

LOUISVILLE BOARD OF ZONING ADJUSTMENT MINUTES

FEBRUARY 19, 1990

DOCKET NO. B-14-90

Applicant: Humana Inc. by David S. Hillman, Manager of
Facility Development

Subject: An application for a Conditional Use Permit for
an off-street parking lot.

Premises affected: On property located on the southeast corner of
Poplar Level Road and Audubon Plaza Drive and being in the City of
Louisville.

Appearances For Applicant:

Norman Graham, Attorney, 2700 First National Tower, Louisville,
Kentucky 40202.

Appearances Against Applicant:

No one.

On January 22, 1990, David S. Hillman applied for a Conditional Use
Permit for an off-street parking lot.

On February 19, 1990, at a meeting of the Board, a hearing was held
on this case. A drawing showing the premises affected and the
existing and proposed construction was presented to each Board
member.

By general consensus and with the consent of all those present for
the hearing of this case, the Board voted unanimously to waive the
reading of the staff report. The Board members had received this
report in advance of the hearing, and this report was available to
any interested party prior to the public hearing. See Addendum for
staff report in full.

A map of the site and surrounding area was shown.

Shari Cooper, Court Reporter, recorded the testimony given in the
public hearing.

After the public hearing and a further discussion of the case by the
members of the Board in open executive session, on a motion by
Member Riehm, seconded by Member Crawford, the following resolution
was unanimously adopted:

WHEREAS, the Board finds that the off-street parking area shall be
landscaped in compliance with the landscape plan which has been
submitted as required by Article 12 of the Zoning District Regula-

LOUISVILLE BOARD OF ZONING ADJUSTMENT MINUTES

FEBRUARY 19, 1990

DOCKET NO. B-14-90 (continued)

tions and is made a condition attached to the approved Conditional Use Permit, and that the parking area will be surfaced with asphalt, therefore, the proposal is in compliance with items b. and d. of Article 15, D., 15., and

WHEREAS, the Board finds that the width of Audubon Plaza is 80' which will provide adequate rights-of-way to accommodate acquired and anticipated roadway, walkway and bikeway improvements, that the site is surrounded by park and wooded area, that the subject site is not located immediately adjacent to residential uses but is located on a major arterial roadway in close proximity to the hospital which it will facilitate, therefore, the proposal is in compliance with Guidelines T-5 and R-1, and

WHEREAS, the Board finds that the proposal is in compliance with the Comprehensive Plan because it complies with all other applicable guidelines, principles and objectives of the Comprehensive Plan, and that the conditions attached to the permit will ensure compatibility with the surrounding area, and

WHEREAS, the Board finds that the proposal will promote and will not adversely affect the public health, safety or general welfare, as it has received preliminary approval from the City of Louisville Department of Inspections, Permits and Licenses and the Metropolitan Sewer District, and that the parking area will be used for staff and administrative personnel of Audubon Hospital,

NOW, THEREFORE, BE IT RESOLVED, that the Conditional Use Permit is hereby APPROVED ON CONDITION.

The conditions are as follows:

1. The site shall be developed in strict compliance with the approved development plan. No further development shall occur on the site without prior review and approval by the Board.
2. Construction of the off-street parking lot shall not begin until the applicant obtains construction approval from the Metropolitan Sewer District.
3. The Conditional Use Permit shall not be effective until an approved minor plat has been recorded that subdivides the property into two lots.
4. The off-street parking area shall be landscaped in accordance with the provisions of Article 12 of the Zoning District Regulations.

MINUTES OF THE MEETING
OF THE
LOUISVILLE BOARD OF ZONING ADJUSTMENT

FEBRUARY 19, 1990

A meeting of the Louisville Board of Zoning Adjustment was held at 1:00 P.M. on Monday, February 19, 1990, in the Planning Commission Conference Room, Room 1005, Fiscal Court Building, Louisville, Kentucky.

Members present were:

R. James Griffin, Chairman
Charles Riehm, Vice Chairman
John M. Crawford, Sr.
Richard L. Janes

Members absent:

Lois Deutsch [Deceased]

Staff members present were:

Frank Burke, Jr., Legal Counsel
Charles Davis, Deputy Director
Jack Ruf, Secretary of the Board
Nancy Braxton, Planner II
Katie Kamin, Planner II
Janice Bond, Management Assistant

Others present were:

Shari Cooper, Court Reporter
Ben Post, Neighborhood Advocacy

Shari Cooper, Court Reporter, recorded the testimony given in the public hearing.

The minutes of the meeting held on February 5, 1990, were unanimously approved.

The following cases were heard: