

**15DEVPLAN1060**

# Kindred Healthcare Expansion



**Land Development & Transportation Committee**

Brian Davis, AICP, Planning Supervisor

June 25, 2015

# Request(s)

## Category 3 Plan:

- Remove existing buildings
- Construct a new 141,199 square foot building
- 133,935 square feet of office
- 7,264 square feet of restaurant
- DDRO approval was granted on March 11, 2015
- No waivers or variances requested

# Zoning/Form Districts

## Subject Property:

Existing:C-3/D

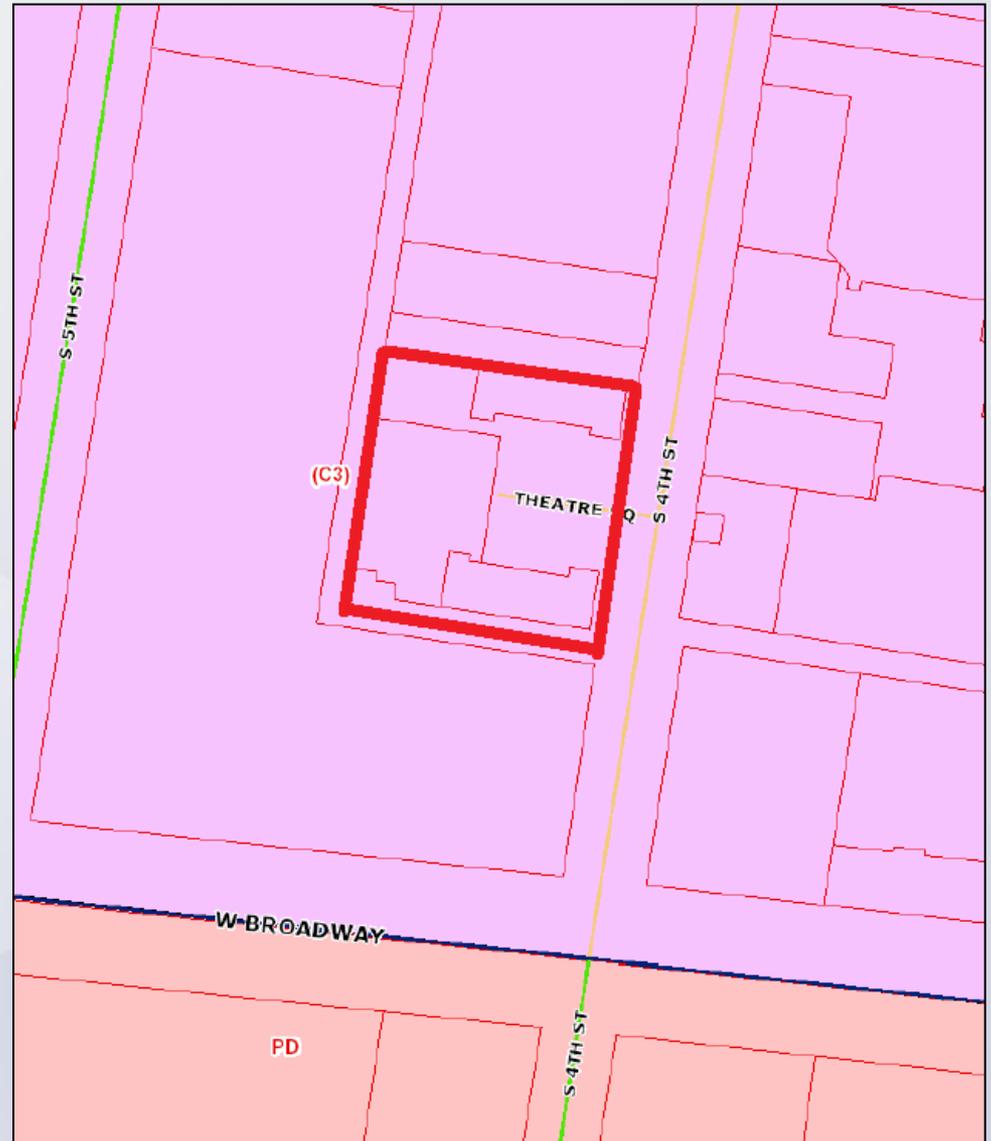
## Adjacent Properties:

