

Masonic Homes of Louisville – SAM SWOPE CARE CENTER

Justification for Amendment to Existing Conditional Use Permit

A. Consistency with the purpose and intent and all other requirements of the Land Development Code. The proposed amendment is consistent with the purpose and intent of the requirements of the Land Development Code as it will expand parking capacity at the site with minimal impact on the existing open space and natural resources of the site. The new parking area will provide convenient, accessible parking options throughout the site. The proposed rain garden will supplement the existing drainage system and address storm water from the proposed new parking area. These proposed additions are consistent with the purpose, intent and requirements of the Land Development Code.

B. Whether the proposal is consistent with the applicable policies of the Comprehensive Plan. The proposed amendment is consistent with the applicable policies of the Comprehensive Plan for the same reasons it is consistent with the Land Development Code, as set forth above. The proposed expansion to the parking area will improve parking capacity and provide convenient, accessible parking options. The proposed rain garden will supplement the existing drainage system and address water quality. These proposed additions are consistent with the policies of the Comprehensive Plan.

C. The compatibility of the proposal with surrounding land uses and the general character of the area. The proposed amendment is compatible with the existing land uses and general character of the area as it proposes only a small change to a parking area. The proposal enhances parking and pedestrian access to the site. The new parking area is also compatible with future development in the area as expanded parking will accommodate more residents, employees, and visitors on the site.

D. Whether necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. will be adequate to serve the proposed use. The proposed amendment will enhance public facilities on the site as it will result in increased parking capacity. The proposed amendment enhances the existing drainage systems currently at the site through the addition of new rain garden adjacent to the new parking area.

RECEIVED
APR 02 2018
PLANNING &
DESIGN SERVICES