

16VARIANCE1055

Grove Pointe Assisted Living



Louisville Metro Board of Zoning Adjustment

Joel P. Dock, Planner I

August 15, 2016

Request

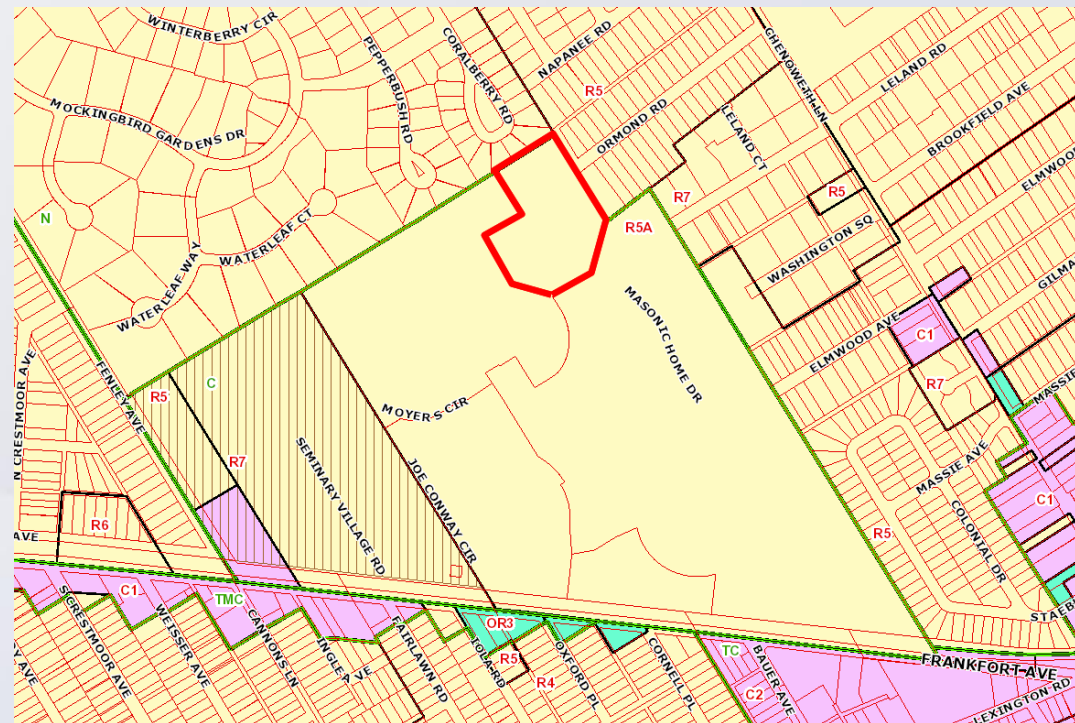
- Variance for proposed building connection from assisted living to adjacent nursing home facility.
- A setback of 0' is being requested from the proposed Western property line.

Case Summary

- 72 unit Assisted Living facility on 5.73 Acres.
- 50 parking spaces for the assisted living facility; 46 spaces for campus staff.
- 2 story (35') brick building totaling 76,500 SF with 2 courtyards.
- No new access or changes to existing access.
- Required 5' side yard setback of Land Development Code, Table 5.3.1.
- Connection will allow for an integration of services and staff throughout the development.

Zoning/Form Districts

- Subject Property:
 - Existing: R-5A/C
 - Proposed: R-5A/C
- Adjacent Properties:
 - North: R-5A/R-5/R-7/N
 - South: OR-1,OR-3,
C-2,R-4/TMC,TC,TN
 - East: R-5/R-7/N
 - West: R-7/C

