

Board of Zoning Adjustment Staff Report

November 3rd, 2014



Case No:	14CUP1033
Request:	Modified Conditional Use Permit for Hospital Expansion
Project Name:	Jewish Hospital & St. Mary's Healthcare Emergency Room Expansion
Location:	1850 Bluegrass Avenue
Owner:	St. Mary & Elizabeth Hospital
Applicant:	HDR
Representative:	Kenan Stratman
Jurisdiction:	Louisville
Council District:	15 – Marianne Butler
Case Manager:	Christopher Brown, Planner II

REQUEST

- Modified Conditional Use Permit under Chapter 4.2.29 of the Land Development Code to allow an expansion of the existing hospital

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: R-5, OR-1, OTF, Residential, Office
Proposed Zoning District: R-5, OR-1, OTF, Residential, Office
Existing Form District: N, Neighborhood
Existing Use: Medical Office and Hospital
Proposed Use: Medical Office and Hospital
Minimum Parking Spaces Required: 806
Maximum Parking Spaces Allowed: 5356
Parking Spaces Proposed: 1448
Plan Certain Docket #: 9-8-80

The applicant is proposing to construct a 9,904 square foot expansion to the existing emergency room area at the Jewish Hospital and St. Mary's Healthcare campus. The building addition will be 28' in height and meet all Land Development Code requirements regarding building design as well as the minimum 30' setback for the conditional use permit. 15 accessible parking spaces are proposed to be created along the front of the emergency room expansion. No additional landscaping beyond the existing amount on site is required by the Land Development Code due to the expansion being less than 20%. Freestanding signage will remain as existing on the site with the attached signage to meet the requirements of the Land Development Code.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Hospital and Medical Office	R-5, OR-1, OTF	N
Proposed	Hospital and Medical Office	R-5, OR-1, OTF	N
Surrounding Properties			
North	Office	CN, R-7	N
South	Single Family Residential	R-5	N
East	Medical Office and Parking	R-7, OR-2	TN
West	Vacant	R-5	N

PREVIOUS CASES ON SITE

- B-6-69: Conditional Use Permit for hospital addition.
- 9-8-80: Zoning change approved from R-5 to R-10 by Planning Commission (OTF under current code).
- B-19-87: Variances approved to allow signage to encroach into the required yard Bluegrass Avenue.
- 14244: Modified Conditional Use Permit for construction of a one story utility building.
- 15027: Variance and modified conditional use permit granted for a central utility plant on the site.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with the applicable policies of the Comprehensive Plan maintaining the form and compatibility on the existing site.
2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The proposal is compatible with the surrounding land uses and maintains the current use of the parcel in an expanded form. It is compatible with the general character of the area by maintaining the required setbacks, buffering and following the drainage and lighting requirements on the parcel.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: All necessary public facilities are provided to serve the proposed use.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

4.2.29 Hospitals, Clinics, and Other Medical Facilities

Facilities requiring a Certificate of Need issued by the Commonwealth of Kentucky, including hospitals, clinics, and other medical facilities, may be allowed in any district upon the granting of a Conditional Use Permit and compliance with the listed requirements:

A. Signs - One freestanding sign, not to exceed 80 square feet in area or 10 feet in height, may be placed at each of the major entrances, except in districts where signs are allowed. Attached signs may be located at any height. The Board shall determine the size of all attached signs.

Staff: No additional signage is proposed at this time.

B. All buildings and structures shall be at least 30 feet from any property line. – Staff: The proposed building exceeds the 30-ft. setback.

STAFF: The proposal complies with the specific standards for the conditional use permit by following the Land Development Code for the attached signage and the expansion being setback further than 30' from the adjacent roadway.

TECHNICAL REVIEW

- The Land Development and Transportation Committee heard the related Revised Detailed District Development Plan with binding element amendments on October 23rd, 2014.

STAFF CONCLUSIONS

The standard of review has been met for the emergency room expansion modified conditional use permit as requested. All Land Development Code requirements will be met on the subject site. 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 meets the standards to grant a modified conditional use permit as established in the Land Development Code.

