

Board of Zoning Adjustment
Staff Report
January 22, 2018



Case No:	17CUP1104
Project Name:	Norton Brownsboro Hospital
Location:	4960 Norton Healthcare Boulevard
Owner(s):	Norton Hospitals, Inc.
Applicant:	Norton Hospitals, Inc.
Jurisdiction:	Louisville Metro
Council District:	16 – Scott Reed
Case Manager:	Jon Crumbie, Planning & Design Coordinator

REQUEST(S)

Modified Conditional Use Permit

CASE SUMMARY/BACKGROUND

The applicant is proposing to add a 172,263 square feet addition to the existing hospital and a 2-story parking garage. The original hospital was approved in 2007 and there have been several modifications to the project since then.

STAFF FINDING / RECOMMENDATION

The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the Land Development Code for the modified Conditional Use Permit plan.

Related Cases

- 17DEVPLAN1217** Revised Detailed District Development Plan to allow a hospital addition and parking garage. This proposal was approved by DRC on January 17, 2018.
- 15CUP1035** Modified Conditional Use Permit to allow an addition of 2,200 square feet to the existing Norton Brownsboro Hospital for a MRI room. This request was approved by BOZA on November 16, 2015.
- 15DEVPLAN1135** A Revised Detailed District Development Plan to allow an addition of 2,200 square feet to the existing Norton Brownsboro Hospital for a MRI room. The proposal was staff approved.
- 13CUP1020** Modified Conditional Use Permit to allow an enclosed pedestrian bridge from Norton Brownsboro hospital to connect to Norton Medical Plaza I; and to provide additional spaces. This request was approved by BOZA on January 12, 2014.
- 11684** A Revised Detailed District Development Plan to allow a canopy over a sidewalk connecting the Nortons Hospital and the existing Nortons Healthcare Medical Office Building. The proposal was staff approved. A Revised Detailed District Development Plan to allow a canopy over a sidewalk connecting the Nortons Hospital and the existing Nortons Healthcare Medical Office Building. The proposal was staff approved.
- 9101** A Conditional Use Permit to allow a hospital in an OR-3 zoning district. This proposal was approved by BOZA on August 6, 2007.
- 8764** A Revised Detailed District Development Plan to allow a hospital and binding element amendments. This proposal was approved by DRC on July 11, 2007.

TECHNICAL REVIEW

There are no outstanding technical review items.

INTERESTED PARTY COMMENTS

Staff did not receive any interested party comments for this proposal. A neighborhood meeting was not required for this proposal.

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

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

STAFF: The proposal is consistent with the applicable policies of the Comprehensive Plan.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The proposal is compatible with the surrounding land uses and general character of the area with respect to height, bulk, scale, intensity, traffic, noise, drainage, lighting, and appearance.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The proposal has been reviewed and approved by the Metropolitan Sewer District and Transportation Planning. The Worthington fire Protection district did not comment on the proposal.

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

4.2.29 Hospitals and Medical Clinics Hospitals and medical clinics may be allowed in any district upon the granting of a Conditional Use Permit and compliance with the listed requirements:

A. In form districts where nonresidential freestanding signs are not permitted, a single freestanding on-premise sign, not exceeding 80 square feet in area and not exceeding 10 feet in height, may be placed at each major entrance. Attached signs shall be designed in accordance with form district requirements, but the Board reserves the right to approve the size and location of all attached signs.

B. All buildings and structures shall be at least 30 feet from any property line.

C. Medical clinics shall provide an indoor waiting area(s) for clients. The waiting area shall be large enough to accommodate the clients arriving for services.

D. Parking for medical clinics shall be adequate to accommodate the maximum number of clients expected to be at the site at one time.

E. Such facilities shall be located on or near a collector or arterial street with reasonable access to public transportation.

NOTE: The provisions of this Section 4.2.29 do not apply to Medical Offices as such are defined in this Land Development Code.

