

Development Review Committee

Staff Report

July 16, 2014



Case No:	14Devplan1071
Request:	Category 3 Plan
Project Name:	Bellarmino University – Horrigan Hall Addition
Location:	2021 Bellarmine Blvd.
Owner:	Bellarmino University, Inc.
Applicant:	Same
Representative:	Mindel Scott & Assoc.
Jurisdiction:	Louisville Metro
Council District:	8 – Tom Owen
Case Manager:	Latondra Yates, Planner II

REQUEST

- Category 3 Plan for an addition to Horrigan Hall.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The Category 3 Plan is for construction of a 3-story, 54,000 sf. addition to Horrigan Hall including 3 floors of classrooms and offices and a mechanical room in the basement.

The FAR is below the max. permitted in the R-5 zoning district. The applicant has submitted elevations that meet building and site design standards. The 10% campus open space requirement will continue to be met through the track and field, soccer, baseball and other recreational areas on campus per the calculations provided on the plan. There are no landscaping or tree canopy requirements for this development because the percentage of development proposed falls below the threshold that would trigger it. Internal pedestrian connections will be provided, and the applicant has updated the parking summary for the overall campus that meets the minimum requirements.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

The site is zoned R-5 and in the Campus Form District (CFD). The site is located in the center the campus.

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Institutional	R-5	CFD
Proposed	Institutional	R-5	CFD
<i>Surrounding Properties</i>			
North	Institutional	R-5	CFD
South	Institutional	R-5	CFD
East	Institutional	R-5	CFD
West	Institutional	R-5	CFD

PREVIOUS CASES ON SITE

- **03-11694-08**, Category 3 Plan, variances and waivers for a parking garage, approved by BOZA January 12, 2009.
- **03-11693-08** Category 3 plan for Siena Housing Phase III, approved by DRC January 14, 2009.
- **03-9856-08** Category 3 plan for construction of Siena Housing Phase II, approved by DRC November 7, 2007
- **3-8-06** Category 3 plan for construction of Siena Housing Phase I, a 15,440 square-foot, 43-foot tall, 61-unit dormitory building and the required parking, approved by DRC June 21, 2006
- **3-37-04**, Approved Category 3 plan for Bellarmine Stadium.
- **B-198-05**, Approved Conditional Use Permit to allow off-site parking (for the stadium).
- Related BOZA cases (other parts of the campus): B-20-98, B-192-99, B-86-03. Parking waiver, docket Number PW-9-01.
- The site is part of Gerlash Subdivision, Plat book 1, Page 174; Douglass Woods Subdivision, Plat Book 7, Page 94.

INTERESTED PARTY COMMENTS

None

APPLICABLE PLANS AND POLICIES

Land Development Code

TECHNICAL REVIEW

No outstanding technical review items.

STAFF CONCLUSIONS

The Category 3 Plan meets the applicable sections of the LDC.

Based upon the information in the staff report, testimony and evidence provided, DRC must determine if the proposal meets the standards for approval of a Category 3 Plan as established in the Land Development Code.

