

Board of Zoning Adjustment

Staff Report

August 7, 2017



Case No:	17VARIANCE1044
Project Name:	Passport Health and Wellness Campus Phase I
Location:	1800, 1824, & 1912 W. Broadway
Owner(s):	Newbridge Development LLC, Sotsky Family LP & Klein Real Properties
Applicant:	University Healthcare Inc.
Jurisdiction:	only list if they have zoning authority
Council District:	4- Barbara Sexton Smith
Case Manager:	Julia Williams, RLA, AICP, Planning Supervisor

REQUEST(S)

- Variance from 5.5.1.A.2 to exceed the maximum 5' setback along Dixie Highway as shown on the approved development plan. (78'+/- minimum to a 117'+/- maximum from the current Dixie Highway ROW. 195'+/- minimum to a 286'+/- maximum from the future Dixie Highway ROW realignment.)

CASE SUMMARY/BACKGROUND

The subject site consists of 18.16 acres on the southwest corner of W Broadway and Dixie Hwy. Phase I is approximately 5.95 acres. The site also has frontage on S. 20th St., Anderson St. and Dr. W. J. Hodge St. (formerly known as S 21st St.). The Kentucky Transportation Cabinet has a project that proposes to realign Dixie Hwy at W Broadway so that it aligns with 18th St on the north side of W Broadway. This will create an approximately 2 acre property at the southwest corner of W Broadway and Dixie Hwy that will possibly be retained by the developer and is not part of this proposal. The proposal is to construct an office campus on the site. Underground detention is proposed. Access to the development is proposed from S 20th St.

9-166-70- Rezoning from R-6 to R-9 on a portion of the subject site.

9-146-72- Rezoning from R-6 to C-1 on a portion of the subject site.

9-55-73- Rezoning from C-1 to C-2 on a portion of the subject site.

B-67-75- Conditional Use Permit (CUP) for an off-street parking lot on a portion of the subject site.

1-10-75- Street closure to close portions of Maple St., Colgan St. and unnamed alleys.

9-10-76- Rezoning from R-8, R-9 and C-2 to M-2 on a portion of the subject site.

9-79-84- Rezoning from R-6, C-1 and C-3 to M-2 on a portion of the subject site.

14DEVPLAN1036- Development plan approved for a Wal-Mart store (December 2014)

14STREETS1004- Street and Alley Closure for a portion of S 20th St, south of Anderson St, a portion of Kendall Ct, south of Anderson St, and an unnamed alley south of Anderson St. (December 2014)

14VARIANCE1025- Variances to exceed the maximum setbacks for the site (February 2015)

17DEVPLAN1095- Revised Detailed District Development Plan and waiver (PC on August 3, 2017)

STAFF FINDING

The proposal generally meets the requirements of the Land Development Code. The applicant has adequately addressed agency review comments for Phase I of this development.

TECHNICAL REVIEW

Cornerstone 2020
Land Development Code

MSD and Transportation Planning have preliminarily approved the proposal.

INTERESTED PARTY COMMENTS



1701 West Muhammad Ali Boulevard • Louisville, Kentucky 40203
(502) 583-4100 • Fax: (502) 583-4112 • www.kcaah.org
Federal Tax I.D. – 611279400 • KY Revenue I.D. - B20570

July 28, 2017

Louisville Metro Planning Commission
Attention Julia Williams
Re: Passport Health and Wellness Campus (Case # 17DEVPLAN1095)

On behalf of the Kentucky Center for African American Heritage (KCAAH), I wish to express support for the Health and Wellness Campus that Passport Health Plan is developing at 18th & Broadway.

KCAAH's goals are to enhance the public's knowledge about the history, heritage and cultural contributions of African-Americans in Kentucky. In addition to preserving the traditions and accomplishments of the past, we serve as a vital, contemporary and connected institution, and an anchor for revitalization efforts in West Louisville. The Passport project complements this mission, bringing new assets into the surrounding neighborhoods that support the well-being of residents.

