

**21-DDP-0026**

# **Kindred Louisville Rehabilitation Hospital**



**Development Review Committee**

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

**June 2, 2021**

# Request(s)

- Revised Detailed District Development Plan

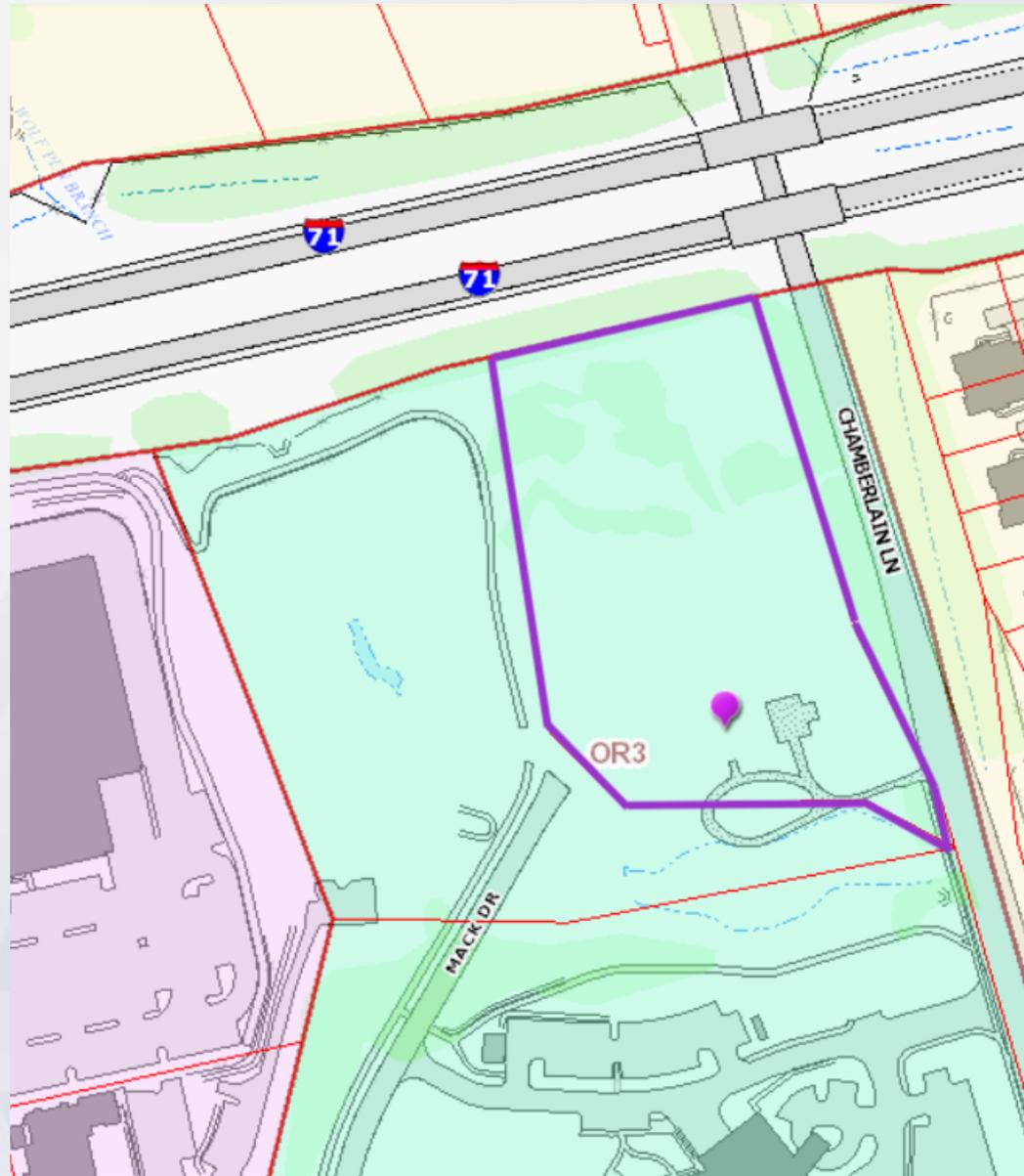
# Site Context



# Case Summary

- The applicant is proposing to construct a new 2-story, 55,363 square feet inpatient rehabilitation hospital.

# Zoning/Form Districts



# Aerial Photo



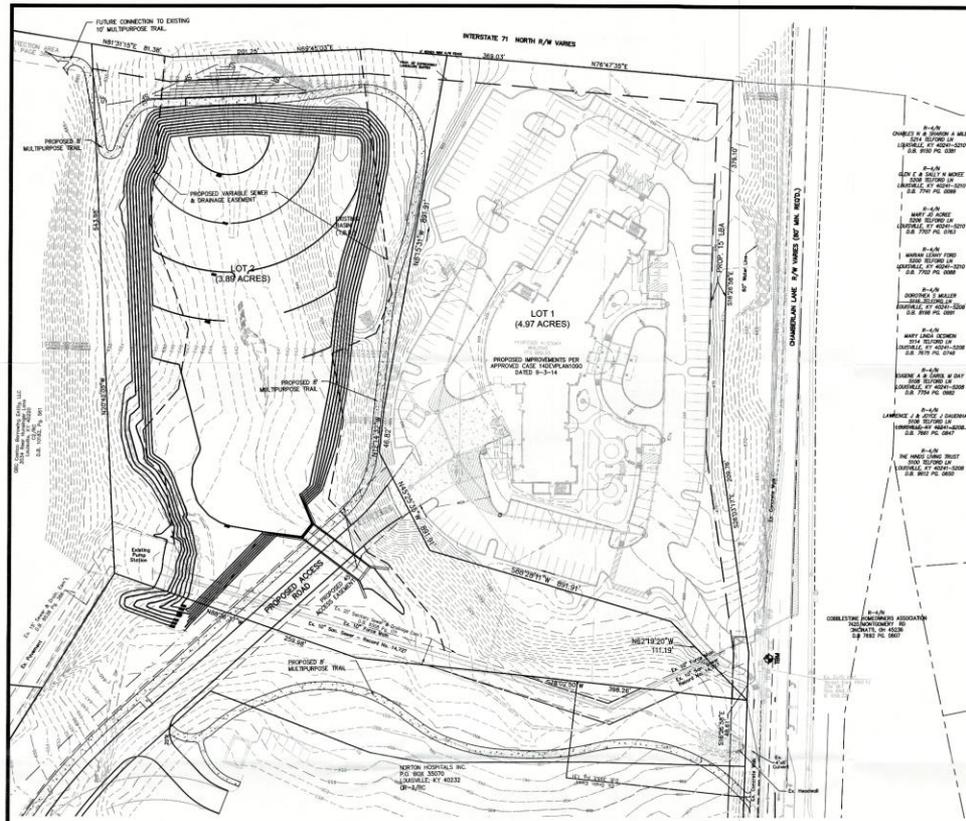
# Site Photos-Subject Property



# Site Photos-Subject Property



# Previous Development Plan



### GENERAL NOTES

- PARKING AREAS AND DRIVE LANES TO BE A HARD AND DURABLE SURFACE.
- AN ENCROACHMENT PERMIT AND BOND WILL BE REQUIRED FOR ALL WORK DONE IN THE RIGHT-OF-WAY.
- CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITIES PREVENTING COMPACTOR OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL INCLUDE THE AREA REQUIRING THE COVERAGE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE. NO FENCING, SIGNAGE, OR OTHER OBSTRUCTIONS TO CONSTRUCTION ACTIVITIES SHALL BE PERMITTED.
- MITIGATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT EXCESSIVE PARTICULATE EMISSIONS FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.
- THE BUILDING LOCATION COMPLIES WITH THE SECTION 4.2.3.8A REQUIREMENTS "ALL BUILDINGS SHALL BE LOCATED 30 FT FROM ANY PROPERTY LINE."
- A NEIGHBORHOOD ACCESS AND CROSSOVER EASEMENT AGREEMENT IN A FORM ACCEPTABLE TO THE PLANNING COMMISSION/LEGAL COUNSEL SHALL BE CREATED WITHIN THE ALLOWING PROPERTY OWNER AND ADJACENT A COPY OF THE AGREEMENT SHALL BE SUBMITTED TO THE OFFICE RESPONSIBLE FOR PERMIT ISSUANCE WILL OCCUR ONLY AFTER RECEIPT OF SAID INSTRUMENT.
- ALL CONCRETE USED FOR CURBS, OUTLETS, AND SIDEWALK WITHIN CHAMBERLAIN RIGHT-OF-WAY SHALL BE THE BEST AVAILABLE AND SHALL BE NATURAL WHEN POSSIBLE.
- ALL PLANT MATERIALS SHALL BE NATIVE WHEN POSSIBLE.
- THERE WILL BE NO COMMERCIAL SIGNS IN THE RIGHT OF WAY.
- THERE SHOULD BE NO LANDSCAPING IN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT.
- SEE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE RE-ANGLED, SHIELDED, OR TURNED OFF. PARKING LOT LIGHTING SHALL BE TANK-SHIFT COMPLIANT. LIGHT POLES/STANDARDS SHALL NOT EXCEED 27 FT IN HEIGHT AND THE LAMPS WILL BE FULLY SHIELDED WITH A 90° CUT-OFF.
- ALL DRAINAGE STRUCTURES WITHIN STATE RIGHT OF WAY SHALL BE STATE DESIGN.
- ALL NEW AND EXISTING SIDEWALKS SHALL BE EITHER BROUGHT UP TO OR BUILT TO ADA. CURRENT CHAMBERLAIN SIDEWALKS ALONG CHAMBERLAIN LANE SHALL USE 3/4" COBBLEWALK ADA.
- PROVIDE TO SCREEN DISTURBANCE AND THE DISTURBANCE OF A BUILDING PERMIT A CULTURAL RESOURCE SURVEY REPORT FROM THE STATE HISTORIC PRESERVATION DIVISION FOR REVIEW, COMMENT AND APPROVAL.
- DUMPSTER AREA TO BE SCREENED FOR LDC REQUIREMENTS.

