

**19CUP1131**

**2002 – 2118 Payne Street**



**Louisville Metro Board of Zoning Adjustment  
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator**

**November 4, 2019**

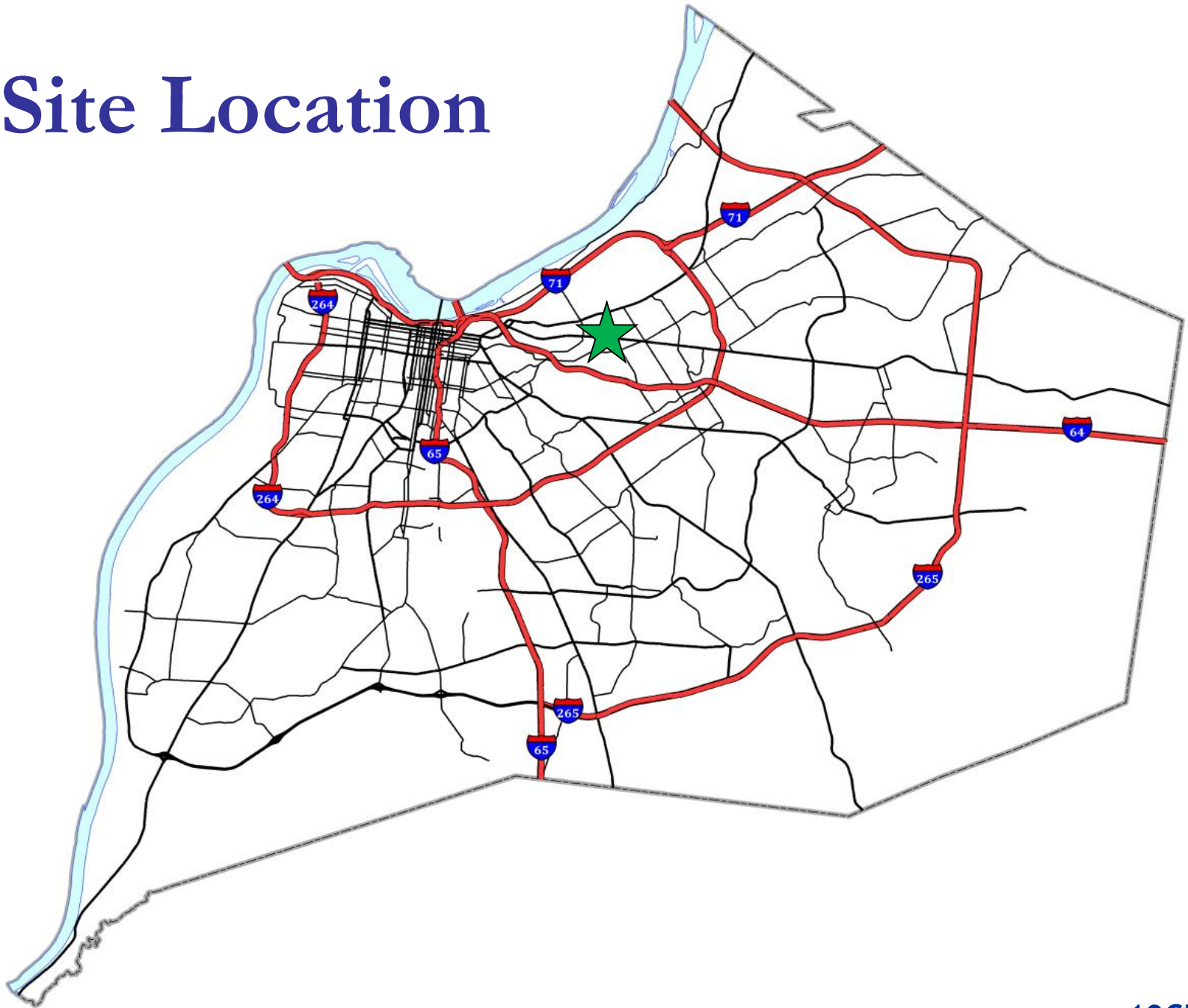
# Request(s)

- Modified Conditional Use Permit to allow a new chapel, entrance, and parking
- Category 3 Review (19DEVPLAN1111)
- Variance to allow encroachment into the required front yard
- Waiver to omit the required sidewalk along South Clifton Street