North: C-3/D

South: C-3/D

East: C-3/D

West: C-3/D



# Aerial Photo/Land Use

## Subject Property:

Existing: Commercial

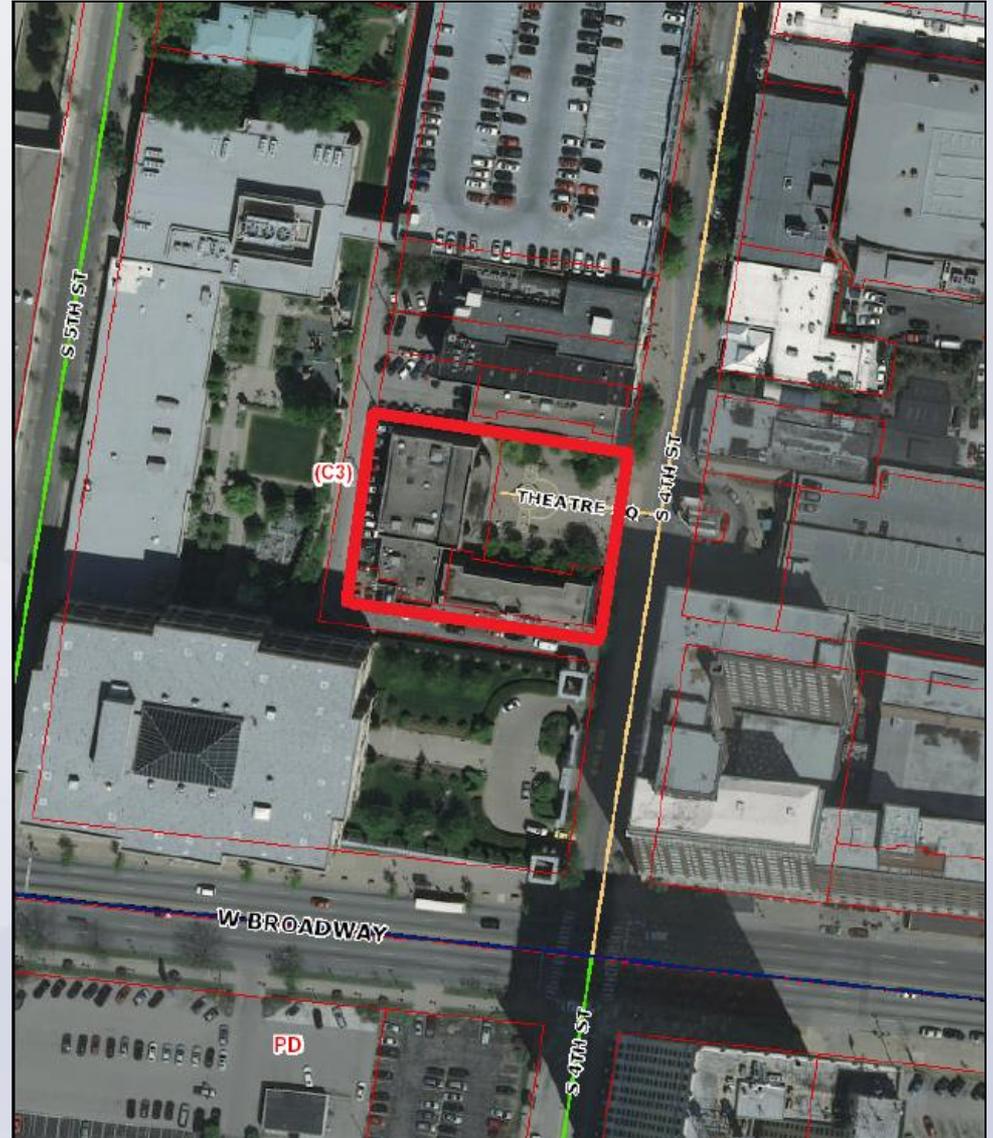
## Adjacent Properties:

North: Commercial

South: Office

East: Commercial

West: Office









**GENERAL NOTES**

- 1) SET ARCHITECTURAL PLANS FOR EXIST BUILDING DIMENSIONS AND DETAILS.
- 2) ALL HANGAR SITE FEATURES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ACCEPTABLE "A" CLASS REQUIREMENTS FOR HANGAR ACCESSIBILITY.
- 3) ALL REPAIRS SHALL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR UNLESS OTHERWISE NOTED.
- 4) CONCRETE WALKS AND PAVING ARE TO HAVE LIGHT BROWN FINISH.
- 5) SILT CONTROLS SHALL BE INSTALLED PRIOR TO CONSTRUCTION AND REMOVED UPON COMPLETION OF THE JOB ONCE GRASS IS ESTABLISHED.
- 6) CONSTRUCTION STAGING SHALL BE DONE BY CONTRACTOR.
- 7) THIS PROPERTY IS NOT LOCATED IN A 100 YEAR FLOOD HAZARD AREA FROM MAP 2170000000, DECEMBER 5, 2009.
- 8) ALL CONSTRUCTION AND SALES TRAILERS MUST BE IDENTIFIED BY THE DEPARTMENT OF PUBLIC HEALTH & WELFARE IN ACCORDANCE WITH SECTION 173 OF UNINCORPORATED METRO COUNTY WELFARE ORDINANCES.
- 9) WINDSHIELD CONTROL SHALL BE PROVIDED IN ACCORDANCE WITH CHAPTER 95 OF LOUISIANA/ATLANTA COUNTY WELFARE ORDINANCES.
- 10) MAINTAIN EXISTING DRIVEWAY TO REMAIN AS IS. PAVEMENT SHALL BE CONSTRUCTED TO PREVENT FURTHER DAMAGE FROM WEARING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- 11) COMPOSTABLE LITTER SHALL BE PLACED IN A DESIGN TRASH BIN OR RECYCLING BIN AS APPLICABLE TO THE PROJECT.
- 12) AN EXISTING TRASH COMPACTOR IS ACCESSIBLE FROM ONE ENTRY AND IS SCHEDULED FROM VIEW BY A WALL OF DOOR.
- 13) CONSTRUCTION PLANS MUST BE PRINTED AND REQUIRED FOR ALL WORK WITHIN THE PROJECT AREA, INCLUDING THE MAIN ENTRY. A SIGNAGE BOARD WILL BE INSTALLED TO DISPLAY NOTICES IN THE PUBLIC RIGHT-OF-WAY POST CONSTRUCTION.
- 14) THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL US WATER QUALITY REGULATIONS GOVERNED BY MS4. THE LATTER MUST CHARGE AT THE DESIGN PHASE DUE TO PROPER DESIGN OF GROUND WATER MANAGEMENT PRACTICES.
- 15) MOST EMERGENCY SERVICES AVAILABLE BY LATERAL EXTENSION SERVICE FROM THIS DEVELOPMENT TO BE TREATED AS THE NORMAL FORMER SITE.
- 16) NO DRAINAGE GRAVITY SERVICE WILL BE PERMITTED.

**EPSC NOTES**

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE MAINTAINED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MS4'S PRIVATE OCCUPATIONAL HEALTH OFFICE. EPSC ITEMS SHALL BE INSTALLED PER THE PLAN AND ANY CHANGES.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION VEHICLES DURING CONSTRUCTION. SOIL TRACKERS SHALL BE LOCATED AWAY FROM DRIVEWAYS, PARKING AREAS, AND EXISTING SIDEWALKS. MUD TRACKERS SHALL BE MAINTAINED AND OPERATED AT ALL TIMES. ALL TRACKERS SHALL BE OPERATED AT ALL TIMES. ALL TRACKERS SHALL BE OPERATED AT ALL TIMES.
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**EPSC CONCEPT PLAN**

