 Stonehaven Ct;
3522, 3524, 3526, 3528, 3532 Ephraim
McDowell Dr; 2917 Abigail Dr**



Board of Zoning Adjustment

Jay Lockett, AICP, Planner II

February 6, 2023

Requests

- **Variance** from Land Development Code Table 5.3.2 to permit a maintenance building and dumpster enclosure to encroach into the 30-foot non-residential to residential setback by up to 20 feet as shown on the development plan.
- **Conditional Use Permit** per Land Development Code section 4.2.29 to permit a hospital/medical clinic with **relief** from Condition of Approval (B) in order to permit buildings to be closer to the property line than 30 feet as shown on the development plan.

Project Summary

- The applicant is proposing to construct a hospital and medical office facility with associated accessory structures and parking on approximately 4.16 acres.
- The site is zoned OR-3 in the Neighborhood form district. Multiple variances and waivers were approved along with a 2009 zoning change on the site. All existing structures on the site are to be removed with this redevelopment.
- The Revised Detailed District Development Plan under docket 22-DDP-0115 was approved by the Development Review Committee including Binding Elements and a Waiver at the January 18, 2023 meeting.

Site Aerial



Site Zoning



Subject Site



Subject Site



Subject Site



Adjacent Site



Proposed Site Plan

PROJECT DATA

| | |
|------------------------------------|------------------------------|
| TOTAL SITE AREA | = 4.166 Ac. (181,216 SF) |
| EXISTING ZONING | = M-3 |
| FORM DISTRICT | = NEIGHBORHOOD |
| EXISTING USE | = OFFICE |
| PROPOSED USE | = HOSPITAL/OFFICE |
| BUILDING HEIGHT | = 1 STORY (42' MAX. ALLOWED) |
| BUILDING AREA | = 28,120 SF |
| INFANT CARE UNIT | = 7,000 SF |
| GROUP CHILDREN CENTER | = 2,500 SF |
| MAINTENANCE & STORAGE BUILDING | = 2,500 SF |
| TOTAL BUILDING AREA | = 36,500 SF |
| PARKING PROVIDED | |
| OFFICE | = 18 SP |
| 7,000/400 S.P. MIN. | = 18 SP |
| 7,000/150 S.P. MAX. | = 47 SP |
| HOSPITAL | = XX SP |
| MIN. TO BE DETERMINED BY DIRECTOR | = XX SP |
| TOTAL PARKING REQUIRED BY DIRECTOR | = XX SP |
| TOTAL PARKING PROVIDED | = 20 SPACES |
| (INCLUDES 4 HC SPACES) | |
| TOTAL VEHICULAR USE AREA | |
| INTERIOR LANDSCAPE AREA REQUIRED | = 28,747 SF |
| INTERIOR LANDSCAPE AREA PROVIDED | = 2,508 SF |
| EXISTING IMPERVIOUS | = 22,238 SF |
| PROPOSED IMPERVIOUS | = 88,345 SF (5.9% DECREASE) |

CONDITIONAL USE PERMIT:

- A C.U.P. from Section 4.2.2.9 is requested to allow construction of a hospital (request 04H).
- Relief from 4.2.2.9.8 to allow portion of hospital to be less than 30' to property line adjacent to I-264.

GENERAL NOTES:

- Paving areas and site lines to be a hard and durable surface.
- An encroachment permit and bond will be required for all work done in the right-of-way.
- No increase in driveway use off to street curbline.
- There shall be no contrived signs in the right-of-way.
- Site lighting shall not shine in the eyes of drivers. If it does it shall be re-aimed, shielded, or turned off.
- Construction fencing shall be erected prior to any construction or grading activities preventing encroachment of any adjacent areas to be preserved. The fencing shall enclose the area between the city line and the property and shall remain in place. No parking, residential activities, or construction activities shall be permitted within the fenced area.
- Whichever measure for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.
- Concrete utilities shall be placed in a concrete trench unless otherwise required by appropriate agencies.
- Wheel stops or curbs, at least six inches high and wide, shall be provided to prevent vehicles from oversteering during sidewalk projects or utility right-of-ways. To protect landscaped areas and adjacent properties, wheel stops shall be located at least (3') feet from any adjacent wall, fence, property line, utility easement, roadway or structure.
- Survey and topographical information shown herein were derived from Leds data.
- Boundary information was taken from deeds.
- Street trees shall be planted in a manner that does not affect public safety or hinder sight distance. Final location will be determined during construction approval process.
- No least features were observed during a site visit on June 07, 2023, by Mike Hill, AICP.
- Construction plans, bond, and permit are required by Metro Public Works prior to construction approval.
- All parcels to be consolidated.