# Case Summary/Background

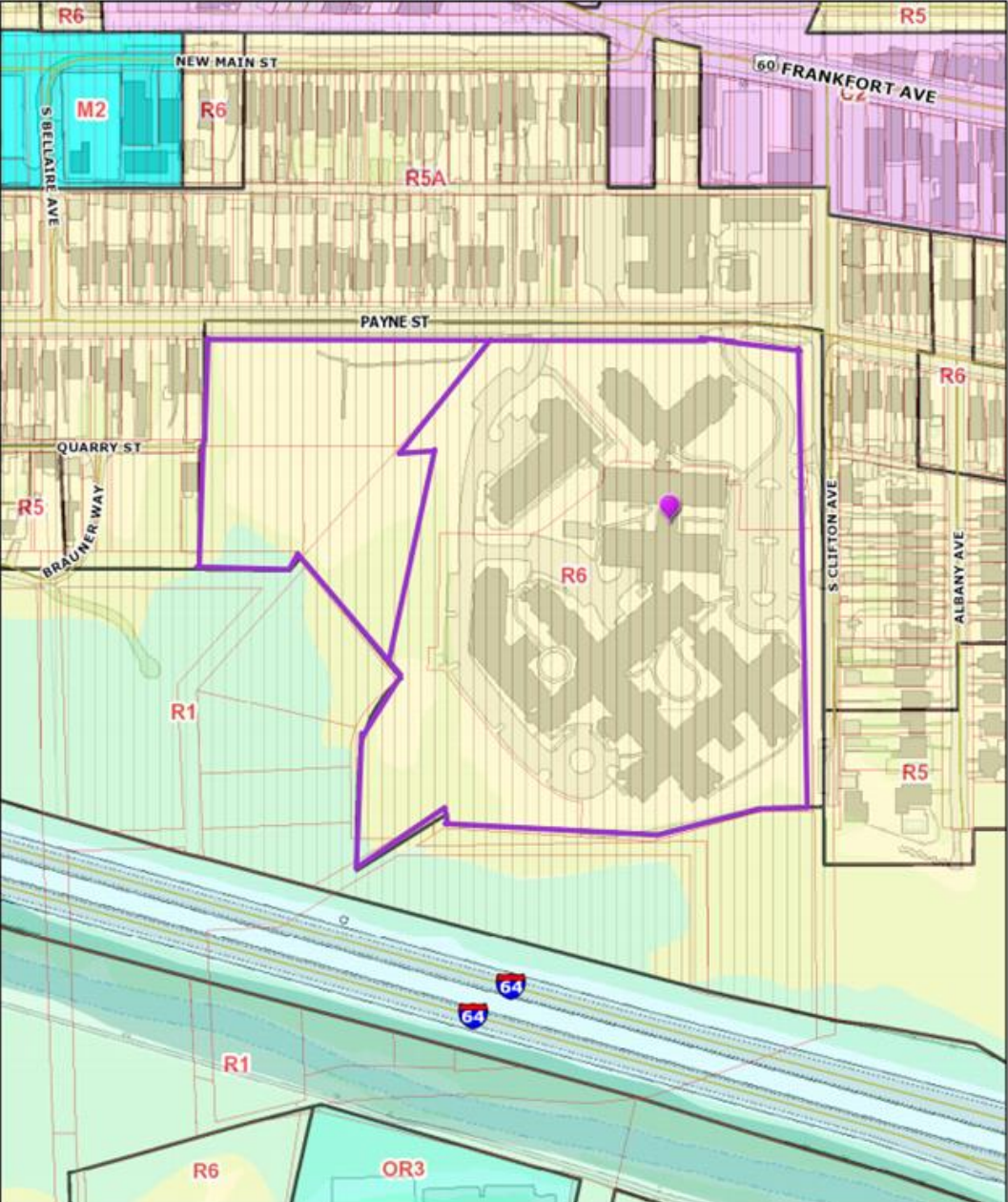
- On tract 1 (2118 Payne Street), the applicant is constructing a one story, 11,029 square feet addition for a chapel and new entrance to the existing assisted living and nursing facility. The two story, 32 assisted living units, administrative offices and adult day care buildings will be demolished on this tract to create new parking with full connectivity between the tracts.
- The applicant proposes to construct a three story, 306,600 square feet assisted living facility on properties located at 2002 ½ Payne Street, 1973 and 1977 Quarry Street. The new structure will be built on tracts 5- 8. It will consist of 102 units over the stepped three stories of the building. The associated new parking spaces will be located on tract 4 (2004 Payne Street) with the shared access on tract 3 under the ownership of Sacred Heart village II (2108 Payne Street).

# Site Location





# Zoning/Form Districts



# Aerial Photo/Land Use









# Front/New Structure Area





# Looking West



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# Variance Area



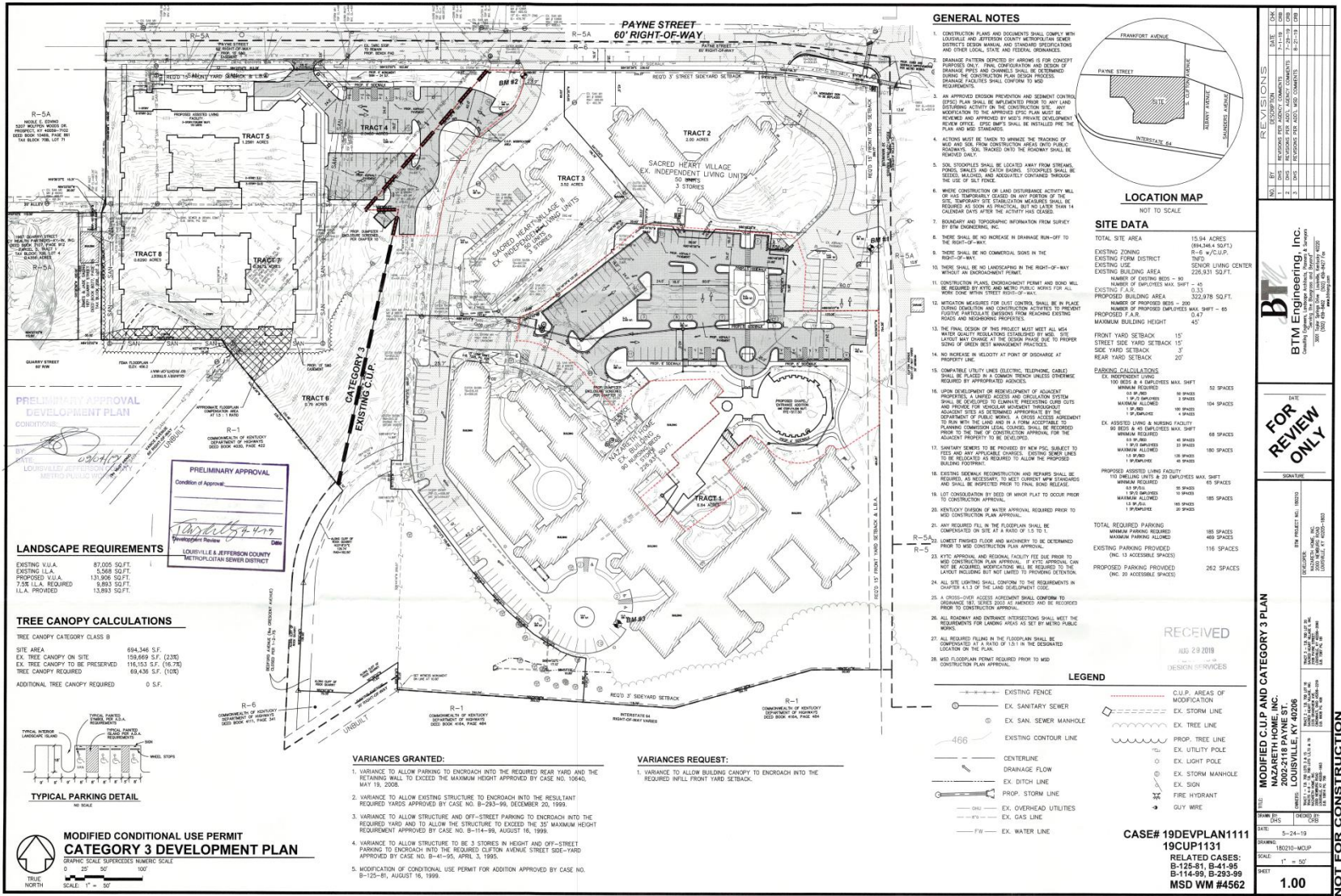


# Modified CUP Area





# Site Plan





# Staff Findings

- The Category 3 development plan meets or exceeds the requirements of the Land Development Code. There are three listed requirements for a nursing home. Item A. the applicant will be asking for relief and item B. will be met. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the modified conditional use permit, variance, and waiver.

# Required Actions

## Approve or Deny:

- Modified Conditional Use Permit to allow a new chapel, entrance, and parking
- Category 3 Review (19DEVPLAN1111)
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