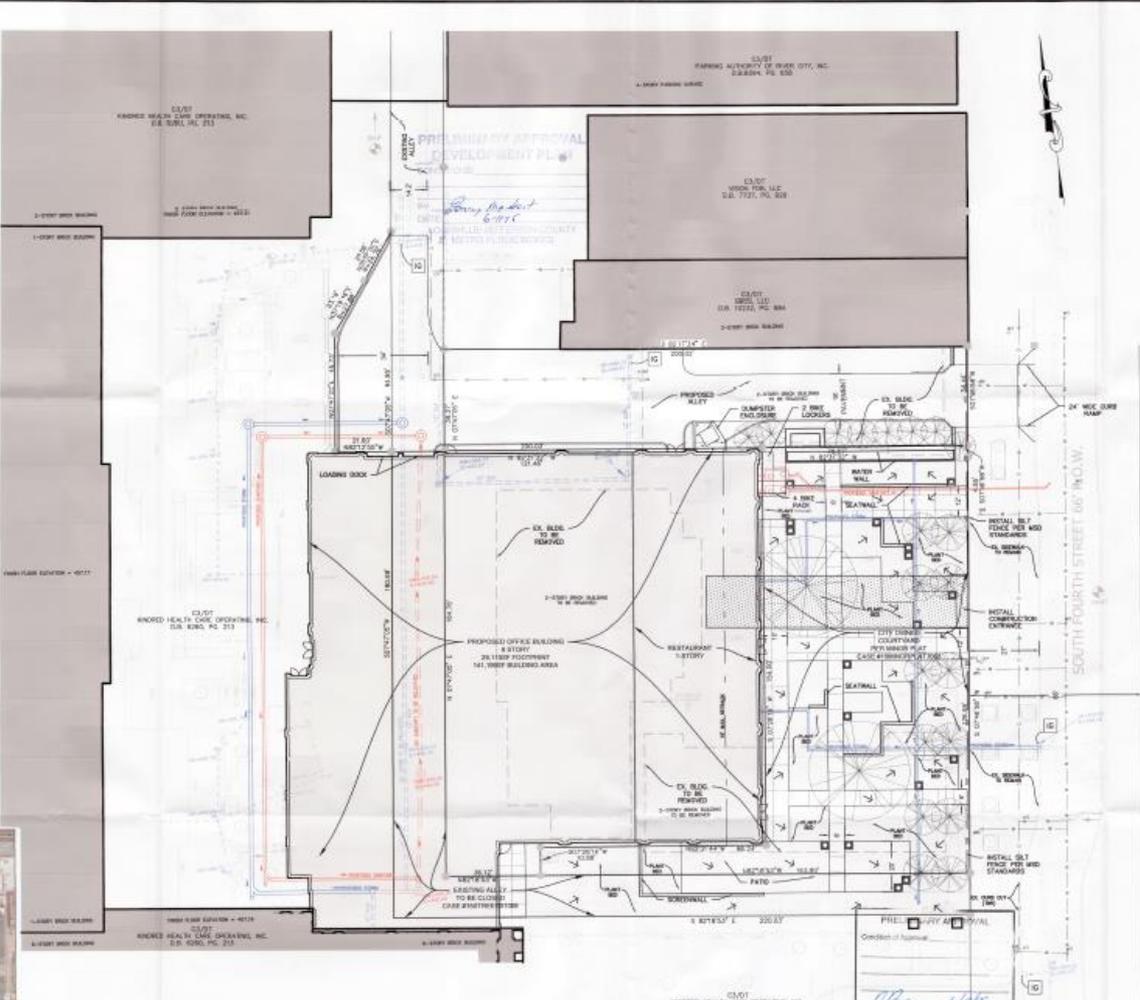
1. INSTALL SILT PROTECTION FOR ALL SURROUNDING CURB SPLITS.
2. INSTALL CONSTRUCTION ENTRANCE.
3. LOCATE SODDING CONTAINERS AS NECESSARY TO INSTALL SILT PROTECTION FOR WORKPARK.
4. SIGN CONSTRUCTION.