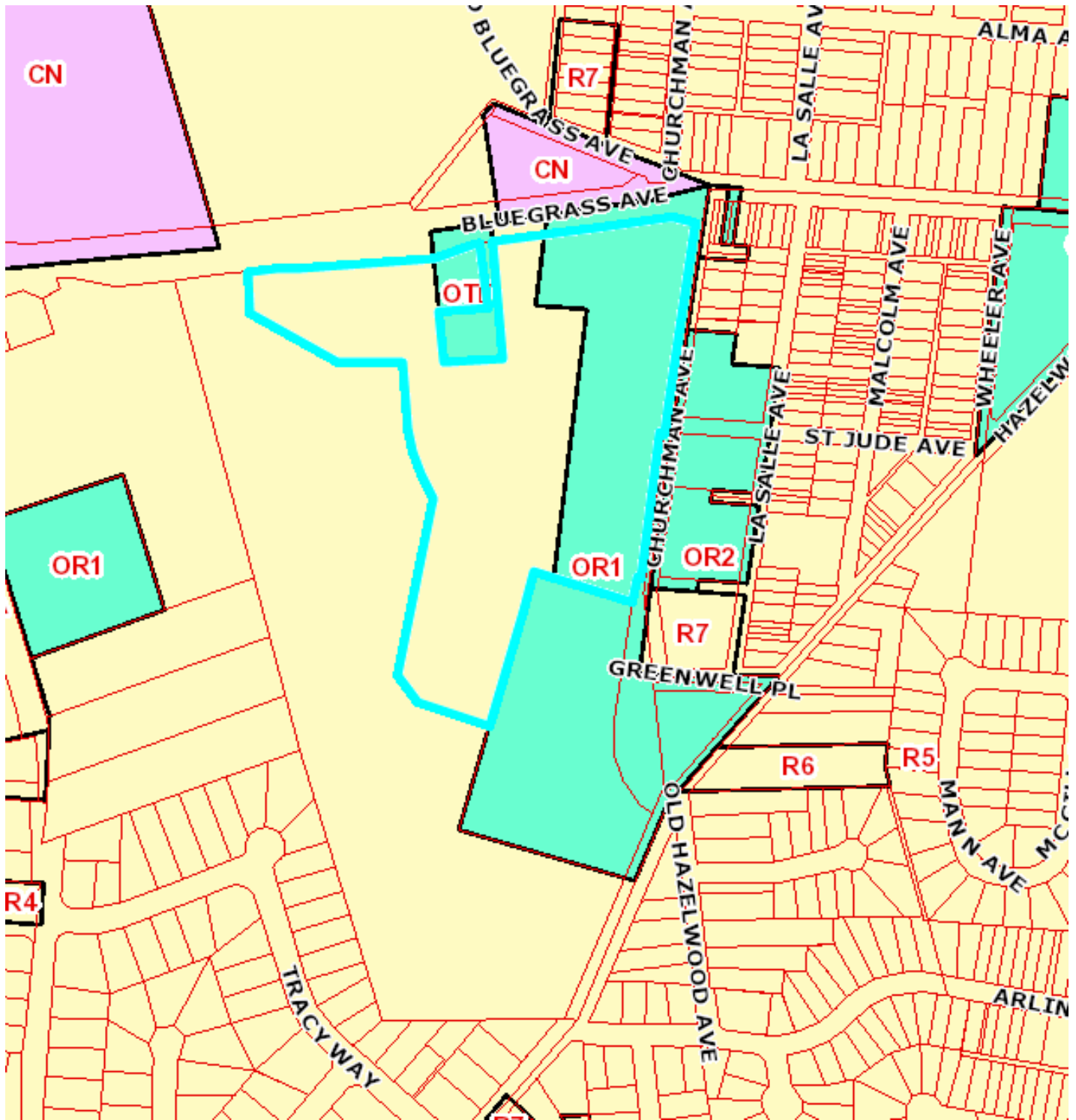
NOTIFICATION

Date	Purpose of Notice	Recipients
10/17/14	Hearing before BOZA	1 st tier adjoining property owners Subscribers of Council District 15 Notification of Development Proposals