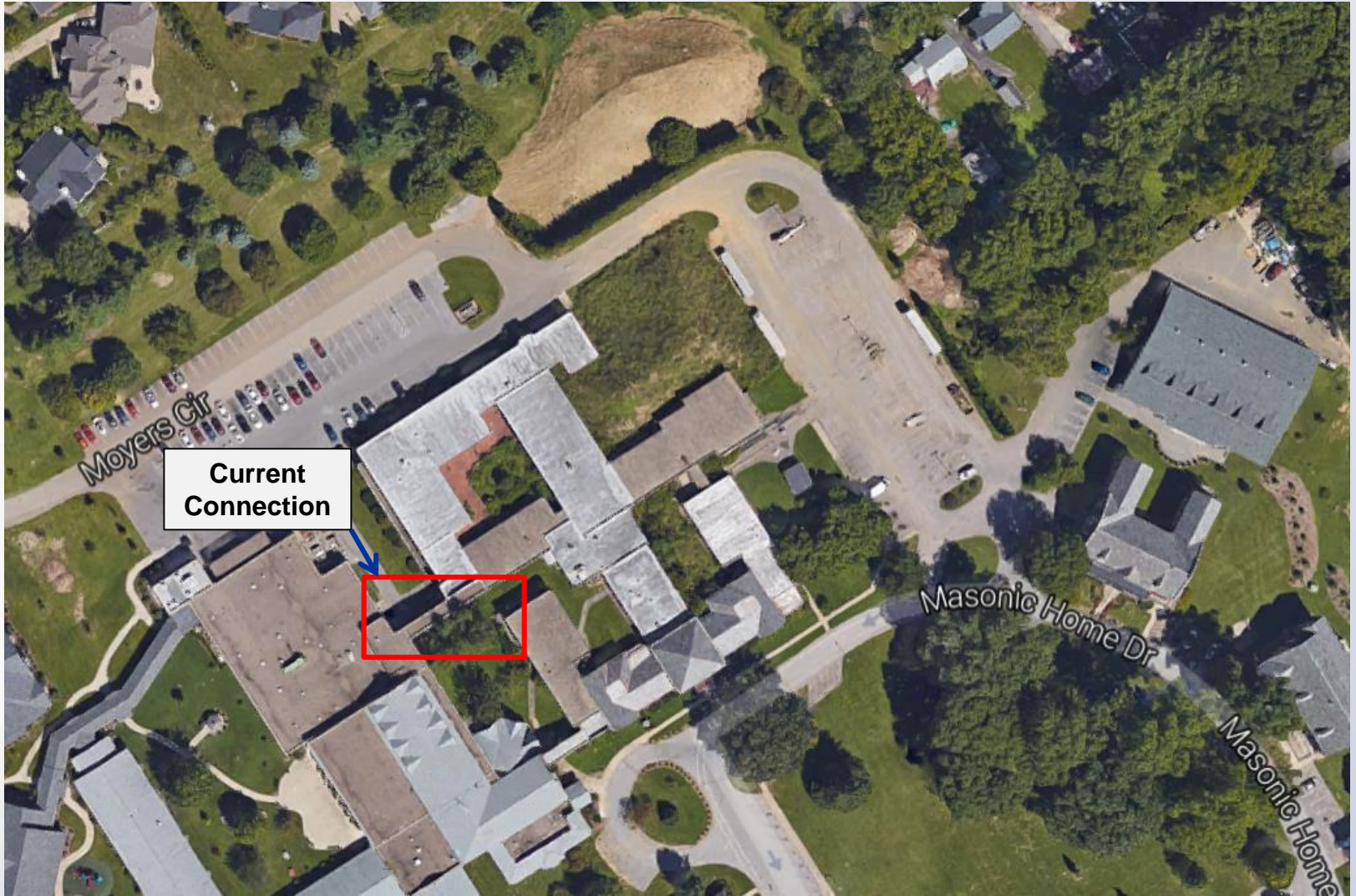


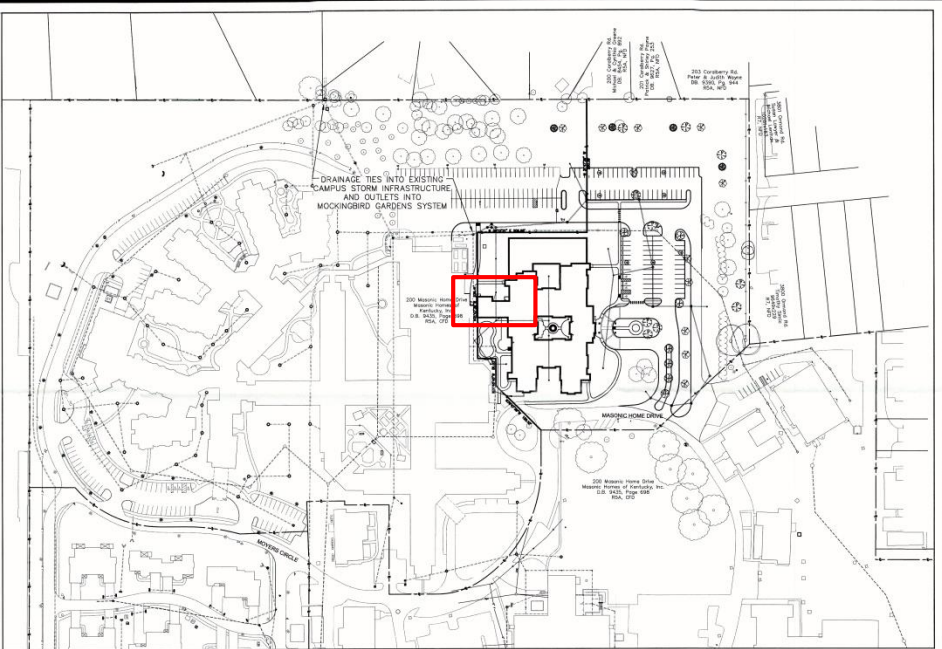
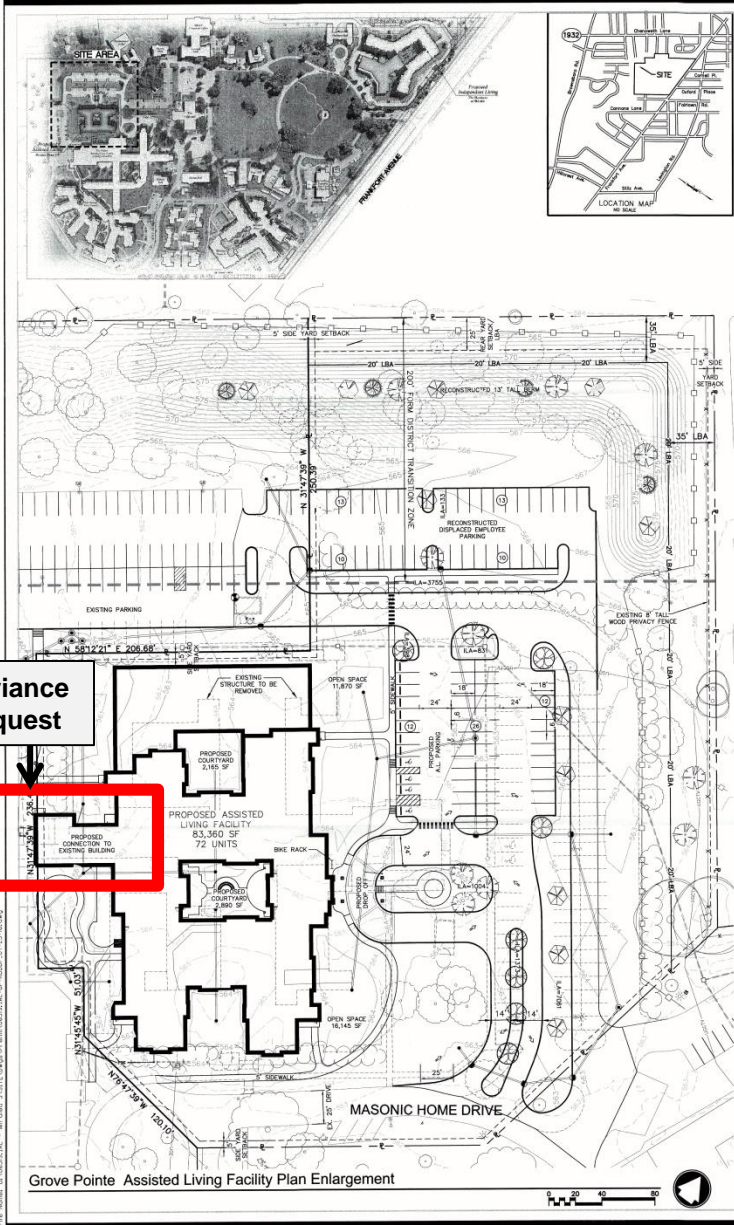
Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Nursing, Assisted, and Independent Living
 - Proposed: Assisted Living
- **Adjacent Properties:**
 - North: Single and multi-family residential
 - South: Commercial/office/residential
 - East: Single and multi-family residential
 - West: Multi-family residential



