

Land Development & Transportation Committee

Staff Report

September 8, 2016



Case No(s):	16DEVZPLAN1101
Project Name:	Volunteers of America
Location:	1025 S. 2 nd St.
Owner(s):	Planned Parenthood of Kentucky
Applicant(s):	Volunteers of America of Kentucky
Representative(s):	Jeff Rawlins, Architectural Artisans
Project Area/Size:	3,000 SF addition
Existing Zoning District:	TNzd – Mapped Institutional
Existing Form District:	TN, Traditional Neighborhood Form District
Jurisdiction:	Louisville Metro
Council District:	6 – David James
Case Manager:	Brian Mabry, AICP, Planning & Design Supervisor

REQUESTS

- Revised Detailed District Development Plan for a rehabilitation home
- Binding Elements Amendment
- Waiver
 - Sec. 2.7.5.D.2 of the Land Development Code to allow an existing driveway on S. 2nd Street to remain in place

CASE SUMMARY/BACKGROUND

The applicant is requesting to remodel the existing building and to add approximately 3,000 square feet to the rear of the building for an in-patient rehabilitation home. In addition, the applicant proposes to reduce off-street parking from 16,847 square feet to 11,497 square feet. The proposed rehabilitation home will house 16 women and will have a small education and community room. In the Land Development Code (LDC), a rehabilitation home requires a Conditional Use Permit (CUP) in any zoning district. The Board of Zoning Adjustment granted the CUP on August 15, 2016, conditional upon approval of this Revised Detailed District Development Plan, Binding Element Amendment and Waiver request.

The LDC defines a rehabilitation home as: A building or group of buildings providing residence for persons recovering from the effects of drug or alcohol abuse, psychiatric disorders, or as a condition of their parole or probation. Such homes may provide counseling in educational, vocational, or other areas by a paid or volunteer staff and generally have 24-hour-a-day supervision. A rehabilitation home is not transitional housing. This definition does not apply to residential care facilities regulated by KRS 100.982.

SITE CONTEXT

The property is located in a Traditional Neighborhood Form District in the Old Louisville / Limerick Traditional Neighborhood Zoning District, on S. 2nd Street, between Kentucky Street to the north and E. Saint Catherine Street to the south. The building on site has most recently been used as a Planned Parenthood office and clinic.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Clinic / Offices	TNZD – General – Mapped Institutional	TN
Proposed	Clinic / Rehabilitation Home	Same	TN
Surrounding Properties			
North	Multifamily and play area (separated by alley)	TNZD – General – Mapped Multifamily	TN
South	Residential	TNZD – General	TN
East	Elementary school (separated by alley)	TNZD – General – Mapped Institutional	TN
West	Off-street parking	TNZD – General	TN

PREVIOUS CASES ON SITE

Docket No. 9-37-89 – Board of Aldermen approved a rezoning from R-7 to OR-3 with binding elements on October 24, 1989. The most notable binding elements included a maximum gross floor area of 8,400 square feet and a requirement that the only permitted free-standing sign on the site shall not exceed nine square feet and 2.75 feet in height.

16CUP1022 – Board of Zoning Adjustment approved a Conditional Use Permit for the property on August 15, 2106. One of the conditions of approval is approval of this Revised Detailed District Development Plan.

In addition, the subject property was part of an areawide rezoning from various zoning districts to the Traditional Neighborhood Zoning District in 2002.

INTERESTED PARTY COMMENTS

None

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Amendments to the Old Louisville / Limerick Neighborhood Plans
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR REVISED DETIALED DISTRICT DEVELOPMENT PLAN

- 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 proposal is maintaining and adding to the tree canopy on site. The proposed addition will not obstruct any scenic views in Old Louisville.

- 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 has been provided, and Metro Public Works have approved the

preliminary development plan, including a waiver of their Access Management provisions which would have prohibited the existing driveway on S. 2nd Street.

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

STAFF: The proposal reduces the existing impervious area (parking) by almost 4,000 square feet and replaces it with a play yard and landscaping.

- 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 land uses are compatible with the existing and future development of the area. The existing building blends in with its surroundings and the proposed 3,000 square foot addition is unobtrusive.

- 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 requirements of the Comprehensive Plan and Land Development Code with the exception of the requested land development code waiver to allow the existing driveway to remain on South 2nd Street.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER Section 2.7.5.D.2 to allow an existing driveway on S. 2nd Street to remain in place

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: Granting of the waiver will not adversely affect adjacent property owners, will not disrupt the flow of traffic to which drivers in the area are accustomed, and will enable the alley that surrounds the subject property to continue to function as a one-way street.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020 and Amendments to the Old Louisville / Limerick Neighborhood Plans; and

STAFF: Neither Cornerstone 2020 nor Amendments to the Old Louisville / Limerick Neighborhood Plans have any applicable guidelines specific to driveways.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as all other elements of the revised plan conform to the LDC and the applicant is requesting to retain the use of a long-standing access point.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant by requiring the closure of a long-standing access point as the result of a modest expansion of the building on the subject property.

TECHNICAL REVIEW

The request has no outstanding Technical Review items at this time.

STAFF CONCLUSIONS

The Revised Detailed District Development Plan and Waiver request appear to be adequately justified and meet the standard of review based on staff analysis in the staff report.

Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Land Development & Transportation Committee must determine if the proposal meets the standards for approving the Revised Detailed District Development Plan and Waiver established in the Land Development Code.

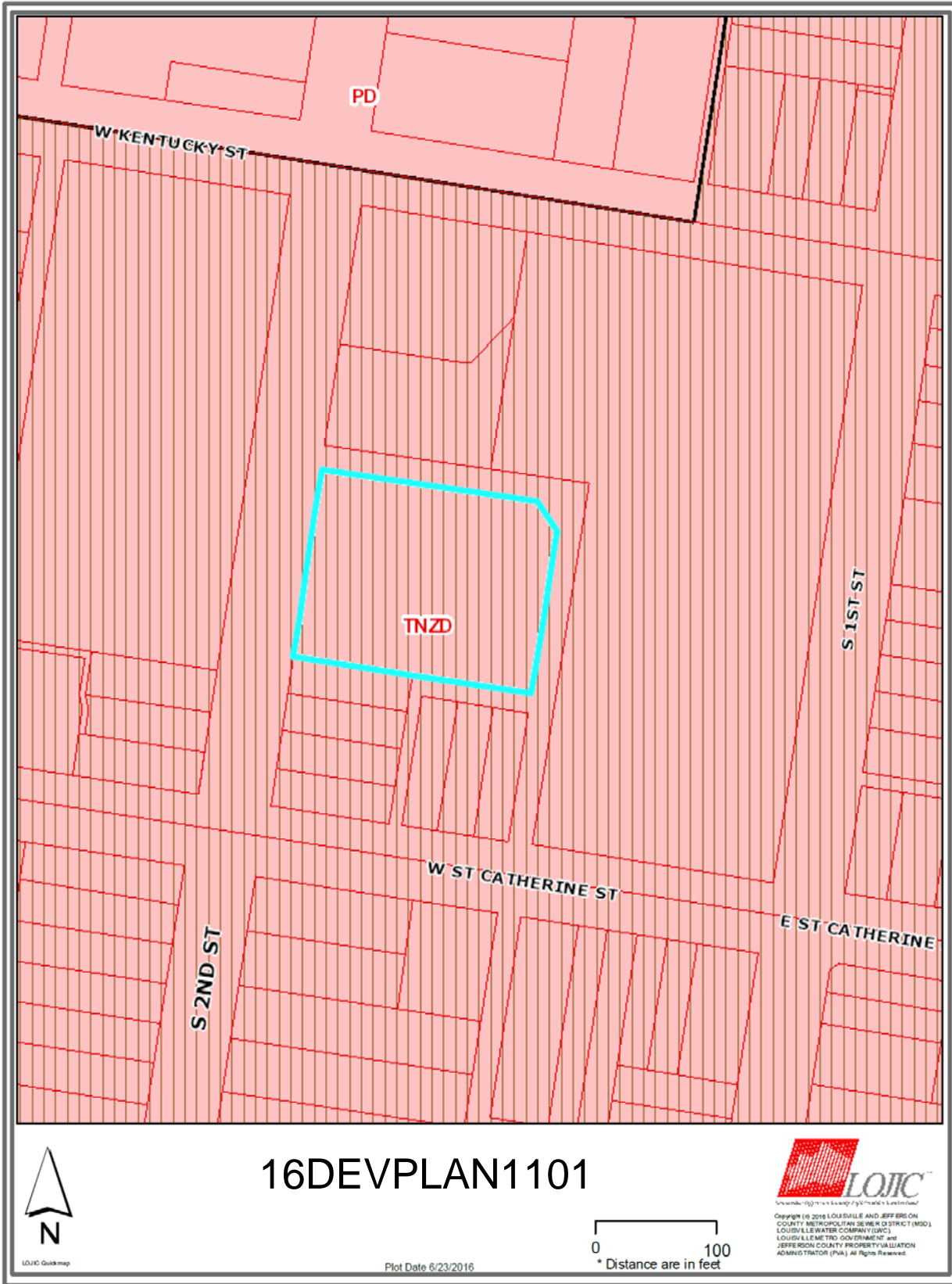
NOTIFICATION

Date	Purpose of Notice	Recipients
9/1/2016	Public Hearing - DRC	Neighborhood notification recipients
9/1/2016	Public Hearing - DRC	1 st tier adjoining property owners