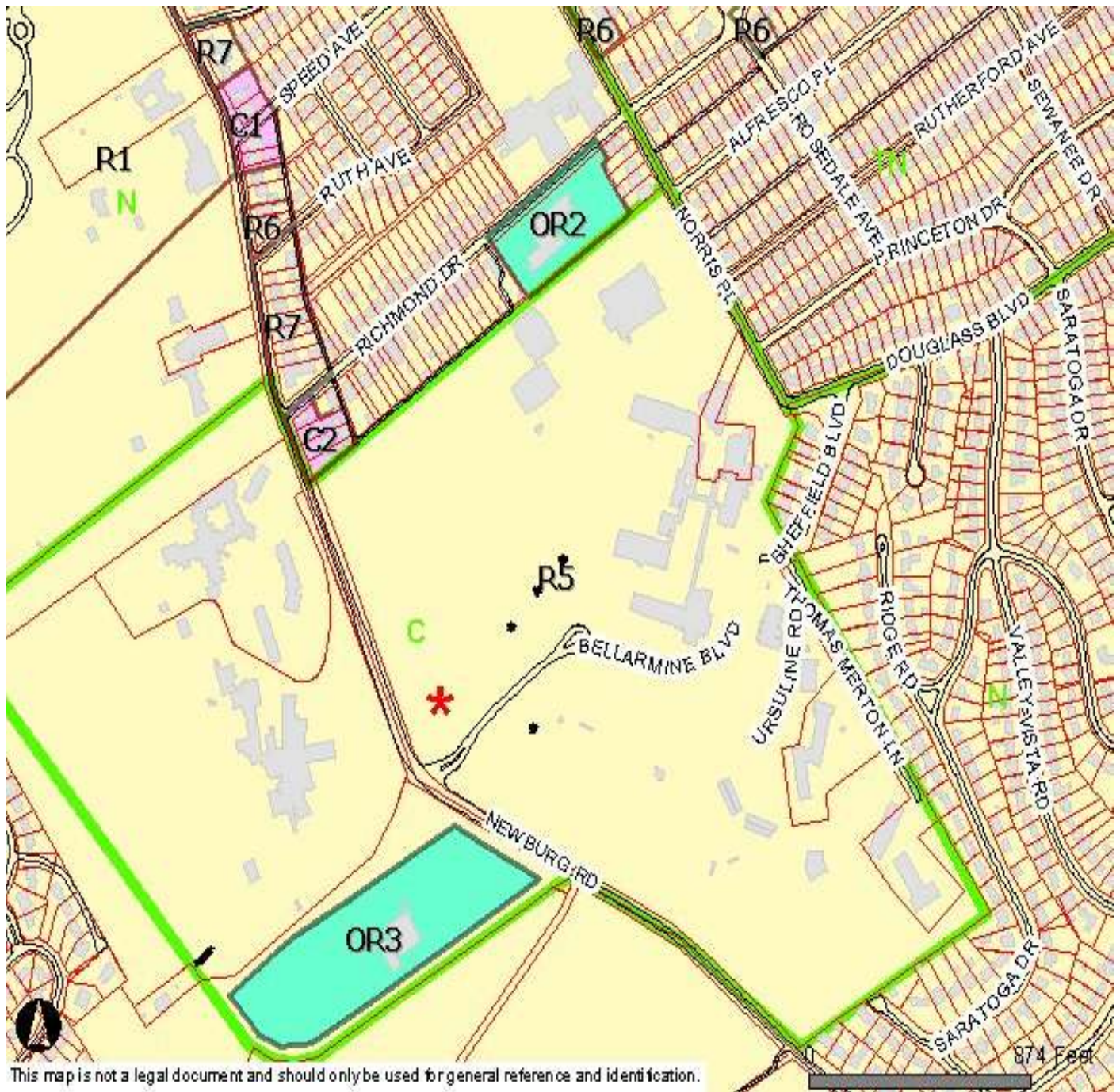
NOTIFICATION

Date	Purpose of Notice	Recipients
6/26/2014	DRC Meeting	1 st and 2 nd tier adjoining property owners Neighborhood Notification

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Site Plan
4. Elevations

1. Zoning Map

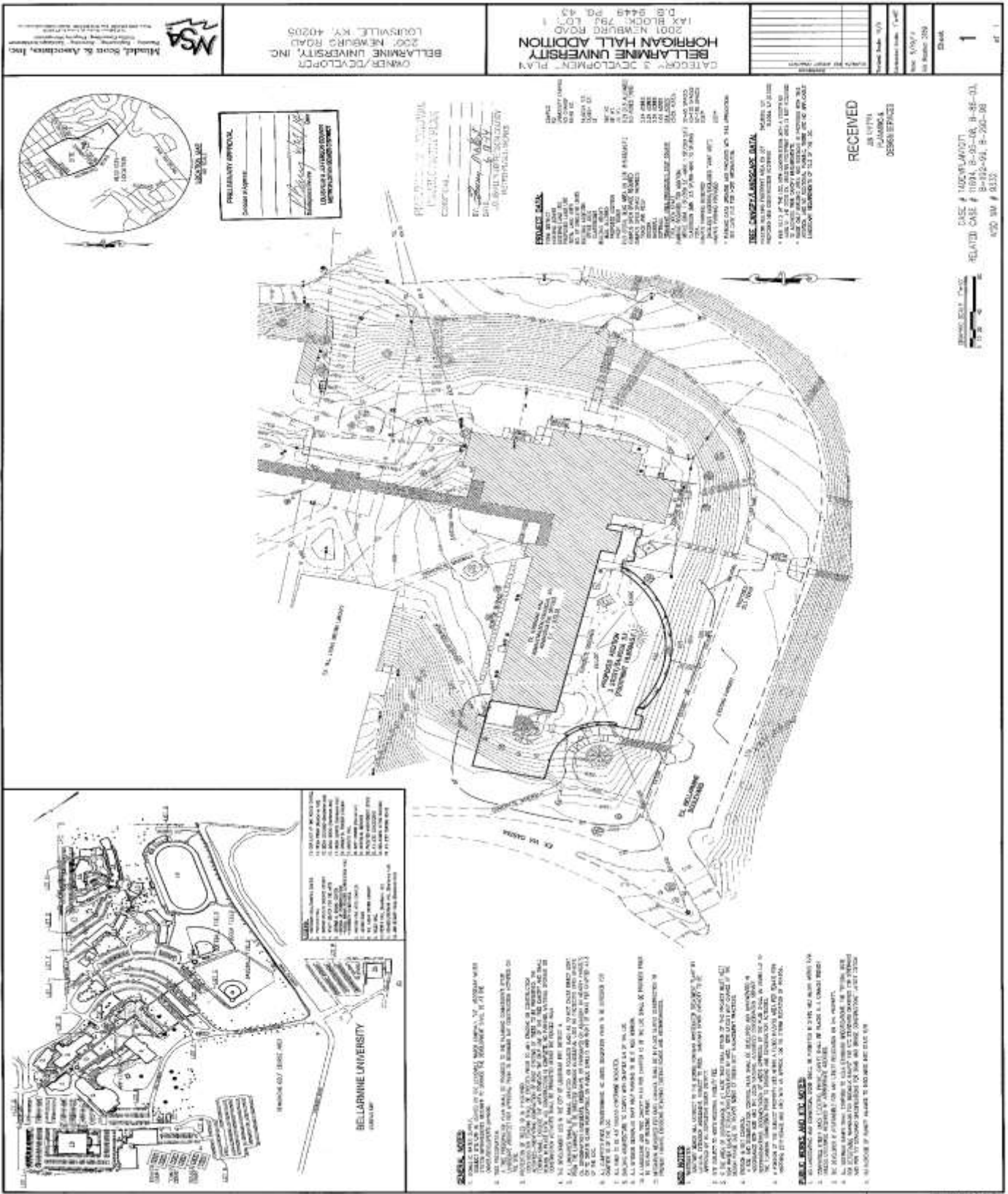


This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



3. Site Plan



4. Elevations

