

# Development Review Committee

## Staff Report

May 9, 2018



<b>Case No:</b>	17DEVPLAN1174
<b>Project Name:</b>	Sam Swope Care Center
<b>Location:</b>	330 Masonic Home Drive
<b>Owner(s):</b>	Masonic Homes of KY, Inc.
<b>Applicant:</b>	Masonic Homes of KY, Inc.
<b>Representative(s):</b>	Dinsmore & Shohl, LLP – Clifford Ashburner
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	9 – Bill Hollander
<b>Case Manager:</b>	Joel P. Dock, Planner II

### REQUEST(S)

- Revised Detailed District Development Plan

### CASE SUMMARY

The existing nursing home facility known as the Sam Swope Care Center is requesting a minimal parking expansion to serve the campus and their facility. A larger campus parking and circulation master plan (18DEVPLAN1027/18CUP1033) has been requested, but due to timing constraints for this area the proposed project is being pursued separately.

### Associated Cases

- 10164 & 10911: Modified CUP and RDDDP for 136 bed nursing home facility
- 18CUP1043: Mod. CUP heard at BOZA May 7, 2018.
- 18DEVPLAN1027/18CUP1033: Campus parking and circulation master plan
- A full listing of cases on the Masonic Homes property is provided as *Attachment 4*.

### STAFF FINDING

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.

### STANDARD OF REVIEW AND STAFF ANALYSIS FOR REVISED DETAILED DISTRICT DEVELOPMENT PLAN AND/OR AMENDMENT TO BINDING ELEMENTS

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: The proposed improvements do not adversely impact natural resources.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community are provided as the Masonic Homes property is an integrated development with mixed-uses, shared parking facilities, internal drives, and open space.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: The development site, larger campus, and the community provide sufficient open space to meet the needs of the proposed development.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area that contains a mix of residential and non-residential uses.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to the requirements of the Land Development Code.

**REQUIRED ACTIONS**

- **APPROVE or DENY the Revised Detailed District Development Plan** subject to subject to existing binding elements

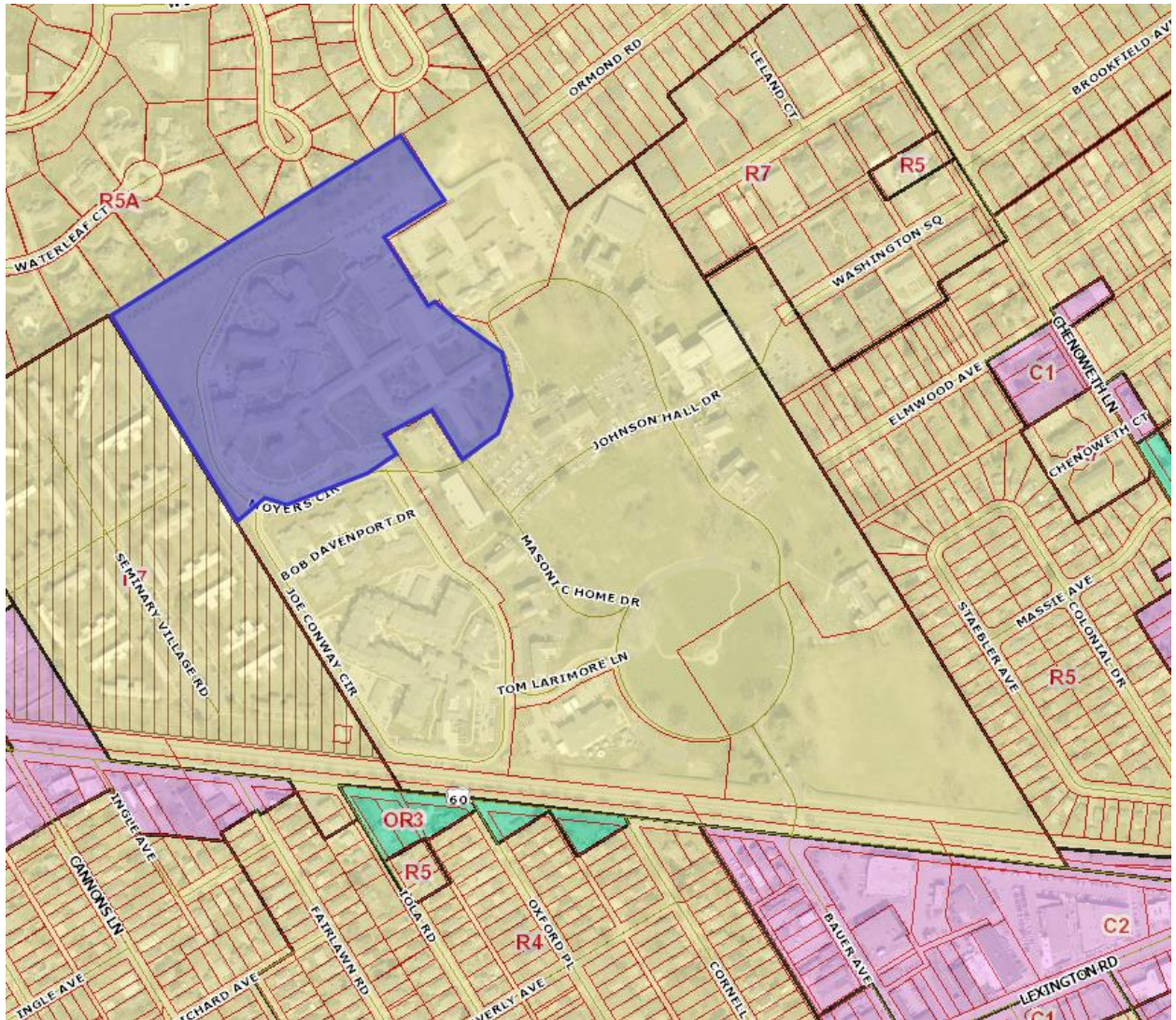
**NOTIFICATION**

Date	Purpose of Notice	Recipients
4/19/18	Hearing before DRC	1 <sup>st</sup> tier adjoining property owners Registered Neighborhood Groups in Council District 9