MSD NOTES:

- Construction plans and documents shall comply with Louisville and Jefferson County Metropolitan Sewer District Design Manual and Standard Specifications and other local, state and federal ordinances.
- Sanitary sewer service will be provided by existing collector and subject to applicable fees. A Overstream Facilities Capacity request will be submitted to MSD.
- No portion of the site is within the 100 year flood plain per RRW Map No. 21111 C 0045 F dated February 25, 2023.
- Drainage pattern described by arrows (====) is for conceptual purposes.
- If the site has tree drainage an expansion permit will be required prior to MSD granting construction plan approval.
- Overall impervious reduction, no detour required.
- All storm, CSO, and Water Quality practices shown on this plan are for conceptual purposes only. Final design of these practices will be dictated prior to construction plan approval and shall comply with all MSW and MSD Design Manual requirements.

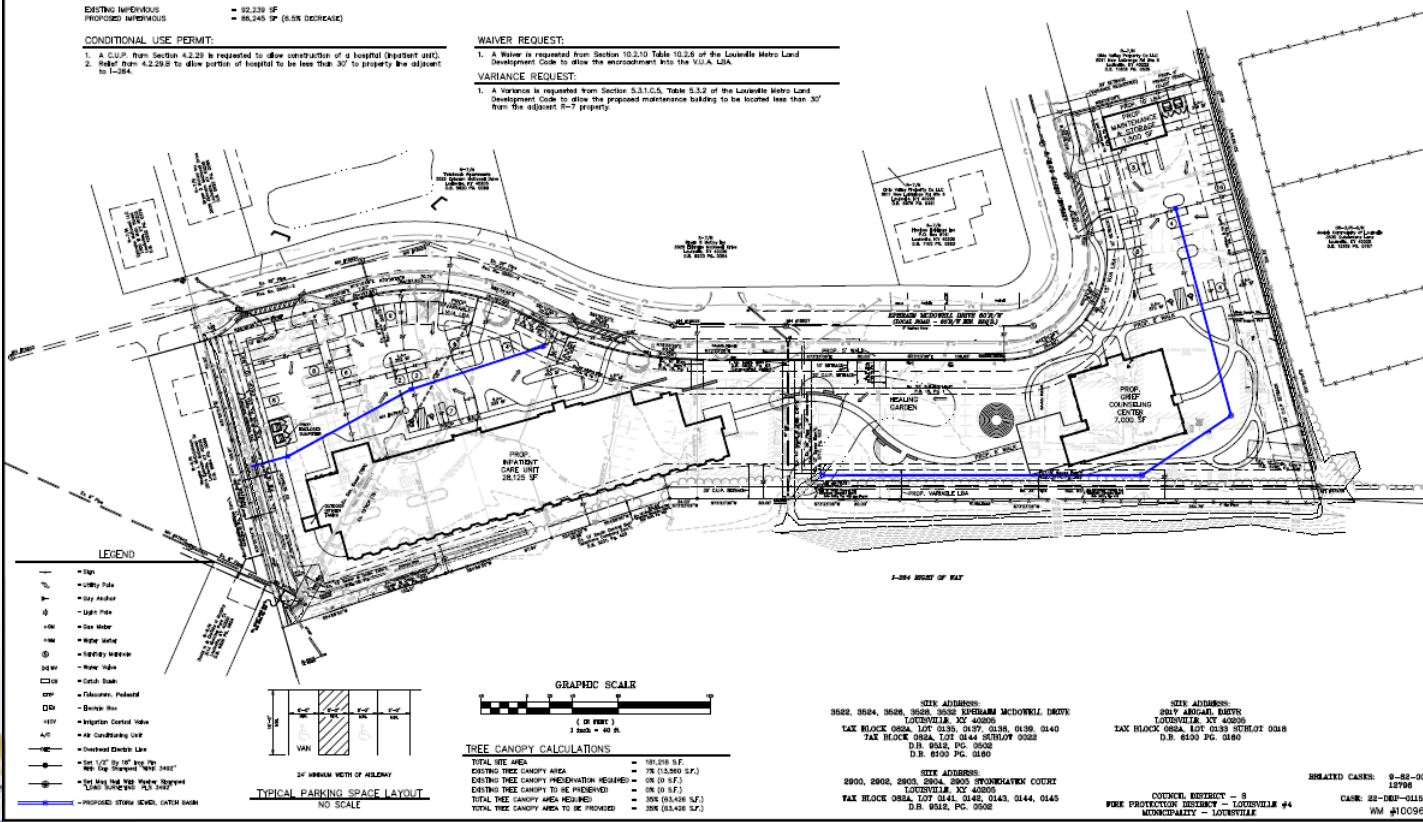


WAIVER REQUEST:

- A Waiver is requested from Section 10.2.10 Table 10.2.6 of the Louisville Metro Land Development Code to allow the encroachment into the V.U.A. LDA.