### MSD NOTES

- LANDFILL OWNER SERVICE WILL BE PROVIDED BY PROPERTY SERVICE CONNECTION AND SUBJECT TO APPLICABLE TIES FOR WILL BE TREATED AT WASTE OXIDATION TREATMENT PLANT.
- NO PORTION OF THE SITE IS WITHIN THE 100 YEAR FLOOD PLAIN FOR FIRM MAP NO. 2111 C 008 E DATED DECEMBER 5, 2006.
- DRAINAGE FROM EXISTING OR PROPOSED BUILDINGS FOR CONSTRUCTION PURPOSES, FINAL CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED BY THE CONTRACTOR. FINAL DESIGN PROCESS, DRAINAGE FACILITIES SHALL CONFORM TO MSD REQUIREMENTS.
- EROSION & SILT CONTROL: PRIOR TO ANY CONSTRUCTION ACTIVITIES ON THE SITE AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- THE SITE HAS ZERO DRAINAGE AN EASEMENT PLAN WILL BE REQUIRED PRIOR TO MSD GRADING CONSTRUCTION PLAN APPROVAL.
- ON-SITE DETENTION WILL BE REQUIRED. POST-DEVELOPED PEAK FLOWS WILL BE LIMITED TO PRE-DEVELOPED PEAKS OR TO THE CAPACITY OF THE DOWNSYSTEM SYSTEM W/NEEDER W/MSD RESTRICTIONS.
- A DOWNSYSTEM FACILITIES CAPACITY REQUEST WAS APPROVED MAY 22, 2014 BY MSD.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MSA WATER QUALITY REGULATIONS ESTABLISHED BY MSD. SITE LAYOUT MAY CHANGE AS THE DESIGN PHASE DUE TO PROPERTY OF GREEN BEST MANAGEMENT PRACTICES.
- EROSION & SILT CONTROL, SNOOW IS CONCEPTUAL ONLY, AND FINAL DESIGN WILL BE DETERMINED ON CONSTRUCTION PLANS PRIOR TO CONSTRUCTION ACTIVITIES ON THE SITE.
- AN EROSION & SILT CONTROL PLAN SHALL BE PROVIDED TO MSD FOR APPROVAL.
- SILT CHECKS INSTALLED IN PROPOSED DRAINAGE CHANNELS AS REQUIRED BY MSD.
- AN MSD DRAINAGE BOND WILL BE REQUIRED.
- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE SUBMITTED PRIOR TO ANY LAND DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD. THE FINAL DEVELOPMENT PERMIT OFFICE SHEET SHALL BE SUBMITTED WITH THE CONSTRUCTION PLAN APPROVAL.
- DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS STORMWATER DRAINAGE DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE DESIGNED AND STABILIZED.
- ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED THROUGH THE USE OF SILT FENCES.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, DRAINS AND CATCH BASINS. STOCKPILES SHALL BE SEED, MULCHED, AND ADEQUATELY COVERED THROUGHOUT THE LIFE OF SILT FENCES.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY OCCURRED ON ANY PORTION OF THE SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE PROVIDED AS SOON AS PRACTICAL, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEE DETENTION FROM THE ORIGINAL 4/10/10 PERMIT, HOLDING STEAM BUFFER WILL REQUIRE 400M APPROVAL.
- ACCE APPROVAL REQUIRED PRIOR TO MSD CONSTRUCTION PLAN APPROVAL.