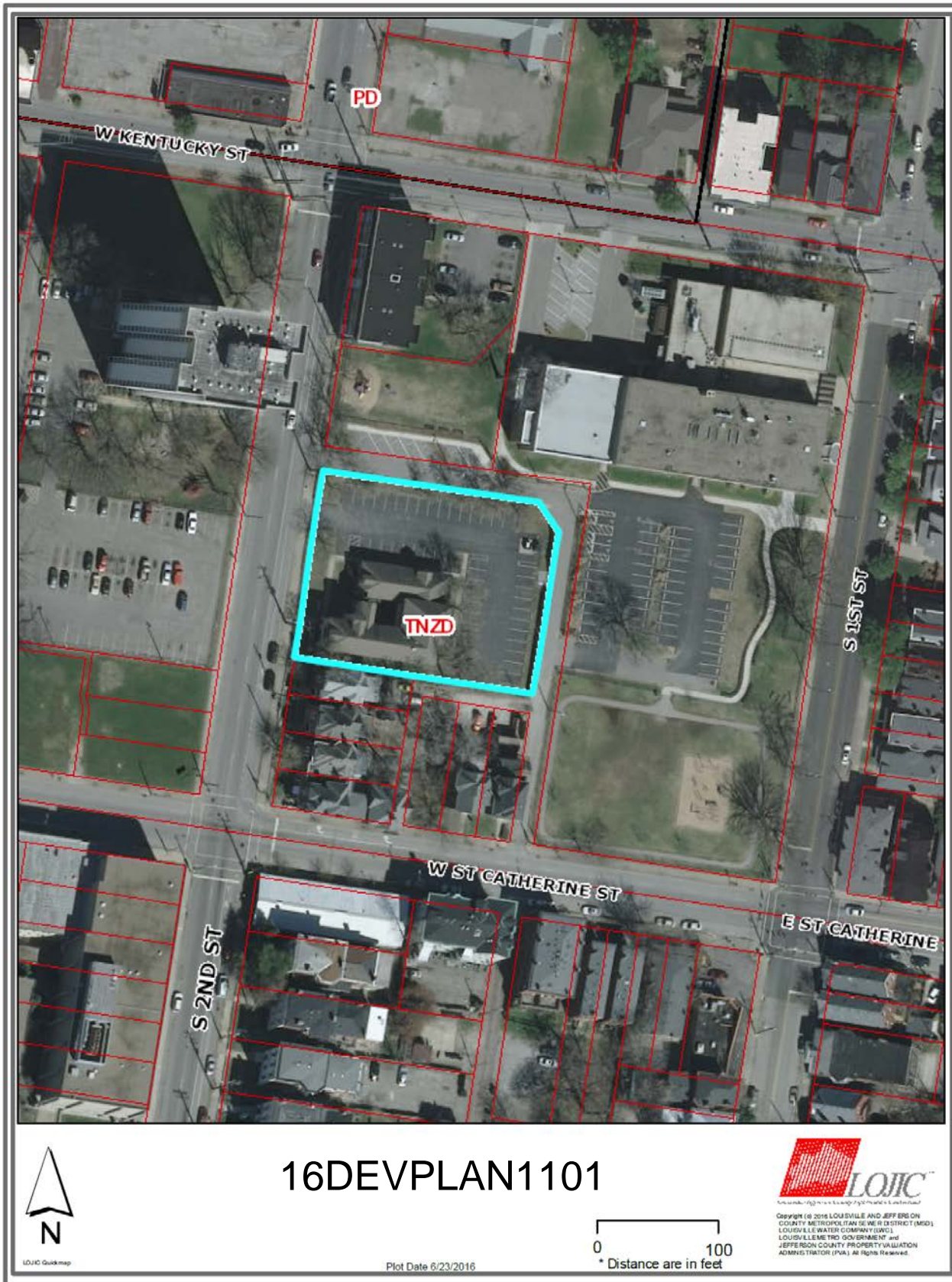
ATTACHMENTS

1. Zoning Map
2. Aerial Map
3. Existing Binding Elements and Proposed Amendments
4. Additional Submittals from Applicant

1. Zoning Map



2. Aerial Map

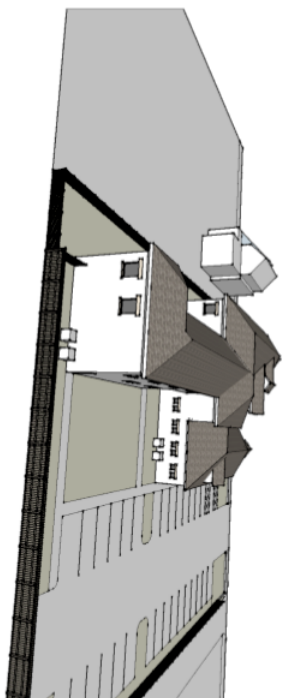


3. Existing Binding Elements and Proposed Amendments

1. The development will be in accordance with the approved revised district development plan. No further development will occur without prior approval from the Planning Commission.
2. The development shall not exceed ~~8,400~~ 11,590 square feet of gross floor area.
3. Before a building permit is requested:
 - a) The revised district development plan must be reapproved by Develop Louisville ~~the City of Louisville Department of Inspections, Permits and Licenses~~ and the Metropolitan Sewer District.
 - b) Encroachment permits must be obtained from the Kentucky ~~Department of Transportation~~ Cabinet, Bureau of Highways.
 - c) The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in ~~Article 12~~ Chapter 10 of the Land Development Code. Such plan shall be implemented prior to requesting a certificate of occupancy and maintained thereafter.
