

**Development Review Committee
Staff Report**
June 8, 2017



Case No:	17MOD1004
Project Name:	Norton Audubon Hospital
Location:	2355 Poplar Level Rd
Owner:	Norton Hospitals, Inc.
Representative:	Chris Brown, BTM Engineering
Project Area/Size:	34.975
Existing Zoning District:	OTF, Office/Tourist Facility
Existing Form District:	N, Neighborhood
Jurisdiction:	Louisville Metro
Council District:	10- Pat Mulvihill
Case Manager:	Jay Luckett, Planner I

REQUEST

- **Amendment to Binding Element**

CASE SUMMARY

The applicant proposes to amend binding element #12 of docket 9-38-76 to update renderings for a proposed expansion of the site. Binding Element #12 reads as follows:

The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the February 7, 2003 LD&T meeting.

The applicant proposes to amend the binding element to read:

The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the June 8, 2017 LD&T meeting.

No additional binding elements or changes to the approved development plan are being requested at this time.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Hospital/Medical Offices	OTF	N
Proposed	Hospital/Medical Offices	OTF	N
Surrounding Properties			
North	Private School/Cemetery	R-5	N
South	Office/Retail	OR-3/C-1	N
East	Religious Institution	R-5	N
West	Public Park	R-1	N

PREVIOUS CASES ON SITE*

<u>9-38-76:</u>	Change-in-zoning to OTF.
<u>B-41-76:</u>	CUP for Hospital
<u>16CUP1016:</u>	Modified CUP for Hospital
<u>16DEVPLAN1016:</u>	Current Detailed District Development Plan for Site
<u>B-252-02:</u>	CUP for off-street parking in OTF zoning, and to allow a parking garage to encroach into a required side yard
<u>B-31-03:</u>	Variance to allow encroachment of office building and parking into required yards.

*There have been many modifications and revised plans for this site throughout the years. Listed cases cover all currently approved plans and permits.

INTERESTED PARTY COMMENTS

Staff has not received any inquiries on this proposal.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR AMENDMENT TO BINDING ELEMENTS

- (a). The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There does not appear to be any environmental constraints or historic resources on the subject site.

- (b). The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided.

- (c). The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: Provisions for open space are not a requirement of this request.

- (d). The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- (e). The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The site design and land use has been approved under previous cases. This request is for building material and architectural considerations only.

- (f). Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The proposal complies with the applicable guidelines of the Comprehensive Plan and Land Development Code, specifically site design standards in Chapter 5 of the Land Development Code.

TECHNICAL REVIEW

The proposed renderings are in compliance with the Land Development Code.

STAFF CONCLUSIONS

The amendment to binding element appears to be adequately justified and meets the standard of review based on staff analysis in the staff report. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Development Review Committee must determine if the proposal meets the standards for approving an amendment to binding element as established in the LDC.

REQUIRED ACTIONS

- **RECOMMEND APPROVAL** or **DENIAL** of the amendment to binding element #12 to Louisville Metro Council.

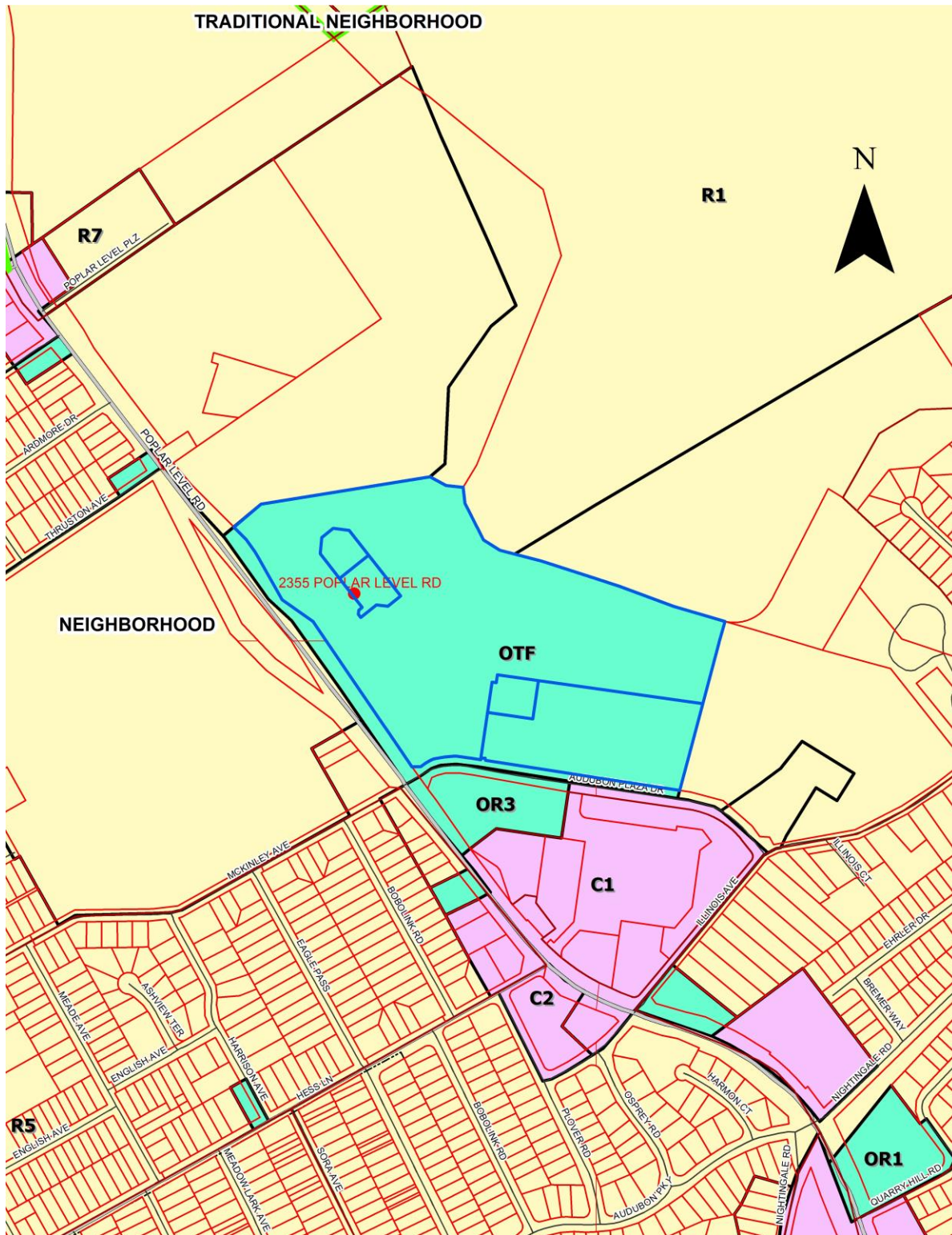
NOTIFICATION

Date	Purpose of Notice	Recipients
05/25/17	LD&T	Adjoining property owners, applicant, owner, and registered users of Council District 10.

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial

