

18CUP1096
New Hope Recovery



Louisville Metro Board of Zoning Adjustment
Public Hearing

Jon E. Crumbie, Planning & Design Coordinator
October 29, 2018

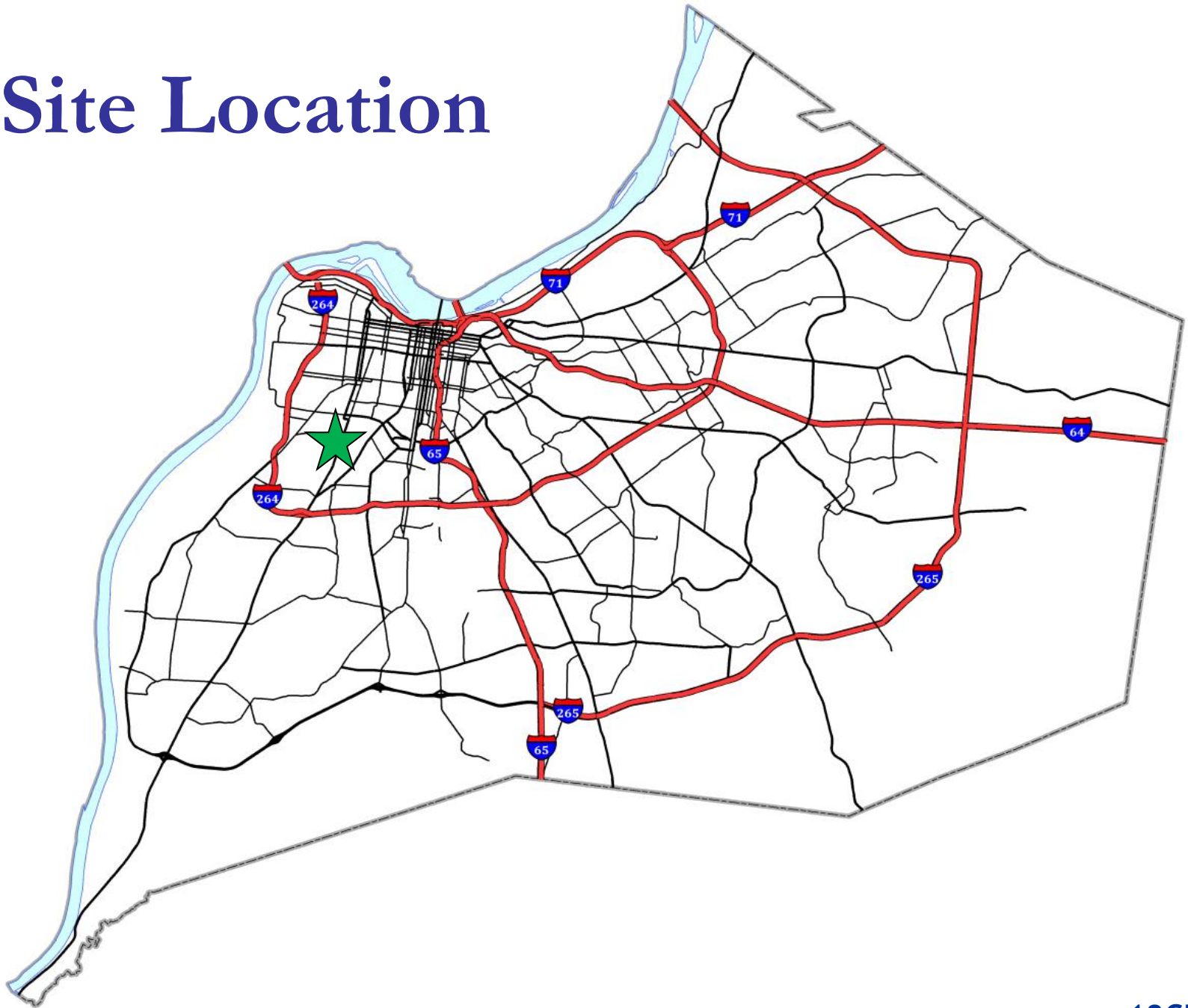
Request(s)

- Conditional Use Permit to allow a rehabilitation home in a C-1 zoning district and Traditional Marketplace Form District.

