

**Board of Zoning Adjustment**  
**Staff Report**  
April 20, 2020



<b>Case No:</b>	20-MCUP-0003
<b>Project Name:</b>	Baptist Health Louisville Additions
<b>Location:</b>	4000 Kresge Way
<b>Owner(s):</b>	Baptist Healthcare System, Inc.
<b>Applicant:</b>	Baptist Healthcare System, Inc.
<b>Jurisdiction:</b>	St. Matthews
<b>Council District:</b>	26 – Brent Ackerson
<b>Case Manager:</b>	Jon Crumbie, Planning & Design Coordinator

**REQUEST(S)**

Modified Conditional Use Permit

**CASE SUMMARY/BACKGROUND**

The applicant requests approval to construct 6,950 square feet, 1-story observation area and a 4,000 square feet second floor surgery waiting area to the existing building.

**STAFF FINDING / RECOMMENDATION**

There are four listed requirements, and all have been met. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

## **RELATED CASES**

**15CUP1048** A modification of a conditional use permit from the Development Code to allow a proposed 9,278 square feet emergency room addition. This proposal was approved by the Louisville Metro Board of Zoning Adjustment on February 1, 2016.

## **TECHNICAL REVIEW**

There are no outstanding technical review items.

## **INTERESTED PARTY COMMENTS**

No neighborhood comments received, and a neighborhood meeting was not required for the proposal.

## **STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT**

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

STAFF: The proposal does not conflict with Comprehensive Plan policies.

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: When appropriately managed, the proposed use is compatible with surrounding development and land uses.

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: The subject property is served by existing public utilities and facilities. The proposal will not create substantial additional requirements for the site.

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

8. Hospitals, institutions, nursing homes and homes for the infirm and aged. \*\*

a. All buildings and structures shall conform to the front, street side and rear yard requirements of the district in which they are located and shall be located at least 30 feet from any side property line.

b. Minimum parking areas in the ratio of two spaces for each five beds plus one space for every two employees per peak shift shall be provided.

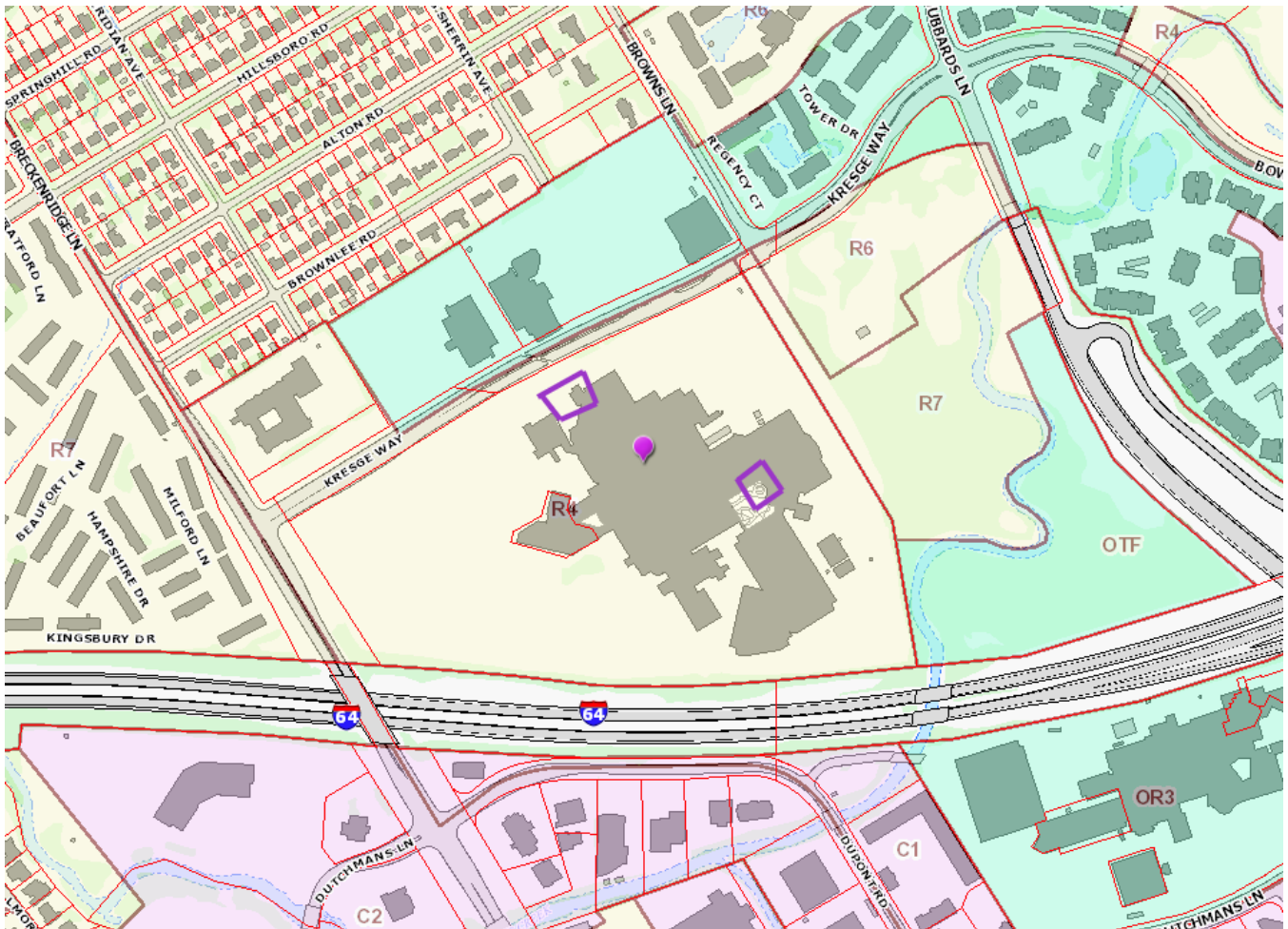
c. All roads and parking areas shall be surfaced with a hard and durable material and properly drained.

d. Except in districts where signs are allowed, one sign, not to exceed 60 square feet in area, may be placed at each of the major entrances. \*\* Not in effect in the City of Louisville

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing Conditions of Approval
4. Proposed 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 hospital without further review and approval by the Board.

**4. Proposed 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 hospital without further review and approval by the Board.