Subject Site





SITE DATA

LAND USE: R-5A (C.I.P. SITE)
FORM DISTRICT: CAMPUS
EXISTING USE: SENIOR LIVING/HEALTH CARE CENTER
PROPOSED BUILDING: SENIOR ASSISTED LIVING
EXISTING PARCEL AREA: 23.34 ACRES
PROPOSED PARCEL AREA: 5.73 ACRES; 248,609 S.F.
SITE ADDRESS: 240 MASONIC HOME DRIVE 40041
TAX BLOCK & LOT: T.B. 724, T.L. 24
DEED BOOK & PAGE: D.B. 9435, PG. 698

PARKING CALCULATION

PROPOSED ASSISTED LIVING UNITS: 72 UNITS
EMPLOYEES: 20 ON MAX. SHIFT
MINIMUM REQUIRED: 46
 0.5 SPACE/ DWELLING UNIT (72 UNITS) +
 1 SPACE/2 EMPLOYEE MAX. SHIFT (20 FULL TIME ON SITE EMPLOYEES)
MAXIMUM ALLOWED: 128
 1.5 SPACES/ DWELLING UNIT (72 UNITS) +
 1 SPACE/ EACH EMPLOYEE MAX. SHIFT (20 FULL TIME ON SITE EMPLOYEES)

PROPOSED ALL PARKING: 50 SPACES (5 HG, 1 VAN HC)
PROPOSED CAMPUS STAFF PARKING: 46 SPACES
BIKE RACK PROVIDED FOR SHORT TERM BIKE PARKING

BUILDING DATA

MAX. BUILDING HEIGHT: 35' (2 STORES)
BUILDING FOOTPRINT: 40,850 S.F.
GROSS FLOOR AREA: 83,360 S.F.
FLOOR TO AREA RATIO: 0.34

FREESTANDING STORAGE
 NO NEW STORAGE PROPOSED ADJACENT TO R/W

TREE CANOPY CALCULATION

SITE AREA: 249,609 S.F.
EXISTING CANOPY COVERAGE: 0%-40%
TREE CANOPY CATEGORY: CLASS C
TREE CANOPY PRESERVATION AREA: 6% (33,600 S.F.)
NEW TREE CANOPY REQUIRED: 12% (29,963 S.F.)
NEW TREE CANOPY PROPOSED: MIN. 15% (37,441 S.F. TOTAL)

LAND AREA CALCULATION

VIA: 53,720 S.F.
I/A REQUIRED (7.5%): 4,029 S.F.
I/A PROVIDED: 14,555 S.F.
I/A TREES REQUIRED: (1/4000 S.F. VIA + 25%) 17 TREES
I/A TREES PROVIDED: MIN. 17 TREES

OPEN SPACE CALCULATION

OPEN SPACE REQUIRED: 10% (24,961 S.F.)
OPEN SPACE PROVIDED: 13% (33,070 S.F.)

AGENCY NOTES

MSD NOTES

- SANITARY SEWER WILL UTILIZE EXISTING PRIVATE SEWERS AND EXISTING PROPERTY SERVICE CONNECTIONS AND MAY BE SUBJECT TO FEES AND CHARGES. SEWAGE WILL BE TREATED AT THE MORRIS FORMAN WOTIC.
- THE FINAL DESIGN OF THIS PROJECT MUST MEET ALL MS4 WATER QUALITY REGULATIONS ESTABLISHED BY MSD.

