

17CUP1115

4922 Poplar Level Road



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

March 19, 2018

Request

- Conditional Use Permit to allow a medical clinic in a C-1 zoning district.

Case Summary/Background

- The applicant proposes to operate a 6,090 square feet medical clinic on the south end of the existing strip center. The proposed clinic will be open from 5:30 a.m. - 7:00 a.m. Parking is allowed on site in any designated parking space. The proposal will serve a maximum number of 150 patients within two years. The total number of people on site at any given time will be 30 and security will be provided. There are two other clinics of this type in the Louisville area. One is located on 18th Street (Morris Center) which serves approximately 200 patients and the other in St. Matthews which serves approximately 1,000 patients

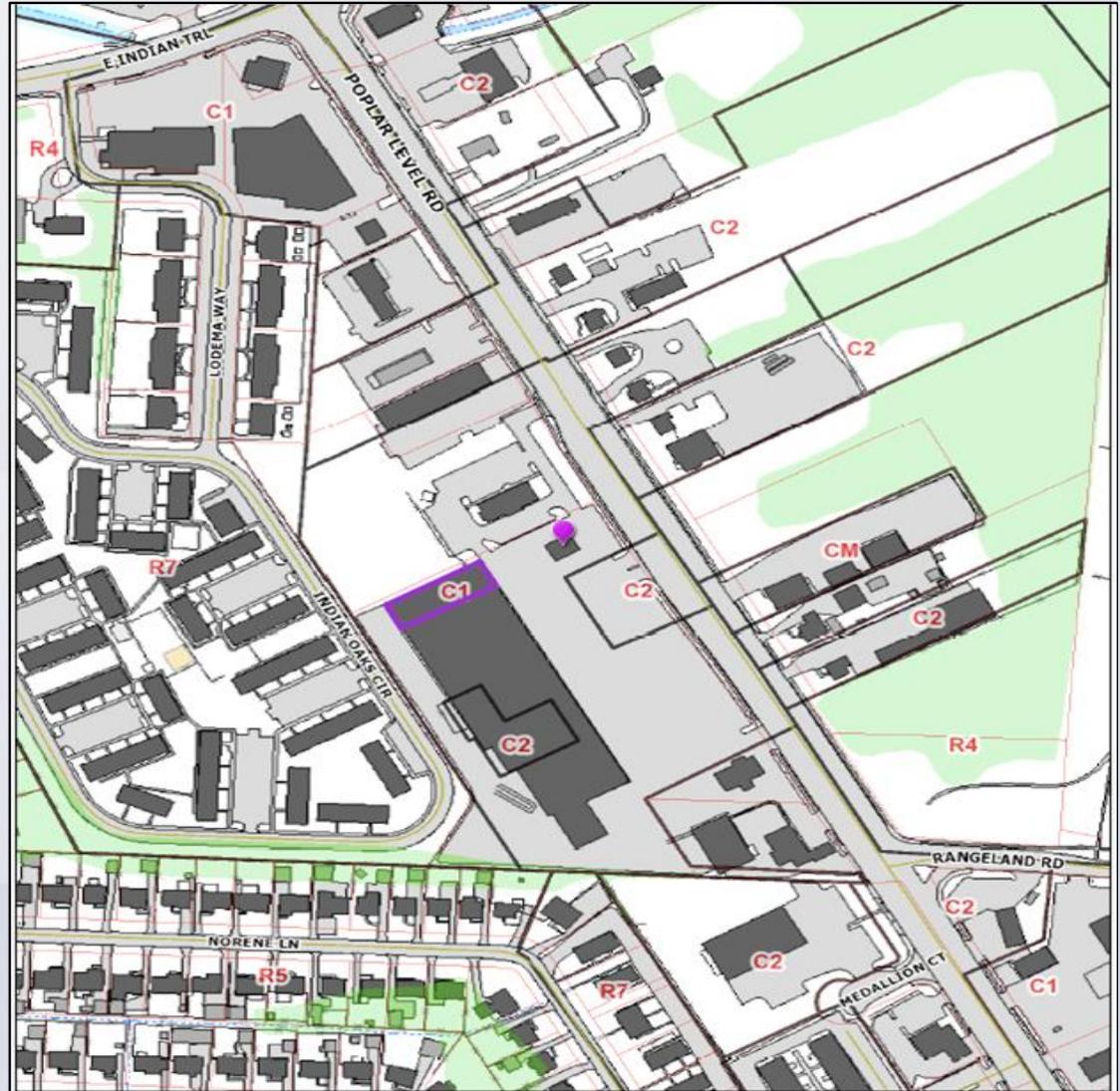
Zoning/Form Districts

Subject:

- Existing: C-1/SMC
- Proposed: C-1/SMC

Surrounding:

- North: C-1/SMC
- South: C-1, C-2/SMC
- East: C-1, C-2, CM/SMC
- West: R-7/SMC



Aerial Photo/Land Use

Subject:

- Existing: Commercial
- Proposed: Medical Clinic

Surrounding:

