

# 17CUP1045 9200 Leesgate Road



**Louisville Board of Zoning Adjustment Public Hearing**

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

**September 11, 2017**

# Requests

- Conditional Use Permit to allow a medical office building/eye care surgery center in an OR-3 zoning district.
- Landscape waiver to reduce the required landscaping and buffering along the west property line.

# Case Summary/Background

This 2.6 acre site is currently occupied by a 25,600 square foot office building and 103 associated parking spaces. It is located less than half a mile southwest of the intersection of Shelbyville Road and South Hurstbourne Parkway in the City of Hurstbourne. The applicant is proposing to build a 1-story medical office building/eye care surgery center that will consist of 8,000 square feet.

The proposed structure will be located in the floodplain, although the proposed parking is not within this area. This site lies within a Traditional Form District, Town Center, which does not allow parking in front of the principal structure. A waiver is requested in order to seek relief from this regulation. There is also an existing drive located along the west property line, which is adjacent to R-4 single family residences. This drive encroaches into the majority of the required 20' Landscape Buffer Area. The applicant is applying for a waiver of this regulation.

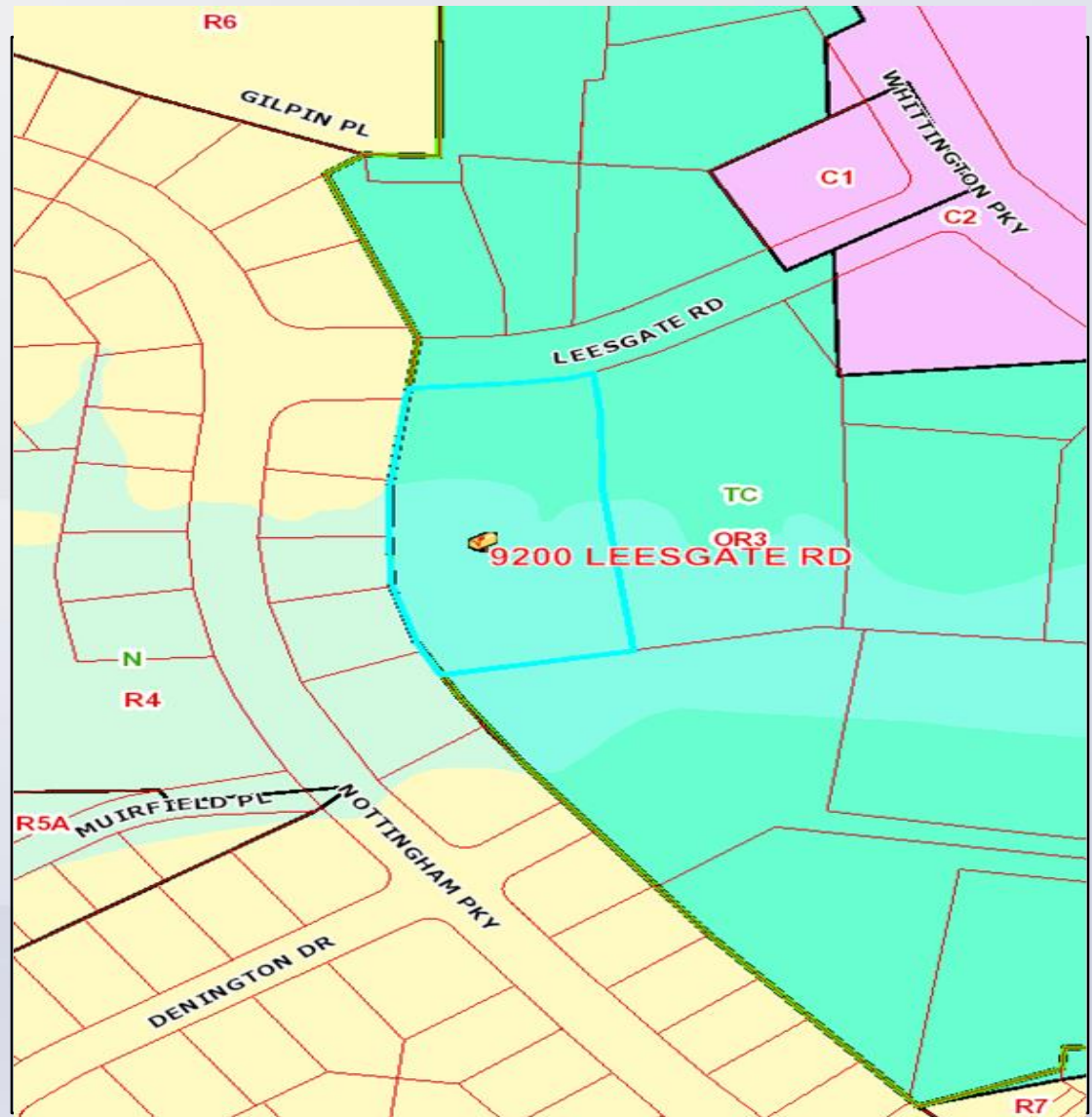
# Zoning/Form Districts

## Subject:

- Existing: OR-3/TC
- Proposed: OR-3/TC

## Surrounding:

- North: OR-3/TC
- South: OR-3, R-4/TC, N
- East: OR-3/TC
- West: R-4/N



# Aerial Photo/Land Use

## Subject:

- Existing: General Office
- Proposed: Medical Office

## Surrounding:

- North: General Office
- South: Residential, Office
- East: General Office
- West: Residential



# South and North Along Leesgate Road



# Looking East and West from Leesgate Road



# Looking South Down Property Line





# Landscape Waiver Area





# Staff Findings

- The proposal meets the applicable policies of the Comprehensive Plan and there are two specific standards required to obtain the conditional use permit requested and all will be met. Based upon the information in the staff report, the testimony and evidence provided at the public meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the Development Code for a conditional use permit and landscape waiver.

# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow a medical office building/eye care surgery center in an OR-3 zoning district.
- Landscape waiver to reduce the required landscaping and buffering along the west property line.