Case Summary/Background

- The applicant is proposing to open rehabilitation home. The existing structure on site will remain as is on the exterior and be renovated on the interior to accommodate the use. The individuals will be there voluntarily wanting medical and professional assistance in dealing with their drug and/or alcohol dependency needs.

Site Location



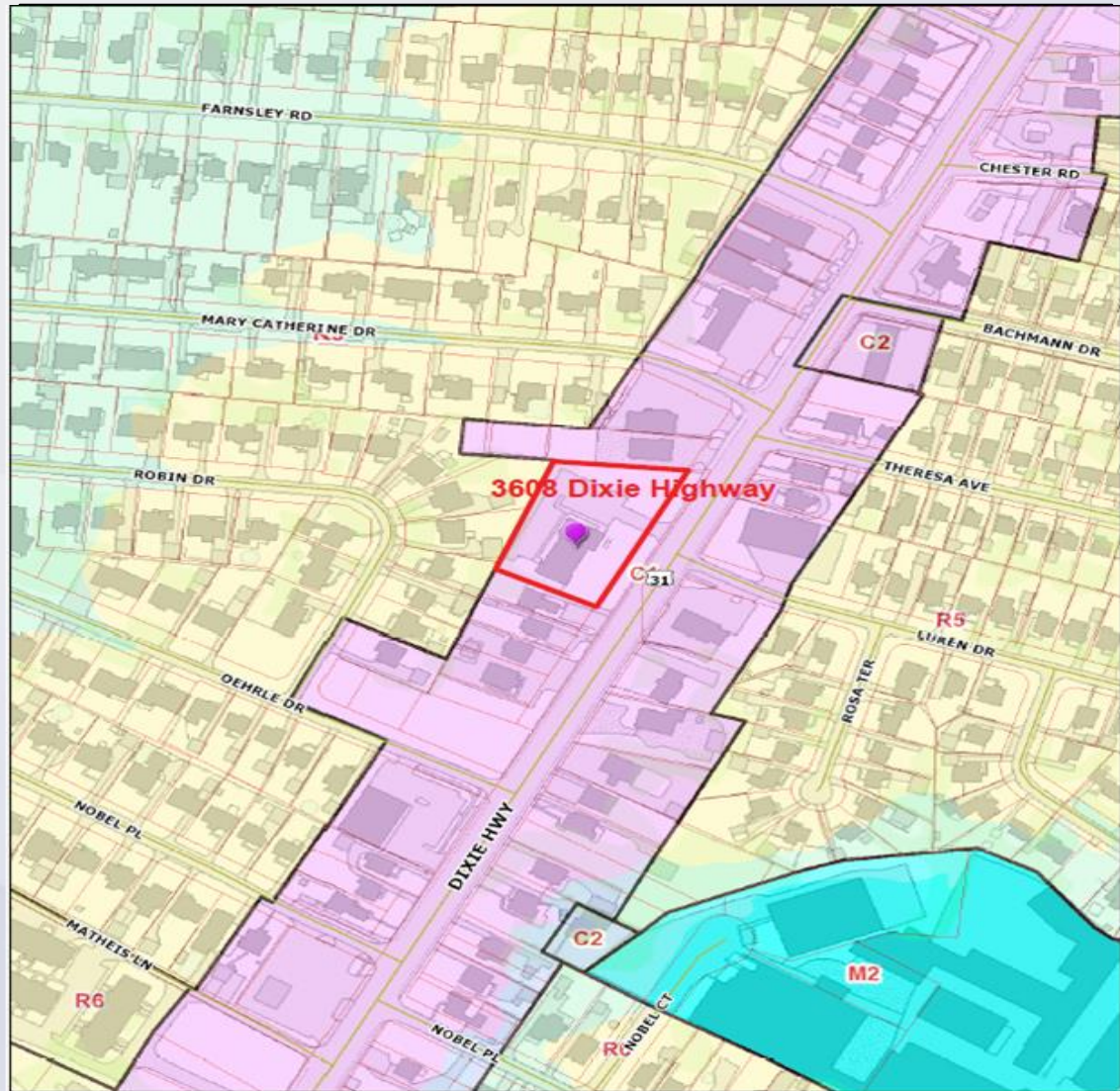
Zoning/Form Districts

Subject:

- Existing: C-1/TMC
- Proposed: C-1/TMC

Surrounding:

- North: C-1, R-6/TMC, N
- South: C-1/TMC
- East: C-1/TMC
- West: R-6/N



Aerial Photo/Land Use

Subject:

- Existing: Vacant
- Proposed: Rehabilitation Home

Surrounding:

- North: Commercial, Residential
- South: Commercial
- East: Commercial
- West: Residential



Front of Structure



Adjacent Properties



Adjacent Properties



Entrance



Parking



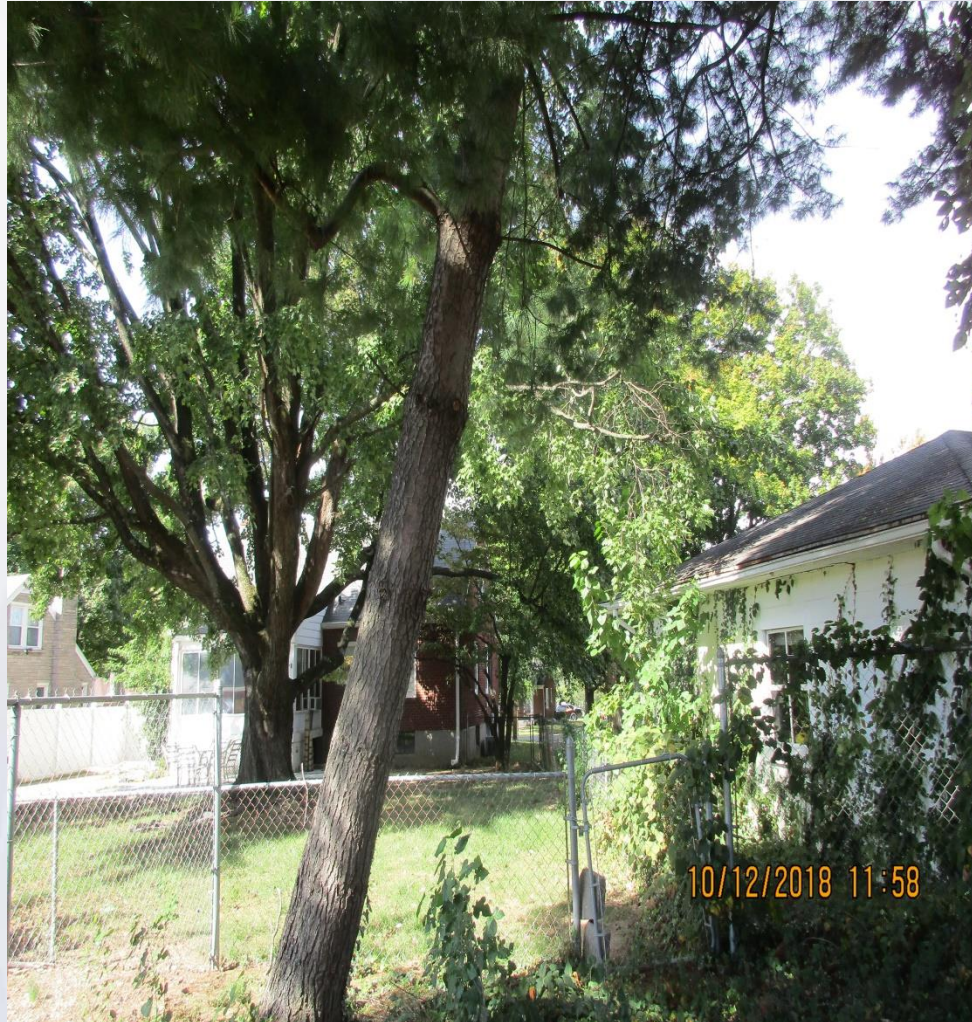
Rear Property Line



Rear Property Line



Property to the Rear



Property to the Rear



Across the Street



Side Property Line



Site Plan



CONDITIONAL USE PERMIT

1. CONDITIONAL USE PERMIT IS REQUIRED FOR THE FOLLOWING USES AND EQUIPMENT USES, SETBACKS AND DIMENSIONS ARE:

LDC COMPLIANCE NOTE

FOR APPLICABLE METRO LAND DEVELOPMENT CODE SECTION 16-0-1-1, THE PROPOSED USE IS CATEGORIZED AS A CONDITIONAL USE PERMIT. THE PROPOSED USE IS CATEGORIZED AS A CONDITIONAL USE PERMIT. THE PROPOSED USE IS CATEGORIZED AS A CONDITIONAL USE PERMIT.



