

16DEVPLAN1145

Grove Pointe Assisted Living



Louisville Metro Planning Commission Public Hearing

Joel P. Dock, Planner I

August 4, 2016

Request

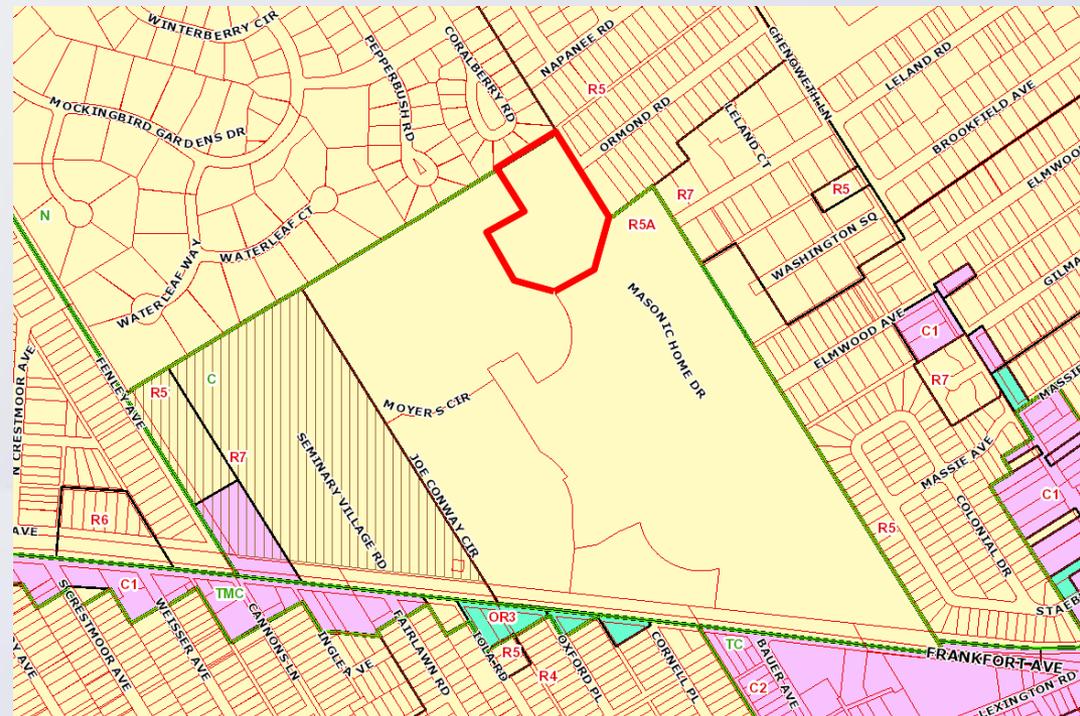
- Revised Detailed District Development Plan (RDDDP) for proposed 72 unit assisted living facility.

Case Summary / Background

- 72 unit Assisted Living facility on 5.73 Acres.
- 50 parking spaces for the assisted living facility; 46 spaces for campus staff.
- 2 story (35') brick building totaling 76,500 SF with 2 courtyards.
- No new access or changes to existing access to abutting streets is being requested with this RDDDP.
- 15DEVPLAN1186 approved by the Planning Commission on February 18, 2016. Current revisions proposed:
 - Overall parking reduction by 39 spaces
 - Reconfiguration of vehicle use area resulting in increased tree preservation.

Zoning/Form Districts

- Subject Property:
 - Existing: R-5A/C
 - Proposed: R-5A/C
- Adjacent Properties:
 - North: R-5A/R-5/R-7/N
 - South: OR-1,OR-3,
C-2,R-4/TMC,TC,TN
 - East: R-5/R-7/N
 - West: R-7/C



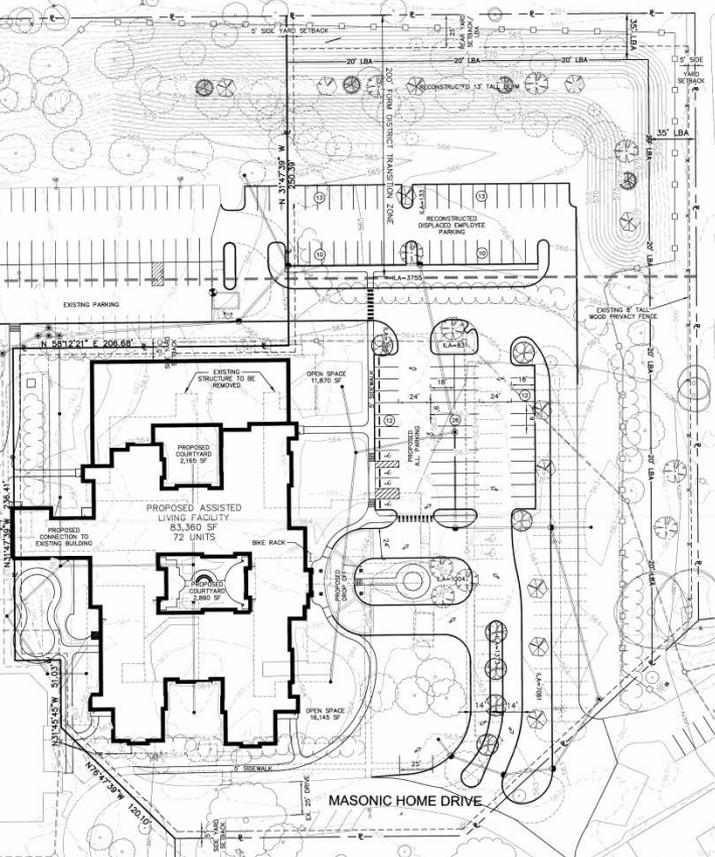
Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Nursing, Assisted, and Independent Living
 - Proposed: Assisted Living
- **Adjacent Properties:**
 - North: Single and multi-family residential
 - South: Commercial/office/residential
 - East: Single and multi-family residential
 - West: Multi-family residential

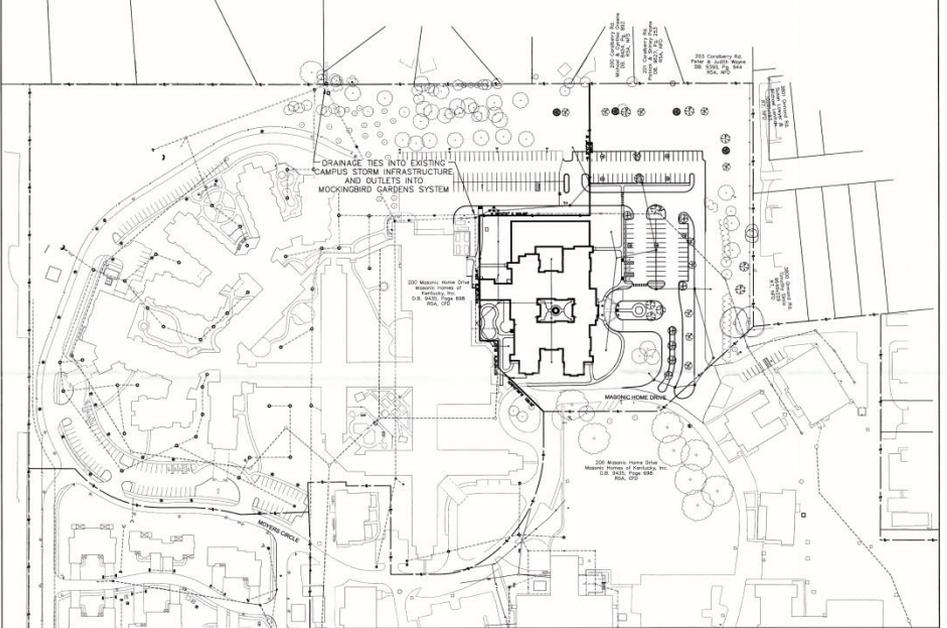


Subject Site





Grove Pointe Assisted Living Facility Plan Enlargement



Grove Pointe Assisted Living Facility Existing Property Plan

AGENCY NOTES

MSD NOTES

- SANITARY SEWER WILL UTILIZE EXISTING PRIVATE SEWERS AND EXISTING PROPERTY SERVICE CONNECTIONS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WOTIC.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.

STANDARD MSD SWPPP NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.

ASDC

- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH/DEPARTMENT

- ALL CONSTRUCTION & SALES TRAILERS MUST BE PERMITTED BY THE DEPARTMENT OF PUBLIC HEALTH & WELLNESS IN ACCORDANCE WITH CHAPTER 115 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.
- MOSQUITO CONTROL IN ACCORDANCE WITH CHAPTER 96 OF LOUISVILLE/JEFFERSON COUNTY METRO ORDINANCES.

PDS

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
- KARST SURVEY WAS CONDUCTED BY A. BRUCE FULLER, PE ON 11/19/15 AND KARST FEATURES WERE NOT ENCOUNTERED.

MPW NOTES

- ACCESS EASEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

EPSC DATA

IMPERVIOUS TO BE REMOVED: 97,730 S.F.
 PROPOSED IMPERVIOUS: 97,863 S.F. (DECREASE)
 SENSITIVE FEATURES: NONE
 HYDROLOGIC SOIL GROUP: B
 SOIL TYPE: CRIDER SILT LOAM

LEGEND

- ERODIBLE INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- TREE MASS
- FORM DISTRICT BOUNDARY/TRANSITION ZONE
- STORM STRUCTURES
- STORM SEWER
- SANITARY SEWER
- PROPOSED DRAINAGE FLOW
- STORM STRUCTURE
- STORM PIPE

RECEIVED
 JUL 25 2016
 PLANNING & ZONING DEPARTMENT
 DESIGN SERVICES

PROJECT # 15CUP1036, 15DEVPLAN1186, 16DEVPLAN1145

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 DATE: 7/25/2016 10:35 AM
 USER: J. BARTLEY
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REV #	DATE	DESCRIPTION

PROJECT	
Job No:	96319.0AL
Date:	July 1, 2016
Scale:	Varies
Drawn by:	A. Bartley
Checked by:	A. Bartley

Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- The proposed development plan is in order and has received preliminary approvals from Transportation Planning Review and the Metropolitan Sewer District.
- A Minor Plat application has been filed to subdivide the development site from Tract 1 of record in PB 53, PG 14. Access to the site is provided via existing cross access agreement for Masonic Homes per DB 9691, PG 17.
- A wrecking permit, case 14WR1306, has been properly issued for the demolition of the existing building. Historic Preservation staff has approved the RDDDP request.
- The applicant must submit a modified conditional use permit for the subject site or pursue the abandonment of the conditional use permit as an assisted living facility no longer requires a conditional use permit.
- The Board of Zoning Adjustment will review a variance request for the building connection on the West side of the site prior to approval of construction permits.

Staff Analysis and Conclusions

- The Revised Detailed District Development Plan appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Required Actions

- **APPROVE** or **DENY** the Revised Detailed District Development Plan.