- North: Commercial
- South: Commercial
- East: Commercial
- West: Residential



Front



Existing Parking



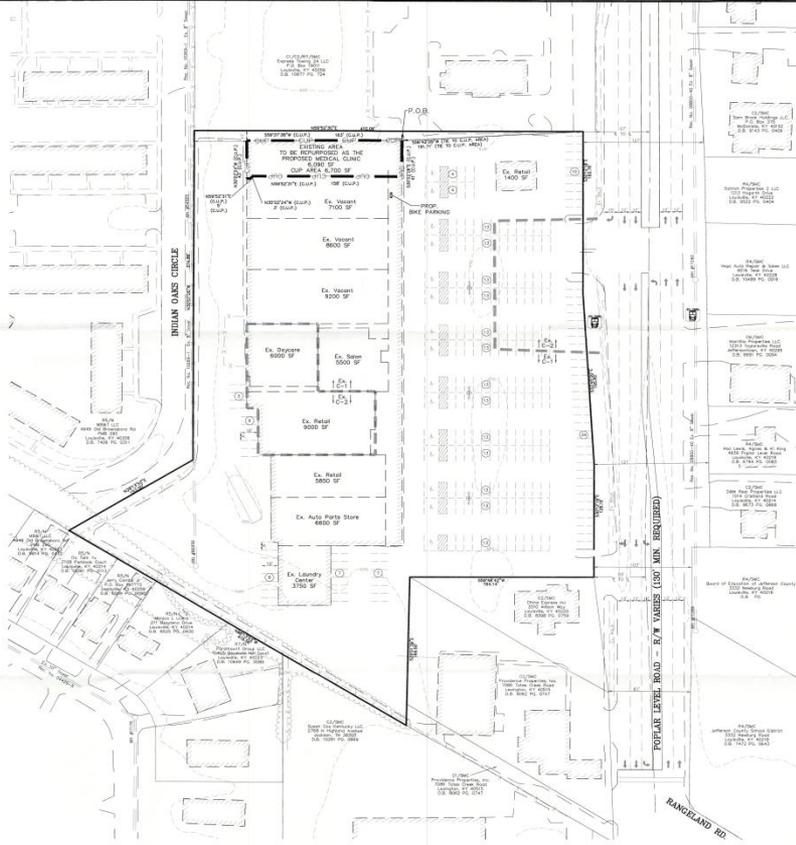
Across Poplar Level Road



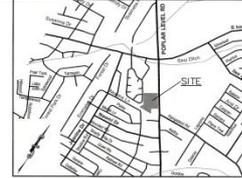
Site Plan



PRELIMINARY APPROVAL DEVELOPMENT PLAN
 CONDITIONS:
 DATE: 5/11/18
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



NO CONSTRUCTION OR EXTERIOR CHANGES ARE PROPOSED WITH THIS CONDITIONAL USE PERMIT PLAN.



CONDITIONAL USE PERMIT REQUESTED
 1. A Conditional Use Permit is requested by the Louisville Metro Land Development Code, 4.2.29, for a Medical Clinic.

RELIEF REQUESTED
 1. Relief is requested from LOC Section 4.2.29.B to permit the existing building to be closer than 30' from any property line. Building's existence predate code requirement.

PROJECT DATA

TOTAL SITE AREA	= 5.74 AC (250,012 SF)
EXISTING ZONING	= C-1/C-2 (C.U.P.P. REQUIRED)
EXISTING USE	= SUBURBAN MARKETPLACE CORRIDOR
PROPOSED USE	= COMMERCIAL/MEDICAL CLINIC
BUILDING HEIGHT	= 1-STORY (60' MAX. ALLOWED)
EXISTING BUILDING AREA	= 89,990 SF
F.A.R.	= 0.28
	(C-1 = 1.0 MAX. ALLOWED)
	(C-2 = 3.0 MAX. ALLOWED)

PARKING REQUIRED

PROPOSED MEDICAL CLINIC	6,090 SF / 250 S.F. MIN.	= 25 SP	MIN. MAX.
EXISTING DANFORTH	6,090 SF / 150 S.F. MAX.	= 41 SP	
EXISTING DANFORTH	2 SP / EMPLOYEE MIN. 5 (INCLUDED)	= 10 SP	20 SP
EXISTING SALON	4 SP / EMPLOYEE MAX. 5 (PROPOSED)	= 2 SP	
EXISTING SALON	2,500 SF / 250 S.F. MIN.	= 10 SP	20 SP
EXISTING VACANT	2,500 SF / 250 S.F. MAX.	= 10 SP	55 SP
EXISTING RETAIL	24,900 SF / 300 S.F. MIN.	= 83 SP	125 SP
EXISTING RETAIL	24,900 SF / 200 S.F. MAX.	= 83 SP	
EXISTING RETAIL	18,250 SF / 300 S.F. MIN.	= 55 SP	82 SP
EXISTING RETAIL	18,250 SF / 200 S.F. MAX.	= 55 SP	
EXISTING AUTO PARTS STORE	6,600 SF / 200 S.F. MIN.	= 22 SP	33 SP
EXISTING AUTO PARTS STORE	6,600 SF / 200 S.F. MAX.	= 22 SP	
EXISTING LAUNDRY CENTER	3,750 SF / 300 S.F. MIN.	= 13 SP	20 SP
EXISTING LAUNDRY CENTER	3,750 SF / 200 S.F. MAX.	= 13 SP	
PARKING PROVIDED		= 230 SP	351 SP
TOTAL PARKING REQUIRED		= 207 SP	381 SP
TOTAL PARKING PROVIDED		= 352 SPACES	
		(15 HC SP INCLUDED)	
BIKE PARKING PROVIDED		= 2 SHORT TERM (OUTSIDE) + 2 LONG TERM (INDOOR)	