### CONDITIONAL USE PERMIT - GRANTED BY 14CUP1014 (9-3-2014)

1. A CONDITIONAL USE PERMIT BY SECTION 4.2.3.8 OF THE LOUISIANA ZONING AND DEVELOPMENT CODE GRANTED BY CASE NO. 14CUP1014 DATED 9-3-2014.



### PROJECT DATA

TOTAL SITE AREA	= 8.86 AC.
LOT 1	= 4.97 AC.
LOT 2	= 3.89 AC.
EXISTING CONDO	= 10,000 SQ. FT.
FORMER GARAGE	= 1,000 SQ. FT.
UNDEVELOPED	= 1,000 SQ. FT.
EXISTING USE	PROPOSED USE
PROPOSED USE	LOT 1
TOTAL BUILDING AREA	= 10,000 SQ. FT.
F.A.R.	= 0.338 (4.0 MAX ALLOWED)
BUILDING HEIGHT	= 4 STORIES (10 MAX ALLOWED)
NO. OF ROOMS	= 114 ROOMS
PARKING PROVIDED	114 ROOMS/0.5 SP/WAL
	114 ROOMS/0.5 SP/WAL
	75 CARSPACES/0.5 SP/WAL
	75 SP
	175 SP
	140 SP
	175 SPACES
	(140 SP INCLUDES)
	= 2.2 SLOTTED TONS
BIKE PARKING REQUIRED/PROVIDED	= 8.2/1.3 SP
TOTAL Hardscape AREA REQUIRED	= 1,254 SQ. FT.
INTERIOR LANDSCAPE AREA PROVIDED	= 1,254 SQ. FT.

### TREE CANOPY CALCULATIONS

TREE CANOPY CATEGORY CLASS C	
TOTAL SITE AREA	= 216,483 SF.
EXISTING TREE CANOPY COVERAGE	= 20%
TOTAL TREE CANOPY ARE REQUIRED	= 20% (43,296 SF.)
EXISTING TREE CANOPY TO BE PRESERVED	= 20% (1,817 SF.)
PROPOSED TREE CANOPY TO BE PLANTED	= 20% (43,296 SF.)

### BASIN VOLUME COMPARISON

EXISTING BASIN VOLUMES	
1. CHAMBERLAIN LANE TRANSITIONAL CARE BASIN	0.68 AC-FT
2. OLD BROWNSBORO CROSSING BASIN	13.50 AC-FT
3. KOSKAT BASIN	14.44 AC-FT
TOTAL	14.62 AC-FT
THE EXISTING BASIN LISTED ABOVE WILL BE CONSOLIDATED INTO ONE LARGER BASIN LOCATED ON LOT 2.	
PROPOSED REGIONAL BASIN VOLUME	19.14 AC-FT
TOTAL BASIN VOLUME INCREASE	4.56 ACRES

\*NOTE: THE VALUES FOR THE CHAMBERLAIN LANE TRANSITIONAL CARE BASIN COME FROM A REPORT PREVIOUSLY APPROVED. THE BASIN DOES NOT CURRENTLY EXIST BUT WILL BE AN EXISTING ATTRIBUTE AT THE TIME OF THE PROPOSED DEVELOPMENT CONSTRUCTION IN THIS PLAN.



**APPROVED DISTRICT DEVELOPMENT PLAN**

PROJECT NO. 14DEVPLAN1094

APPROVAL DATE: 07/11/14

CONSTRUCTION DATE: 07/14/14

DESIGNER: JON CRUMBY

**NOTICE**

PERMITS SHALL BE ISSUED ONLY IN CONFORMANCE WITH THE ZONING ELEMENTS WITH THE ZONING ELEMENTS DEVELOPMENT PLAN.

**SITE DEVELOPMENT PLAN**

BY: JON CRUMBY, P.E., S.E., S.D., S.L.C.