I have been particularly impressed by Passport's authentic engagement with the people and institutions of West Louisville in the design and development of this project. For example, as a result of resident input at Passport's June 6th neighborhood meeting, a work group of arts and cultural leaders from West Louisville has been established to inform the project at its earliest stages—ensuring that the community's heritage and artistic excellence are incorporated into the building program. This group, of which I am proud to participate, envisions the Passport campus becoming part of the broader goal to create an urban African American heritage trail.

Clearly, Passport understands the merits of collaboration to achieve optimal individual and community health outcomes. Thank you in advance for giving this project your consideration.

Sincerely,

Aukram Burton

Aukram Burton
Executive Director

July 26, 2017

Ms. Julie Williams, Case Manager
Louisville-Jefferson County Planning Commission
514 W. Liberty Street
Louisville, KY 40202

RE: Revised District Development Plan
Case No. 17 DEVPLAN 1095

Dear Ms. Williams:

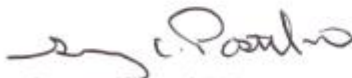
It has come to my attention that the **Louisville-Jefferson County Planning Commission** is in the process of reviewing Passport Health Plans' revised district development proposal for properties located at 1800, 1824 and 1912 W. Broadway. As a major sponsor of Passport, the University of Louisville is proud to support this proposed development, which has the potential to be real game changer for our west Louisville community.

There is no question that Passport's investment on the aforementioned properties will represents a significant economic development initiative in West Louisville that has the potential to incite further economic growth. In addition, the proposed Passport development once completed will help to stabilize community revitalization efforts underway in both the Russell and California neighborhoods and the planned YMCA facility to be built across 18th street.

As one of Louisville's major health care providers, we are likewise aware that the soon to be built Passport facility brings with it the hope of creating a health and well-being campus in West Louisville that will address social determinants of health. Our university community is committed to working with Passport officials to bring a variety of resources to the site that will meet basic human needs and thus help residents of West Louisville to thrive and realize an improved quality of life.

I strongly recommended that Passport Health Plans' proposal be afforded full consideration in your review process.

Best wishes,



Gregory C. Postel, M.D.
Interim President, University of Louisville

Cc: Dr. Ralph Fitzpatrick, Vice President for Community Engagement

Mr. Mark Carter, President, Passport Health Plans

Office of the President • University of Louisville • Louisville, KY 40292
P: 502.852.5417 F: 502.852.7226 W: louisville.edu

STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE

Chapter 5.5.1.A.2, to permit the building to be setback more than 5' from the ROW.

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect the public health, safety or welfare since Dixie Highway is being realigned with 18th Street leaving another space for future development at the corner.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity since Dixie Highway is being realigned with 18th Street leaving another space for future development at the corner. It is unclear when the re-routing and construction of the Dixie will occur.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public since Dixie Highway is being realigned with 18th Street leaving another space for future development at the corner. It is unclear when the re-routing and construction of the Dixie will occur.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations since Dixie Highway is being realigned with 18th Street leaving another space for future development at the corner. The time frame for the Dixie realignment may or may not be in the same time frame as the subject site. It is also unclear who will be the property owner of the area created by the re alignment.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The special circumstance that is preventing the site from complying with the requirement is the time frame for the realignment and the ownership of the created lot.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: Because the current Dixie Highway alignment is changing and knowing that there are some uncertainties with the realignment the current provisions would create an unnecessary hardship on the applicant.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of actions taken by the city subsequent to the adoption of the zoning regulations from which relief is sought to no fault of the applicant.

REQUIRED ACTIONS:

- **APPROVE** or **DENY** the **Variance to exceed the maximum setback as shown on the development plan.**

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal is in conformance with the standard of review for a Variance.