 - d) ~~A minor plat or legal instrument will be recorded consolidating the property into one lot. The deed book and page number of the recorded instrument shall be submitted to the Planning Commission.~~
 - e) ~~All necessary recording fees shall be paid.~~
4. ~~The only permitted free-standing sign shall be located as shown on the approved district development plan. The sign shall not exceed 9 square feet in area and 2.75 feet in height.~~
5. ~~If a building permit is not issued within one year of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.~~
4. 6. A certificate of occupancy must be received from the appropriate code enforcement office prior to occupancy of the structure or land for the proposed use. All binding elements must be implemented prior to requesting issuance of the certificate.
7. ~~The above binding elements may be amended as provided for in the Zoning District Regulations.~~

4. Additional Submittals from Applicant

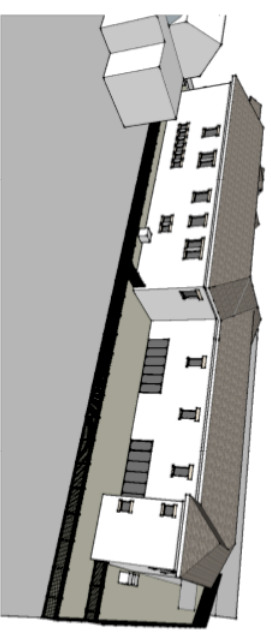
EAST ELEVATION



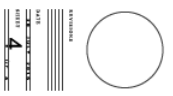
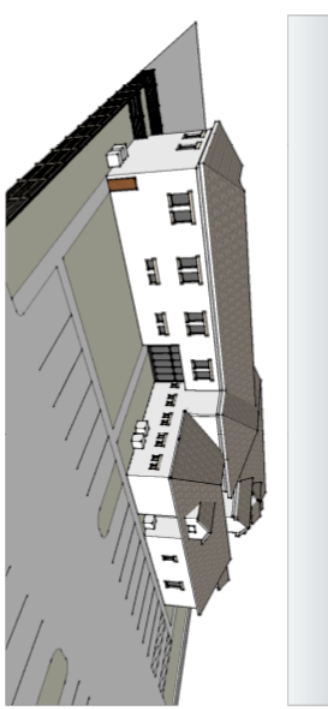
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