DATE: 07/11/14

SCALE: 1" = 50'

**PRELIMINARY APPROVAL DEVELOPMENT PLAN**

DATE: 7-28-14

DESIGNER: JON CRUMBY, P.E., S.E., S.D., S.L.C.

**PRELIMINARY APPROVAL**

Considered as approved:

*Tony Kelly 7/28/14*

LOUISIANA'S 4TH CONGRESS DISTRICT

**REVISIONS**

NO.	BY	REASON	DATE
1	JAC	REVISION PER COMMENTS	08-14-14
2	JAC	REVISION PER COMMENTS	08-14-14

**BTM Engineering, Inc.**

1000 W. BROADWAY, SUITE 1000, NEW ORLEANS, LA 70119

PHONE: (504) 581-1111 FAX: (504) 581-1112

WWW.BTMENGINEERING.COM

DATE: \_\_\_\_\_

DESIGNER: \_\_\_\_\_

**REV DETAILED DISTRICT DEV PLAN**

**CHAMBERLAIN LANE TRANSITIONAL CARE CENTER**

**OLD BROWNSBORO CROSSING**

**JEFFERSON COUNTY, KY 40041**

OWNER: CHAMBERLAIN LANE TRANSITIONAL CARE CENTER

DESIGNER: BTM ENGINEERING, INC.

SCALE: 1" = 50'

**RECEIVED**

SEP 21 2014

PLANNING & DESIGN SERVICES

DATE: 2-08-16

DRAWN: 10023-REDP-KINERD

SCALE: 1" = 50'

SHEET: **1.00**

**NOT FOR CONSTRUCTION**



# Applicant's Elevations



**ESa** | KINDRED LOUISVILLE REHABILITATION HOSPITAL  
5000 CHAMBERLAIN LANE, LOUISVILLE, KENTUCKY 40241 | 20141.00 | 01.28.2021

RECEIVED  
MAR 08 2021  
PLANNING &  
DESIGN SERVICES

21 - CUP - 0034

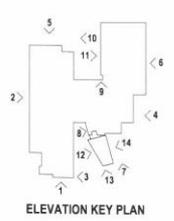
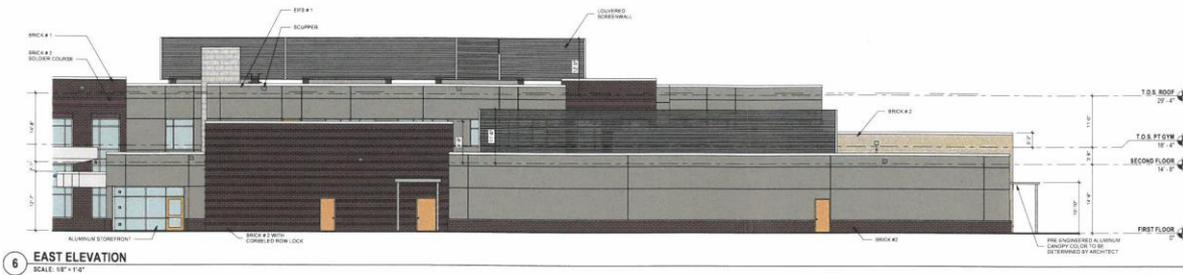
Louisville

CASE # 21-DDP-0026

# Applicant's Elevations



PATTERN	MATERIAL
[Dark Gray Box]	BRICK #1 -
[Light Gray Box]	BRICK #2 -
[Dark Gray Box]	EIFS #1 -
[Light Gray Box]	COMPOSITE METAL PANEL - CHAMPAGNE METALIC
[Light Gray Box]	SPRANCLER PANEL
[White Box]	CSMU SMOOTH STONE
[White Box]	ARRSCHAFT LIVESTONE
[White Box]	COMB. SMOOTH STONE
[White Box]	ARRSCHAFT LIVESTONE
[White Box]	C.J.
[White Box]	CONTROL JOINT



**ESa | KINDRED LOUISVILLE REHABILITATION HOSPITAL**  
5000 CHAMBERLAIN LANE, LOUISVILLE, KENTUCKY 40241 | 20141.00 | 01.28.2021

**RECEIVED**  
MAR 08 2021  
PLANNING & DESIGN SERVICES

21-1" CUP - 0034

**CASE # 21-DDP-0026**

# Staff Finding

The Revised Detailed District Development Plan is adequately justified and meet the standard of review.

# Required Actions

- **APPROVE** or **DENY** the Revised Detailed District Development Plan