VARIANCE REQUEST:

- A Variance is requested from Section 5.3.1.C.3, Table 5.3.1 of the Louisville Metro Land Development Code to allow the proposed maintenance building to be located less than 30' from the adjacent R-7 property.



| REVISED | |
|---------|----------------|
| DATE | DESCRIPTION |
| 11/7/23 | REVISION NO. 1 |
| 11/7/23 | REVISION NO. 2 |
| 11/7/23 | REVISION NO. 3 |
| 11/7/23 | REVISION NO. 4 |

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|---------------------|
| PROJECT DATA |
| USE CASE: M-3-300 |
| DATE: 11/07/23 |
| PROJECT NO.: 23-100 |
| FORM NO.: 24 |

| | |
|----------------------------|--|
| HOSPITALS | |
| 3628 EFFRAM MCDOWELL DRIVE | |
| LOUISVILLE, KY 40205 | |
| BOSPARLUS, INC. | |
| 3532 EFFRAM MCDOWELL DRIVE | |
| LOUISVILLE, KY 40205 | |

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|---------------------|
| PROJECT NO. 23-100 |
| DATE: 11/07/23 |
| PROJECT NO.: 23-100 |
| FORM NO.: 24 |

| |
|--------------|
| DATE: 11/14 |
| SHEET 1 OF 1 |

OWNER'S SEAL

ENGINEER'S SEAL

PROJECT DATA

HOSPITALS

3628 EFFRAM MCDOWELL DRIVE

LOUISVILLE, KY 40205

PROJECT NO. 23-100

DATE: 11/14

SHEET 1 OF 1

SITE ADDRESS
3628, 3624, 3620, 3618, 3616 EFFRAM MCDOWELL DRIVE
LOUISVILLE, KY 40205
TAX BLOCK 0384, LOT 0338, 0339, 0338, 0340
TAX BLOCK 0384, LOT 0344 SHELTON 0382
D.R. 6100 PG. 0180

SITE ADDRESS
2901 ANGLAS BATH
LOUISVILLE, KY 40205
TAX BLOCK 0384, LOT 0343 STREET 0386
D.R. 6100 PG. 0180

SITE ADDRESS
2900, 2902, 2905, 2904, 2903 SPENCERMAN COURT
LOUISVILLE, KY 40205
TAX BLOCK 0384, LOT 0341, 0342, 0343, 0344, 0345
D.R. 606 PG. 0302

COUNCIL DISTRICT - 8
FIRE PROTECTION DISTRICT - LOUISVILLE #4
MUNICIPALITY - LOUISVILLE

RELATED CASES: 9-82-00
12798
CASE: 22-DEP-016
NW #10096



Elevations



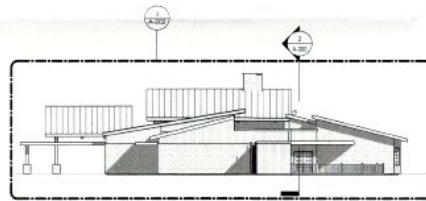
14 Southwest Perspective



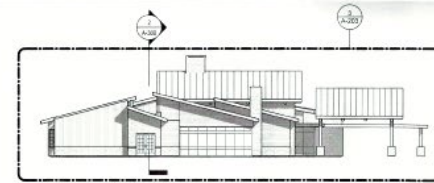
15 Southeast Perspective



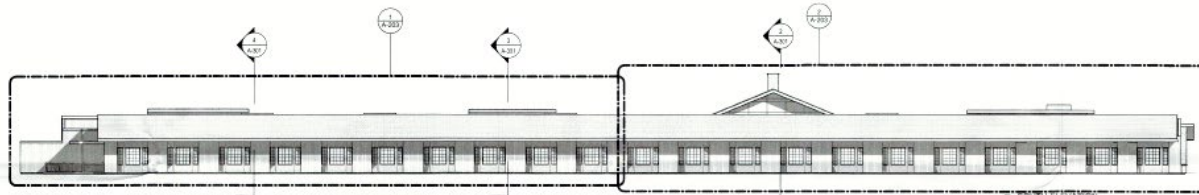
16 West Perspective



17 WEST ELEVATION
1/16" = 1'-0"



18 EAST ELEVATION
1/16" = 1'-0"



19 SOUTH ELEVATION
1/16" = 1'-0"



20 NORTH ELEVATION
1/16" = 1'-0"

Rendering



Louisville

INOSPARUS
HEALTH



Staff Findings

- The requests are adequately justified and meet the standards of review.
- The proposal complies with all the listed requirements for the Hospitals and Medical Clinics conditional use permit under section 4.2.29 of the Land Development Code, except where relief has been requested. The relief requested is the minimum necessary to construct the proposed facility.
- The variance request is in an area where similar encroachments for parking were previously approved by the Board of Zoning Adjustment. The applicant will provide adequate screening and buffering adjacent to the residential use.

Required Actions

- **APPROVE** or **DENY** the **Variance**
- **APPROVE** or **DENY** the **Conditional Use Permit** with requested relief