NO SITE WORK IS PROPOSED AS A RESULT OF THIS C.U.P.

PROJECT DATA

PROPOSED USE	1-100 RESIDUAL (R/S)
PROPOSED ZONE	1-100 RESIDUAL (R/S)
PROPOSED SETBACK	1-100 RESIDUAL (R/S)
PROPOSED AREA	1-100 RESIDUAL (R/S)
PROPOSED PERCENT COVER	1-100 RESIDUAL (R/S)
PROPOSED HEIGHT	1-100 RESIDUAL (R/S)
PROPOSED FINISH FLOOR	1-100 RESIDUAL (R/S)
PROPOSED FINISH CEILING	1-100 RESIDUAL (R/S)
PROPOSED FINISH WALL	1-100 RESIDUAL (R/S)
PROPOSED FINISH FLOOR	1-100 RESIDUAL (R/S)
PROPOSED FINISH CEILING	1-100 RESIDUAL (R/S)
PROPOSED FINISH WALL	1-100 RESIDUAL (R/S)

GENERAL NOTES:

- GENERAL NOTES AND SPECIFICATIONS TO BE USED FOR ALL WORK SHALL BE AS SHOWN ON THE PLANS.
- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF LOUISVILLE, KY. THE CITY OF LOUISVILLE, KY. THE CITY OF LOUISVILLE, KY.
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TREE CANOPY CALCULATIONS

TOTAL TREE AREA	+ 10 ACRES (10,000 S.F.)
TOTAL TREE CANOPY AREA	+ 10 ACRES (10,000 S.F.)
TOTAL TREE CANOPY PERCENT	+ 10 ACRES (10,000 S.F.)
TOTAL TREE CANOPY TO BE MAINTAINED	+ 10 ACRES (10,000 S.F.)

PRELIMINARY APPROVAL DEVELOPMENT PLAN

BY: [Signature]
DATE: 9/12/18

LOUISVILLE METRO GOVERNMENT
PLANNING & DESIGN SERVICES

RECEIVED
SEP 10 2018
PLANNING & DESIGN SERVICES

PRELIMINARY APPROVAL
Condition of Approval
[Signature]
DATE: 9/10/18

SITE ADDRESS:
3808 DIXIE HWY
LOUISVILLE, KY 40218
TAX BLOCKS 1161, 127 0014
DUE: 11/10/18, P.C. 46
COUNCIL DISTRICT - 3
FIRE PROTECTION DISTRICT - SUVEVLY

REV	DATE	DESCRIPTION	AGENCY COMMENTS
1	9/12/18		
2			
3			
4			

PROJECT DATA	PROFESSIONAL'S SEAL
PROPOSED USE	PROPOSED ZONE
PROPOSED SETBACK	PROPOSED AREA
PROPOSED PERCENT COVER	PROPOSED HEIGHT
PROPOSED FINISH FLOOR	PROPOSED FINISH CEILING
PROPOSED FINISH WALL	PROPOSED FINISH FLOOR
PROPOSED FINISH CEILING	PROPOSED FINISH WALL

L&D
LAND DESIGN & DEVELOPMENT, INC.
15400 BECKLEY CROSSING DRIVE
LOUISVILLE, KY 40245-4578
PHONE: 502-261-1234
WWW.LANDDESIGNANDDEVELOPMENT.COM

PROFESSIONAL'S SEAL
[Signature]
DATE: 9/12/18

CONDITIONAL USE PERMIT PLAN
NEW HOPE RECOVERY
REHABILITATION HOME
JAIN HOLDINGS
15400 BECKLEY CROSSING DRIVE
LOUISVILLE, KY 40245-4578
SHEET 1 OF 1



Staff Findings

- There are five listed requirements. Item A. and B. do not apply. The applicant will discuss Item C. and relief will be needed from item D. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a rehabilitation home in a C-1 zoning district and Traditional Marketplace Form District.