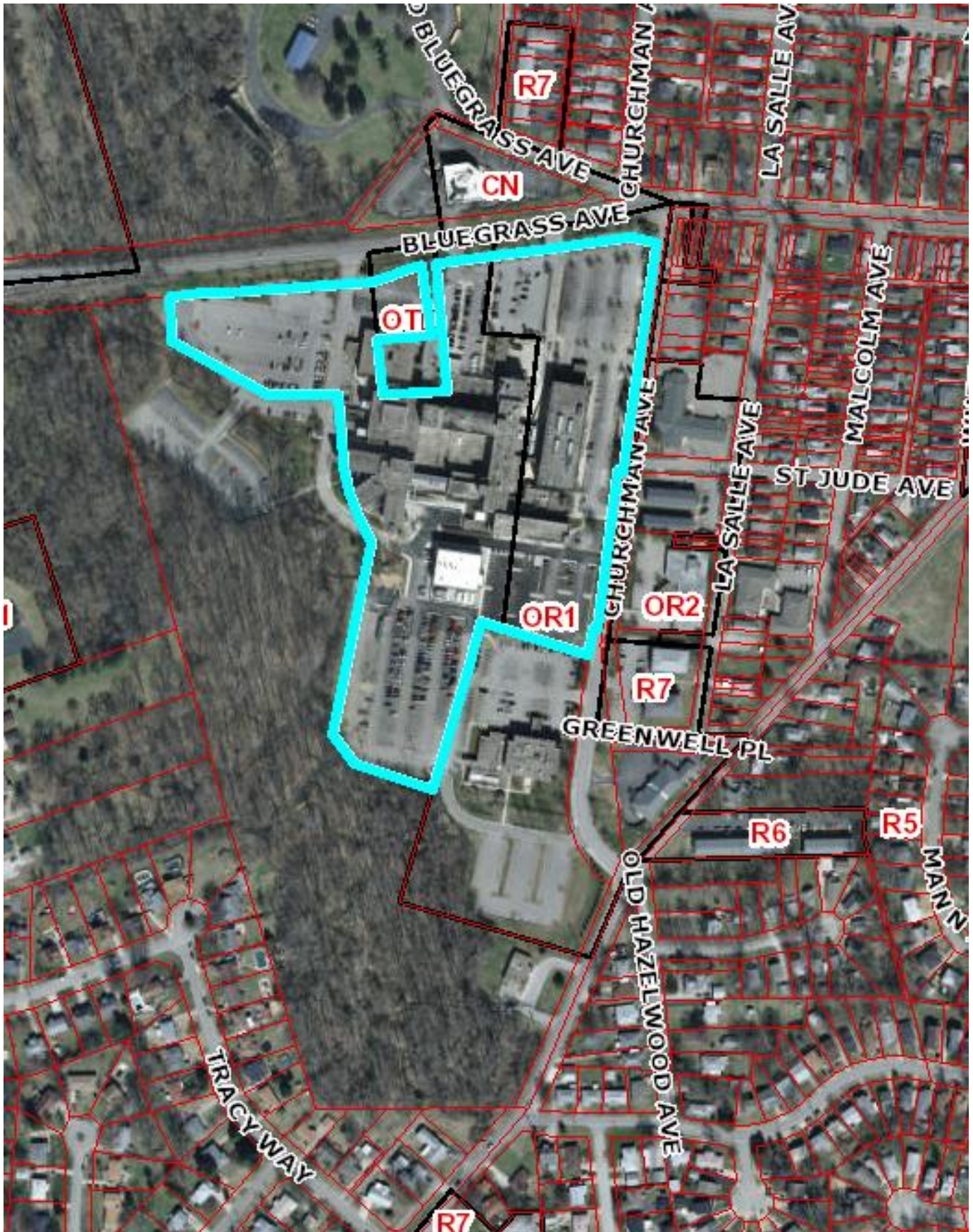
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Conditions of Approval

1. Zoning Map



2. Aerial Photograph



3. Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be exercised as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for the hospital expansion without further review and approval by the Board.