STANDARD MSD SWPPP NOTES

- THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.
- 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 DAILY.
- SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, SWALES AND CATCH BASINS. STOCKPILES SHALL BE SEEDED, MULCHED, AND ADEQUATELY CONTAINED THROUGH THE USE OF SILT FENCING.
- WHERE CONSTRUCTION OR LAND DISTURBANCE ACTIVITY WILL OR HAS TEMPORARILY CEASED ON ANY PORTION OF A SITE, TEMPORARY SITE STABILIZATION MEASURES SHALL BE REQUIRED AS SOON AS PRACTICABLE, BUT NO LATER THAN 14 CALENDAR DAYS AFTER THE ACTIVITY HAS CEASED.
- SEDIMENT-LADEN GROUNDWATER ENCOUNTERED DURING TRENCHING, BORING OR OTHER EXCAVATION ACTIVITIES SHALL BE PUMPED TO A SEDIMENT TRAPPING DEVICE PRIOR TO BEING DISCHARGED INTO A STREAM, POOL, SWALE OR CATCH BASIN.

AESD:

- MIGRATION MEASURES FOR DUST CONTROL SHALL BE IN PLACE DURING CONSTRUCTION TO PREVENT FUGITIVE PARTICULAR EMISSION FROM REACHING EXISTING ROADS AND NEIGHBORING PROPERTIES.

HEALTH DEPARTMENT

PDS:

- DUMPSTERS TO BE SCREENED COMPLIANT WITH THE LDC.
- ANY LOADING AND/OR REFUSE COLLECTION TO BE SCREENED AND LOCATED NOT TO BE VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL USES.
- KARST SURVEY WAS CONDUCTED BY A. BRUCE FULLER, PE ON 11/19/15 AND KARST FEATURES WERE NOT ENCOUNTERED.

MPW NOTES

- ACCESS EASEMENT SHALL BE RECORDED PRIOR TO CONSTRUCTION APPROVAL.

EPSC DATA

IMPERVIOUS TO BE REMOVED: 97,730 S.F.
PROPOSED IMPERVIOUS: 97,863 S.F. (DECREASE)
SENSITIVE FEATURES: NONE
HYDROLOGIC SOIL GROUP: B
SOIL TYPE: CRIDER SILT LOAM

LEGEND

EXISTING

- INTERMEDIATE CONTOUR
- INDEX CONTOUR
- PROPERTY LINE
- TREE MASS
- FORM DISTRICT BOUNDARY/TRANSITION ZONE

PROPOSED

- STORM STRUCTURES
- STORM SEWER
- SANITARY SEWER
- DRAINAGE FLOW
- STORM STRUCTURE
- STORM PIPE

Engineering Planning

Grove Pointe Assisted Living
 Revised Detailed District Development Plan

RECEIVED

JUL 25 2016
 PLANNING & DESIGN SERVICES

REVISIONS

REV #	DATE	DESCRIPTION

PROJECT # 15CUP1036, 15DEVPLAN1186, 16DEVPLAN1145

Drawing No: 1 of 1

Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- A Minor Plat application has been filed to subdivide the development site from Tract 1 of record in PB 53, PG 14. Access to the site is provided via existing cross access agreement for Masonic Homes per DB 9691, PG 17.
- A RDDDP was approved by Planning Commission in case 16DEVPLAN1145 on August 3, 2016.
- The applicant must submit a modified conditional use permit for the subject site or pursue the abandonment of the conditional use permit as an assisted living facility no longer requires a conditional use permit.
- Residential developments within the campus form district are required by LDC 5.3.5.C.2 to meet the setback requirements of either the Neighborhood or Traditional Neighborhood form districts depending on the adjacent form districts. This development abuts the neighborhood form district; therefore, Table 5.3.1 for neighborhood form was applied.

Staff Analysis and Conclusions

- The **VARIANCE** appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Required Actions

- **APPROVE** or **DENY** the variance to allow the proposed structure to connect to an adjacent facility and be 0' from the proposed West property line.