**UTILITY WARNINGS**

THE UNDERGROUND UTILITIES SHOWN ON THIS DOCUMENT HAVE NOT BEEN PREVIOUSLY LOCATED BY EXCAVATION METHODS. SUB-SURFACE UTILITIES MAY BE HIDDEN FROM APPARENT SURFACE READINGS AND INFORMATION FROM EXISTING PUBLIC RECORDS. SHOWN UTILITIES ARE NOT GUARANTEED TO BE ACCURATE. ANY UTILITIES NOT SHOWN ON THIS DOCUMENT ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.

**AREA CONTEXT MAP & ADJACENT PROPERTIES**

- 1) THE BROWN HOTEL, U.S. 900, PG. 432
- 2) PARKING AUTHORITY OF NEW ORLEANS, U.S. 900, PG. 432
- 3) THE BROWN HOTEL, U.S. 900, PG. 432
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- 100) THE BROWN HOTEL, U.S. 900, PG. 432



**SITE DATA**

AREA	4.82 ACRES
PROJECT AREA	1.26 ACRES
ZONING	CO
FORM DISTRICT	DOWNTOWN
EXISTING USE	COMMERCIAL RETAIL
PROPOSED USE	OFFICE/RESTAURANT
PERMITS	26710 SF
GROSS FLOOR AREA	14,200 SF
OFFICE	13,500 SF
RESTAURANT	7,000 SF
PARK	0 SF
B.L.C. HEIGHT	37'

**PARKING CALCULATIONS**

THE MINIMUM AND MAXIMUM PARKING REQUIREMENTS DO NOT APPLY IN THE DOWNTOWN FORM DISTRICT PER TABLE 11.1.

PARKING PROVIDED: 3 SPACES

**TREE CANOPY CALCULATIONS**

SITE AREA	4.82
EXISTING TREE CANOPY	38 (80%)
EXISTING TREE CANOPY TO REMAIN	38
REQUIRED NEW TREE CANOPY	38

\* A 10% REDUCTION IS REQUIRED CANOPY IS APPLICABLE FOR THIS SITE PER LDC 10.14.B.2.

**LOT STANDARDS**

MIN LOT SIZE	10,000 SQ FT
MIN LOT DEPTH	80 FT
MAX. SETBACK	NONE
(IF SIZE OF STREET/LAN IS MAINTAINED)	

**OPEN SPACE CALCULATIONS**

OPEN SPACE IS NOT REQUIRED PER LDC 10.11.A.1	16,400 SF
OPEN SPACE PROVIDED	0 SF

**RUNOFF CALCULATIONS**

EXISTING IMPERVIOUS AREA	1.08 AC
PROPOSED IMPERVIOUS AREA	1.08 AC
IMPERVIOUS SURFACE REDUCED BY INSTALLING	
BLANKET OF GREEN ROOF	
PER LDC 10.16.A.2(1) 2014-2015-2016	0.00
PER LDC 10.16.A.2(2) 2014-2015-2016	0.00

POST-DEVELOPED 100-YEAR RATE OF RUNOFF SHALL EQUAL TO AT OR BELOW PRE-DEVELOPED 100-YEAR RATE.

POST 100 YR (0.007) 2014-2015-2016 = 0.00

PRE-DEVELOPED 100-YEAR RATE OF RUNOFF SHALL EQUAL TO AT OR BELOW PRE-DEVELOPED 100-YEAR RATE.

**BIKE PARKING SUMMARY**

DETAILS: SHORT TERM & LONG TERM BIKE PARKING LOCATED EAST OF MAIN OFFICE ENTRANCE. BIKE PARKING LOCATED EAST OF MAIN OFFICE ENTRANCE. BIKE PARKING LOCATED EAST OF MAIN OFFICE ENTRANCE.

