

# Board of Zoning Adjustment Staff Report

May 20, 2019



<b>Case No:</b>	19CUP1073
<b>Project Name:</b>	Norton Cancer Institute
<b>Location:</b>	4955 Norton Healthcare Blvd
<b>Owner(s):</b>	Norton Hospitals, Inc.; McMahan Holdings, LLC
<b>Applicant:</b>	Norton Hospitals, Inc.
<b>Representative(s):</b>	Frost Brown Todd, LLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	16 – Scott Reed
<b>Case Manager:</b>	Joel P. Dock, AICP, Planner II

## REQUEST(S)

- **Modified Conditional Use Permit**

## CASE SUMMARY

Revisions to access and pedestrian connectivity at the northwest intersection of the development site with Norton Healthcare Blvd have been requested. The intersection will be revised from a right-in/right-out to a four-way stop with crosswalks.

### Associated Cases

9-55-01: Change in zoning from R-1 and R-4 to OR-3, OTF, C-1 & C-2 (approved 4/18/02)  
16DEVPLAN1132/16CUP1028: Detailed plan and conditional use permit for healthcare facilities (approved 10/17/16 BOZA; 10/19/16 DRC)  
19DEVPLAN1071: DRC ON 5/22/19

## STAFF FINDING

The modified conditional use permit appears to be adequately justified and meets the standard of review as demonstrated in staff's analysis.

## 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 applicable Land use and Development Policies of Plan 2040 as safe pedestrian connectivity to encourage pedestrian mobility within the development is being provided.

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 as previously determined BOZA in its approval of case 16CUP1028.

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: The Metropolitan Sewer District and Transportation Planning have approved the proposal.

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. There are two listed requirements and all will be met.

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.

B. All buildings and structures shall be at least 30 feet from any property line.

The conditional use permit was approved October 19, 2016.

### **REQUIRED ACTIONS**

- **APPROVE or DENY the Modified Conditional Use Permit**

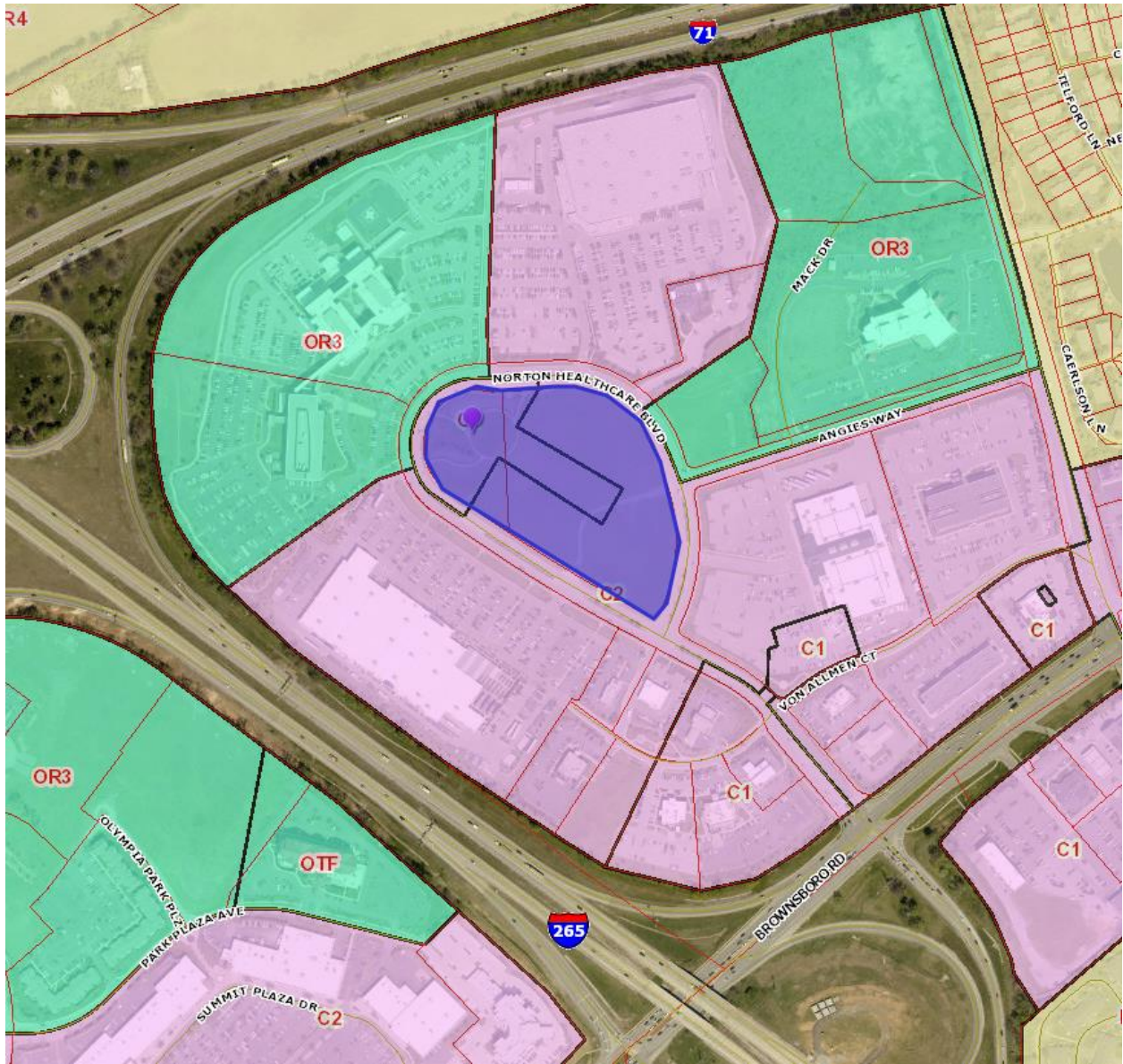
### **NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
4/24/19	Hearing before BOZA	1 <sup>st</sup> tier adjoining property owners, Registered Neighborhood Groups in Council District 16

### **ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