MSD NOTES:
 1. Sanitary sewer service already exists.
 2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0077 E dated December 5, 2008.
 3. A Downstream Facilities Capacity Request will be submitted to MSD.

GENERAL NOTES:
 1. A sign compliant with any applicable Louisville Metro Land Development Code requirements will be provided on the primary building entrance.
 2. Cornerstone 3020 Plan Element #24. The subject site is an existing commercial strip center with an existing parking area used by its lessees. Designated parking areas will not be provided.
 3. LOC Section # 4.2.29 requires parking for a Medical Clinic to be adequate to accommodate the maximum number of clients expected at one time. 30 clients are expected at any one time. Compliance with section # 4.2.29 is provided by the existing parking. LOC Chapter 9 requires a total of 207 parking spaces for the subject site. This includes 24 spaces for the proposed Medical Clinic use. 252 existing parking spaces are provided.
 4. A waiver of the Poplar Level Road right-of-way requirements is requested from Metro Public Works.
 5. A Downstream Capacity Request shall be submitted to MSD.

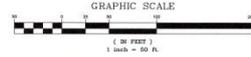
RECEIVED
 MAY 13 2018
 PLANNING & DESIGN SERVICES

OWNER: POPLAR PLAZA LLC
 3832 NE 190TH ST APT. 101 MIAMI, FL 33180
 COUNCIL DISTRICT - OKOLANA
 FIRE PROTECTION DISTRICT - 2
 MUNICIPALITY - LOUISVILLE

SITE ADDRESS: 4920 POPLAR LEVEL RD.
 TAX BLOCK 0624, LOT 0328
 D.L. 9111, PG. 0608
 RELATED CASES: 09-015-79, 09-060-79, MSD # 9937

CASE: 17CUP1115

PRELIMINARY APPROVAL
 Condition of Approval:
 DATE: 5/11/18
 LOUISVILLE JEFFERSON COUNTY METRO PUBLIC WORKS



NO.	DATE	REVISION	DESCRIPTION

ENGINEER'S SEAL
 SURVEYOR'S SEAL

PROJECT DATA

FILE NAME: 17CUP1115.CAD	DATE: 5/11/18	SCALE: AS SHOWN	DATE: 5/11/18
CHECKED BY: [Signature]	DATE: 5/11/18	DATE: 5/11/18	DATE: 5/11/18

LD&D
 LAND DESIGN & DEVELOPMENT, INC.
 401 EAST CORPORATE DRIVE, STE. 220
 LEWISVILLE, TX 75007

BAYMARK
 4922 POPLAR LEVEL ROAD
 BAYMARK CORPORATE SERVICES
 401 EAST CORPORATE DRIVE, STE. 220
 LEWISVILLE, TX 75007

17CUP1115
 SHEET 1 OF 1

Floor Plan



3426 E. PACIFIC COAST
HIGHWAY | 2ND FLOOR
LONG BEACH, CA | 90804
T 562.621.9100
F 562.630.2556
WWW.PPMCO.NET



REVISED PLAN

BAYMARK HEALTH SERVICES

PROJECT FIVE

FLOOR PLAN

PROJECT NAME

POPLAR LEVEL ROAD PROJECT

PROJECT ADDRESS

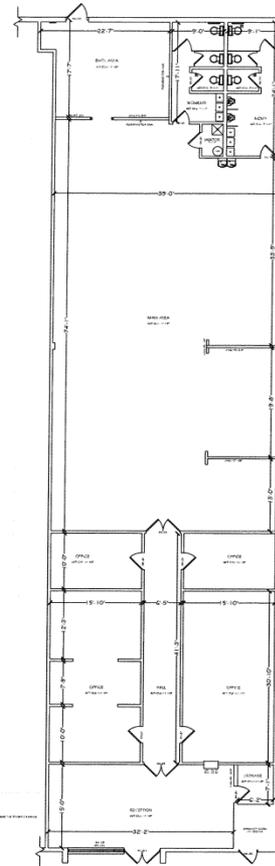
4922 POPLAR LEVEL ROAD
LOUISVILLE, KY 40219

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SCALE
1/4" = 1'-0"
PROJECT
15719
PREPARED BY
AM
DATE
01/15/16

1 of 1



LEGEND
 CONCRETE
 Gypsum Board
 POPLAR LEVEL ROAD
 FULL HEIGHT CABINET
 CLG = CEILING HEIGHT

TOTAL: 6,090 SF

Staff Findings

- 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.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a medical clinic in a C-1 zoning district.