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements
4. Associated Cases

1. **Zoning Map**





## 2. Aerial Photograph



## 3. Existing Binding Elements

1. The maximum density permitted for the Masonic Homes campus, being that as described in deed book 9046 page 151, and being in the R-5A zoning district, shall be 12.01 dwelling units per acre (946 units on 78.82 acres) as permitted in R-5A zoning district.
2. Prior to any building permits being issued for the development of lots 2 through 7 detailed district development plans will be submitted to the Planning Commission for approval. These development plans will be subject to all agency approvals and additional binding elements.
3. There shall be no access to this site from Napanee, Ormond, and Leland Roads and Elmwood Avenue. In the event of an emergency Washington Square will provide access to the site. Washington Square will not be used for access except in emergency and safety situations and during the annual Masonic Picnic.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:

- a. The development plan must receive full construction approval from Louisville Metro Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.
  - b. The size and location of any proposed development identification signs must be approved by the Planning Commission.
  - c. A minor subdivision plat shall be recorded creating the lot lines as shown on the development plan. A copy of the instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - d. The appropriate variances and modification to conditional use permit shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.
5. Retention basins are shown for general location purposes only. The configuration and size of each basin will be determined prior to approval of the detailed district development plan for the area for which they are shown.
  6. Storm water retention shall be provided to maintain runoff at present rates.
  7. Construction of retention facilities are waived for any new structures on Lot 1.
  8. Off-site drainage improvements in lieu of retention basins may be required for development in Lot 7.
  9. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of a structure or land for the proposed use.
  10. These binding elements may be amended as provided for in the Zoning District Regulations.
  11. A stub connection shall be provided along the western property line of this site as shown in case 14169 unless other access is provided elsewhere on the western campus boundary. Access through the campus shall utilize existing and currently planned road infrastructure to service emergency access.

#### **4. Associated Cases**

- B-11-79: CUP for Home for Infirm or Aged (approved 3/5/79).
- 9-19-83/10-5-83: Change-in-zoning from R-1 and R-5 to R-5A, multi-family residential, and Major Preliminary Subdivision Plan for Masonic Village (approved 7/21/83). The rear of the Masonic Village proposal, Lots 3-7, was later subdivided to become Mockingbird Gardens Subdivision, docket 10-39-88.
- B-65-88: CUP for Home for Infirm or Aged as an expansion to B-11-79 (approved 5/16/88).
- B-184-03: CUP for off-street parking at the dead-end of Washington Square in the City of St. Matthews (approved 12/9/03).
- 10164: Modified CUP for 136 bed nursing home facility to replace previous facility located towards the Northwest in the Masonic Homes development site (approved 2/20/08).
- 10911: RDDDP for 136 bed nursing home facility located towards the Northwest in the Masonic Homes development site and other minor modifications across the Masonic Homes site (approved 5/7/08).
- 11444: Minor Subdivision Plat of record in PB 53, PG 14 creating two tracts from one; subsequently, separating the Masonic Homes R-5A site into two sections (recorded 7/18/08).
- 12293: RDDDP for accessory building and temporary doctor's office (approved 5/7/09).
- 13106: Modified CUP for vehicle/maintenance building and temporary doctor's office (approved 12/29/09).
- 13371: CUP for proposed daycare with offices along Frankfort Avenue (approved 9/9/10).
- 14169: RDDDP for Independent Living and Cottage Units in Southwest Corner and Amendment to Binding Element 1, 4, 5, 6, and 11, with an addition of Binding Element 14 (approved 10/27/10).
- 14226: Modified CUP for proposed Independent Living and cottage units in Southwest corner of Masonic Homes Development (approved 11-16-10).
- 15987: RDDDP for proposed revisions to Independent Living and cottage units in the Southwest section of the Masonic Homes development site (approved 6/30/11).
- 16769: Sign Plan with Variance (approved 1/24/12).
- 13DEVPLAN1105: RDDDP for Independent Living in Southwest section of the Masonic Homes development site (approved 2/5/14).
- 13CUP1022: Modified CUP for Independent Living in Southwest section of the Masonic Homes development site (approved 2/24/14).
- 14MOD100: Amendment to Binding Element to allow employees and residents site access from adjacent streets to the East (denied 7/28/14).
- 15CUP1036: Modified CUP associated with this RDDDP request (approved 2/1/16)
- 15DEVPLAN1186: RDDDP for 72 unit assisted living facility (approved 2/18/16)
- 15DEVPLAN1187: RDDDP for 124 independent living units (approved 2/18/16)
- 16DEVPLAN1145: RDDDP for revisions to approved plan in 15DEVPLAN1186 (approved 8/4/16 on condition that the CUP is abandoned where it is no longer needed.
- 16VARIANCE1055: Variance associated with 16DEVPLAN1145 for building connection along Western P/L (approved 8/15/16)
- 17CUP1084/17VARIANCE1078: CUP and variances to be heard at BOZA on 11/20/17.