SHORT TERM PARKING REQUIRED	3 SPACES
2 OR 1 SPACE PER 50,000 SF	
LONG TERM PARKING REQUIRED	3 SPACES
2 OR 1 SPACE PER 50,000 SF	

**RECEIVED**

DATE: 08/21/17

DESIGN SERVICES: CASE #15000001000

PROJECT TITLE: KINDRED HEALTHCARE - EXPANSION

RELATED CASES: 15000001001, 1511STREETS1008, 15AMORPLAT1002

TAX BLOCK 136, LOTS 86, 101, 105, 107, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 132, 134, 136, 138, 140, 142, 144, 146, 148, 150, 152, 154, 156, 158, 160, 162, 164, 166, 168, 170, 172, 174, 176, 178, 180, 182, 184, 186, 188, 190, 192, 194, 196, 198, 200, 202, 204, 206, 208, 210, 212, 214, 216, 218, 220, 222, 224, 226, 228, 230, 232, 234, 236, 238, 240, 242, 244, 246, 248, 250, 252, 254, 256, 258, 260, 262, 264, 266, 268, 270, 272, 274, 276, 278, 280, 282, 284, 286, 288, 290, 292, 294, 296, 298, 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 334, 336, 338, 340, 342, 344, 346, 348, 350, 352, 354, 356, 358, 360, 362, 364, 366, 368, 370, 372, 374, 376, 378, 380, 382, 384, 386, 388, 390, 392, 394, 396, 398, 400, 402, 404, 406, 408, 410, 412, 414, 416, 418, 420, 422, 424, 426, 428, 430, 432, 434, 436, 438, 440, 442, 444, 446, 448, 450, 452, 454, 456, 458, 460, 462, 464, 466, 468, 470, 472, 474, 476, 478, 480, 482, 484, 486, 488, 490, 492, 494, 496, 498, 500, 502, 504, 506, 508, 510, 512, 514, 516, 518, 520, 522, 524, 526, 528, 530, 532, 534, 536, 538, 540, 542, 544, 546, 548, 550, 552, 554, 556, 558, 560, 562, 564, 566, 568, 570, 572, 574, 576, 578, 580, 582, 584, 586, 588, 590, 592, 594, 596, 598, 600, 602, 604, 606, 608, 610, 612, 614, 616, 618, 620, 622, 624, 626, 628, 630, 632, 634, 636, 638, 640, 642, 644, 646, 648, 650, 652, 654, 656, 658, 660, 662, 664, 666, 668, 670, 672, 674, 676, 678, 680, 682, 684, 686, 688, 690, 692, 694, 696, 698, 700, 702, 704, 706, 708, 710, 712, 714, 716, 718, 720, 722, 724, 726, 728, 730, 732, 734, 736, 738, 740, 742, 744, 746, 748, 750, 752, 754, 756, 758, 760, 762, 764, 766, 768, 770, 772, 774, 776, 778, 780, 782, 784, 786, 788, 790, 792, 794, 796, 798, 800, 802, 804, 806, 808, 810, 812, 814, 816, 818, 820, 822, 824, 826, 828, 830, 832, 834, 836, 838, 840, 842, 844, 846, 848, 850, 852, 854, 856, 858, 860, 862, 864, 866, 868, 870, 872, 874, 876, 878, 880, 882, 884, 886, 888, 890, 892, 894, 896, 898, 900, 902, 904, 906, 908, 910, 912, 914, 916, 918, 920, 922, 924, 926, 928, 930, 932, 934, 936, 938, 940, 942, 944, 946, 948, 950, 952, 954, 956, 958, 960, 962, 964, 966, 968, 970, 972, 974, 976, 978, 980, 982, 984, 986, 988, 990, 992, 994, 996, 998, 1000.



**SABAK, WILSON & LINGO, INC.**  
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
 1000 PINE STREET, SUITE 200, NEW ORLEANS, LOUISIANA 70112  
 (504) 581-1000

**RECEIVED**  
 DATE: 08/21/17  
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**CAT-3**



RECE

APR 2

# Required Actions

- **Category 3 Plan: Approve/Deny**