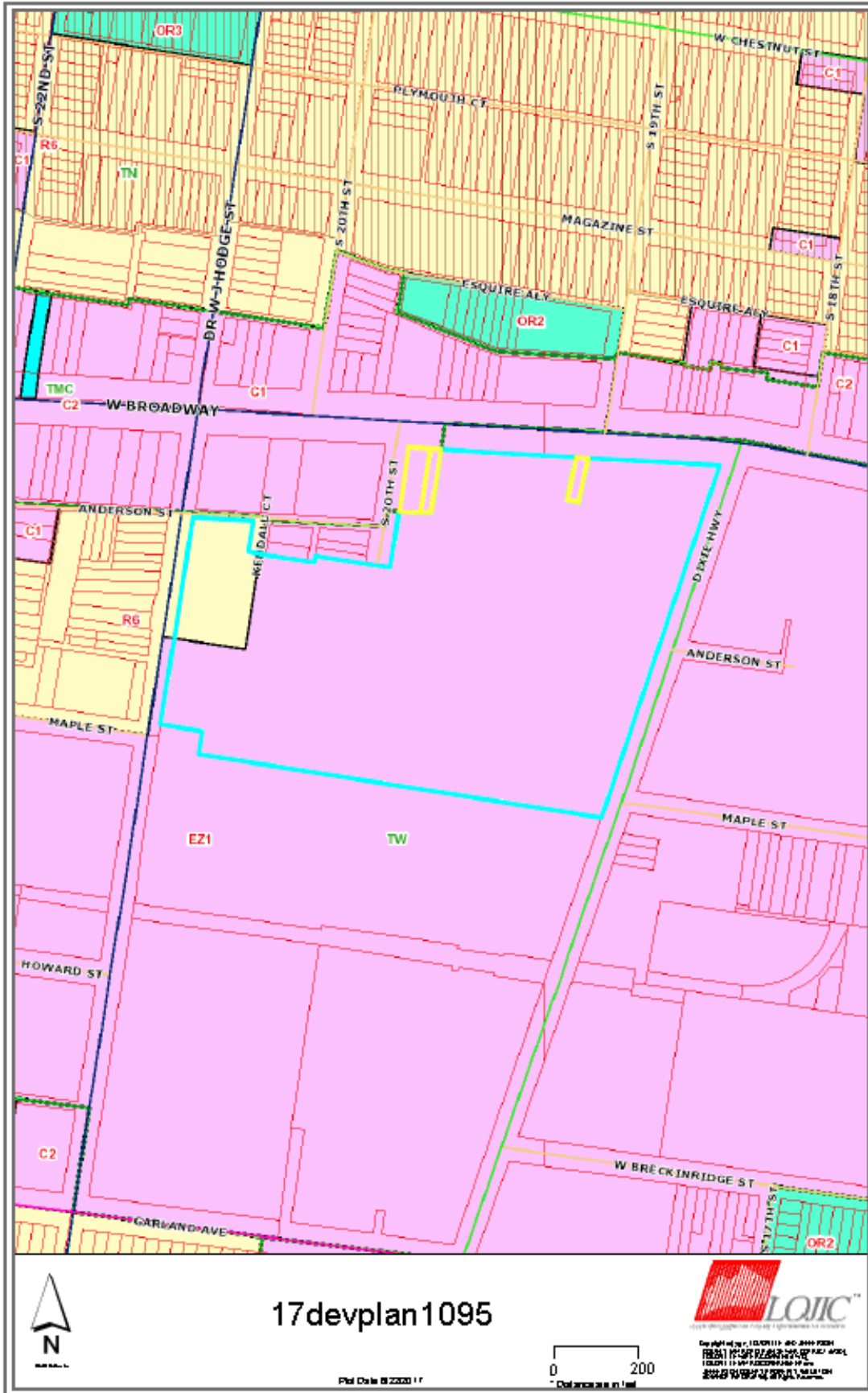
NOTIFICATION

Date	Purpose of Notice	Recipients
7/14/17	Hearing before BOZA on August 7, 2017	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