VOLUNTEERS OF AMERICA
 TENANT FIT-OUT
 1028 SOUTH SECOND STREET LOUISVILLE KENTUCKY 40207



1602

ARCHITECTURAL ARTISANS INC
 744 EAST MARKET STREET LOUISVILLE KY 40202 502.643.3407



WEST ELEVATION



NORTH ELEVATION



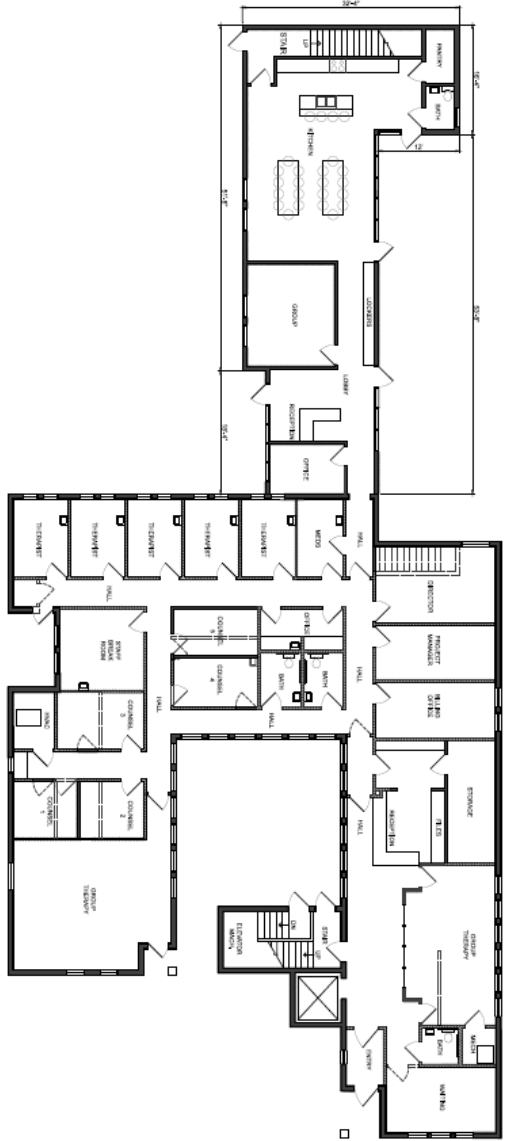
EAST ELEVATION



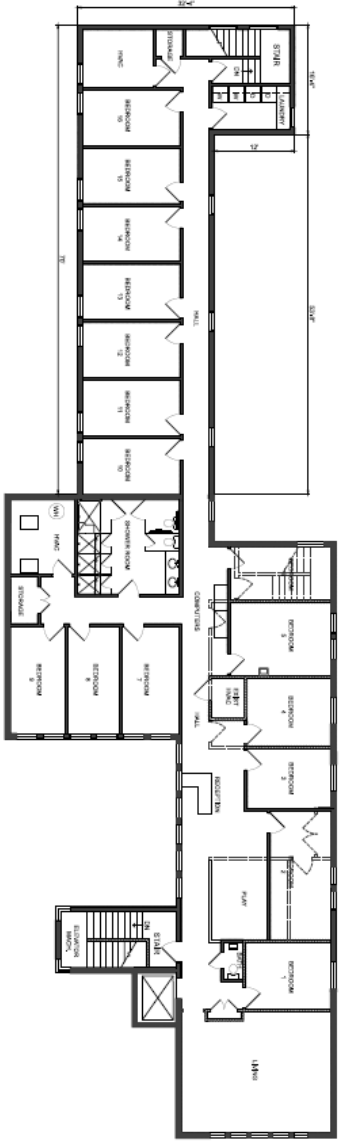
SOUTH ELEVATION

VOLUNTEERS OF AMERICA
 TENANT FIT-OUT
 1025 SOUTH SECOND STREET LOUISVILLE, KENTUCKY 40203

DATE PLOTTED: 9/1/16
 TIME PLOTTED: 10:58 AM
 SHEET NO. 3
 OF 11



FIRST FLOOR ADDITION PLAN
SCALE: 1/8" = 1'-0"
NORTH

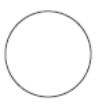


SECOND FLOOR ADDITION PLAN
SCALE: 1/8" = 1'-0"
NORTH

1602

ARCHITECTURAL ARTISANS INC
210 EAST MARKET STREET - LOUISVILLE, KY 40202 - 502.252.1817

VOLUNTEERS OF AMERICA
TENANT FIT-OUT
1825 SOUTH SECOND STREET - LOUISVILLE - KENTUCKY - 40207



NO. OF SHEETS	2
SHEET NO.	2
DATE	09/01/16
SCALE	AS SHOWN
PROJECT	VOLUNTEERS OF AMERICA
LOCATION	1825 SOUTH SECOND STREET - LOUISVILLE - KY