NOTIFICATION

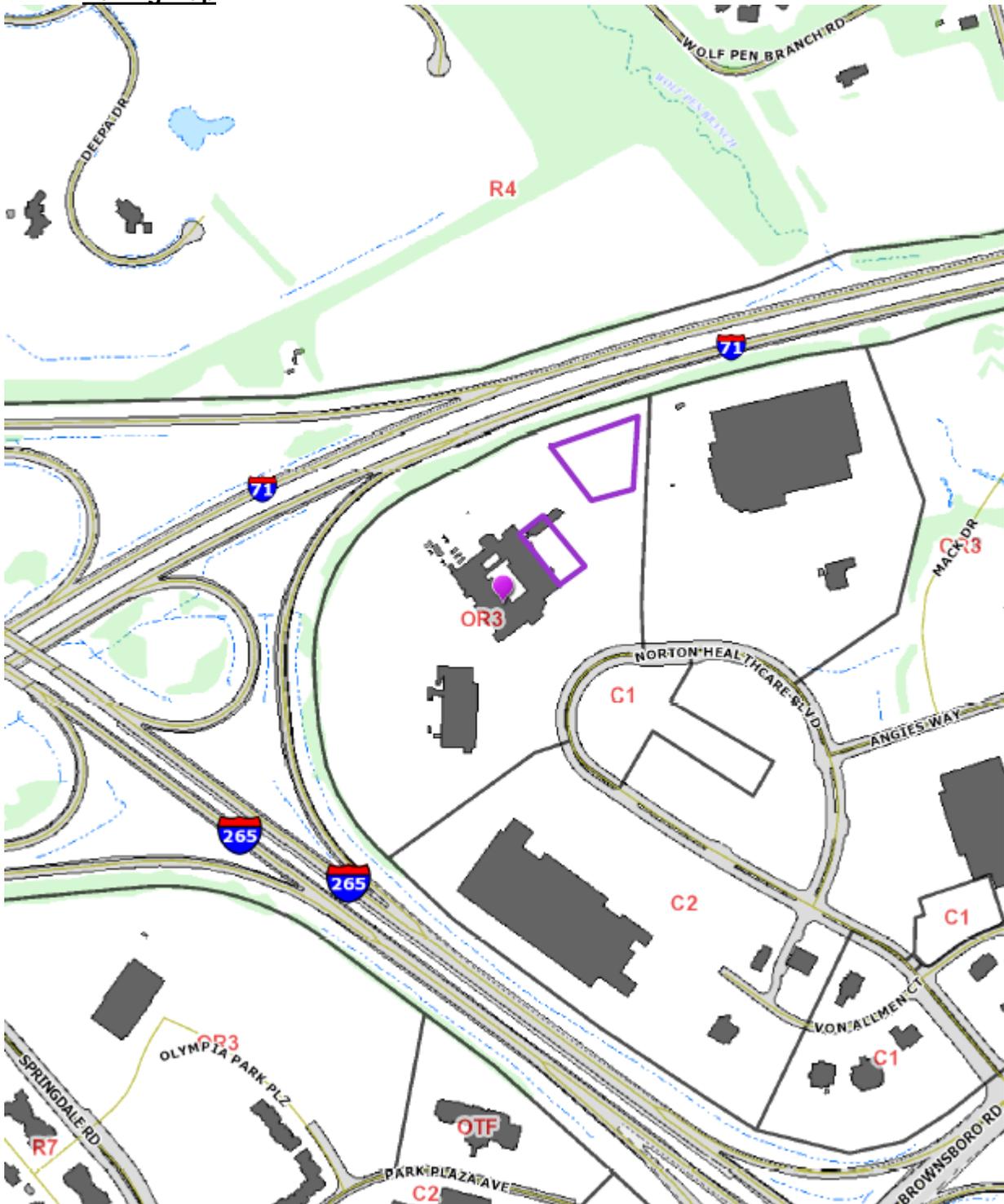
Notification not required for a modified Conditional Use Permit

Date	Purpose of Notice	Recipients

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.