

Land Development & Transportation Committee

Staff Report

October 23rd, 2014



Case No:	14DEVPLAN1132
Request:	Revised Detailed District Development Plan
Project Name:	Jewish Hospital & St. Mary's Healthcare Emergency Room Expansion
Location:	1850 Bluegrass Avenue
Owner:	St. Mary & Elizabeth Hospital
Applicant:	HDR
Representative:	Kenan Stratman
Jurisdiction:	Louisville
Council District:	15 – Marianne Butler
Case Manager:	Christopher Brown, Planner II

REQUEST

- Amendment to Binding Elements
- Revised Detailed District Development plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: R-5, OR-1, OTF, Residential, Office
Proposed Zoning District: R-5, OR-1, OTF, Residential, Office
Existing Form District: N, Neighborhood
Existing Use: Medical Office and Hospital
Proposed Use: Medical Office and Hospital
Minimum Parking Spaces Required: 806
Maximum Parking Spaces Allowed: 5356
Parking Spaces Proposed: 1448
Plan Certain Docket #: 9-8-80

The applicant is proposing to construct a 9,904 square foot expansion to the existing emergency room area at the Jewish Hospital and St. Mary's Healthcare campus. The building addition will be 28' in height and meet all Land Development Code requirements regarding building design. 15 accessible parking spaces are proposed to be created along the front of the emergency room expansion. No additional landscaping beyond the existing amount on site is required by the Land Development Code due to the expansion being less than 20%.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Hospital and Medical Office	R-5, OR-1, OTF	N
Proposed	Hospital and Medical Office	R-5, OR-1, OTF	N
Surrounding Properties			
North	Office	CN, R-7	N
South	Single Family Residential	R-5	N
East	Medical Office and Parking	R-7, OR-2	TN
West	Vacant	R-5	N

PREVIOUS CASES ON SITE

- B-6-69: Conditional Use Permit for hospital addition.
- 9-8-80: Zoning change approved from R-5 to R-10 by Planning Commission (OTF under current code).
- B-19-87: Variances approved to allow signage to encroach into the required yard Bluegrass Avenue.
- 14244: Modified Conditional Use Permit for construction of a one story utility building

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR RDDDP and 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. Tree canopy requirements of the Land Development Code will be provided 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, and Metro Public Works and the Kentucky Transportation Cabinet have approved the preliminary development plan.

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

STAFF: There are no open space requirements with the current proposal. Future multi-family developments proposed on the subject site will be required to meet Land Development Code requirements.

- 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 has approved the preliminary development plan and 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 overall site design and land uses are compatible with the existing and future development of the area. Buildings and parking lots will meet all required setbacks. Additional landscaping is not required on the site beyond the existing amount being provided.

- 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 development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

TECHNICAL REVIEW

- Board of Zoning Adjustment will be hearing the Modified Conditional Use Permit for the hospital expansion on November 3rd, 2014.

STAFF CONCLUSIONS

The standard of review has been met for the emergency room expansion. All Land Development Code requirements will be met on the subject site. The Board of Zoning Adjustment will hear the associated Modified Conditional Use Permit. The binding elements are proposed to be amended to more current binding element amendment language. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Land Development & Transportation Committee must determine if the proposal meets the standards for a revised detailed district development plan with binding element amendments as established in the Land Development Code.

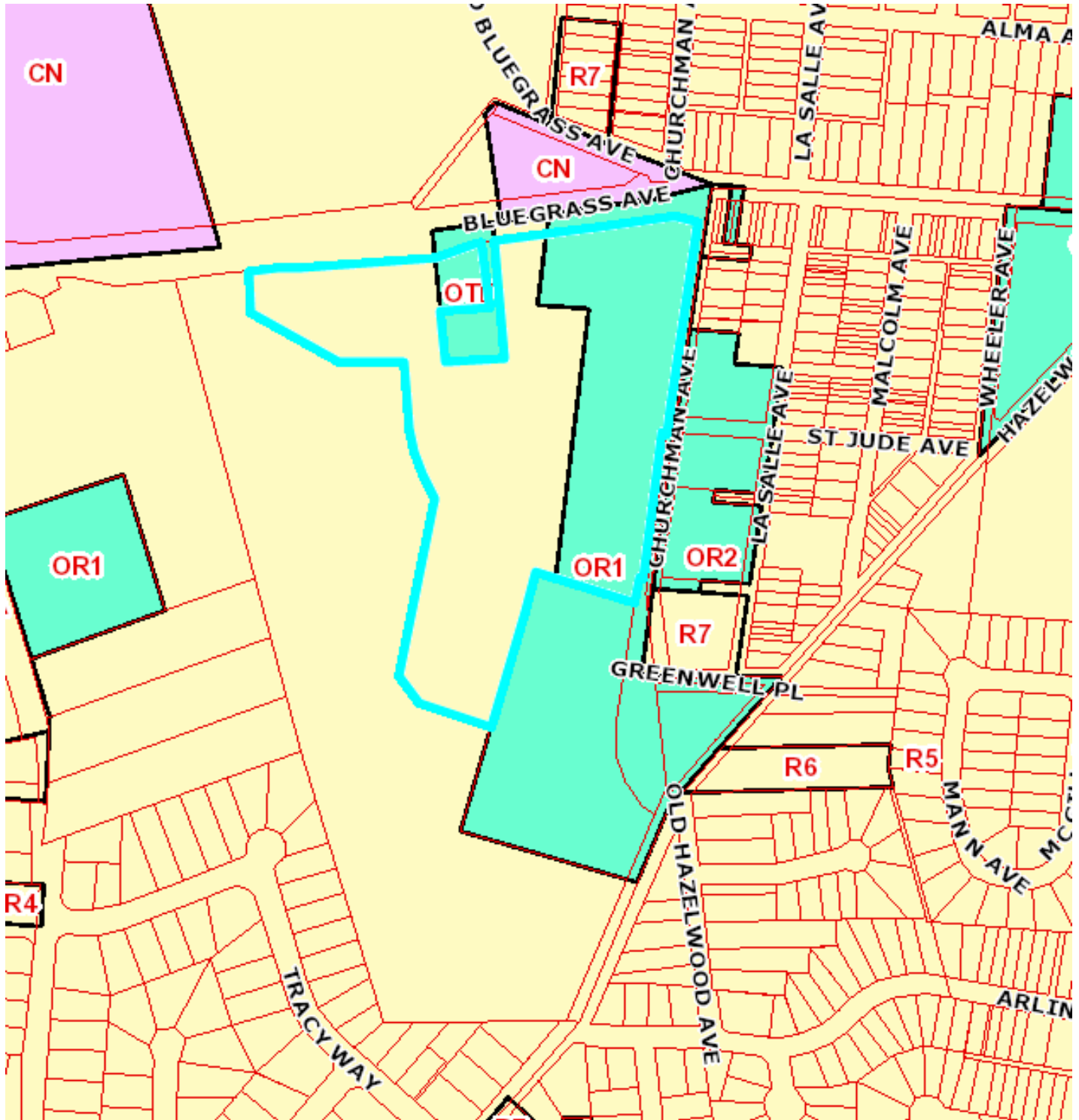
NOTIFICATION

Date	Purpose of Notice	Recipients
10/9/14	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 15 Notification of Development Proposals

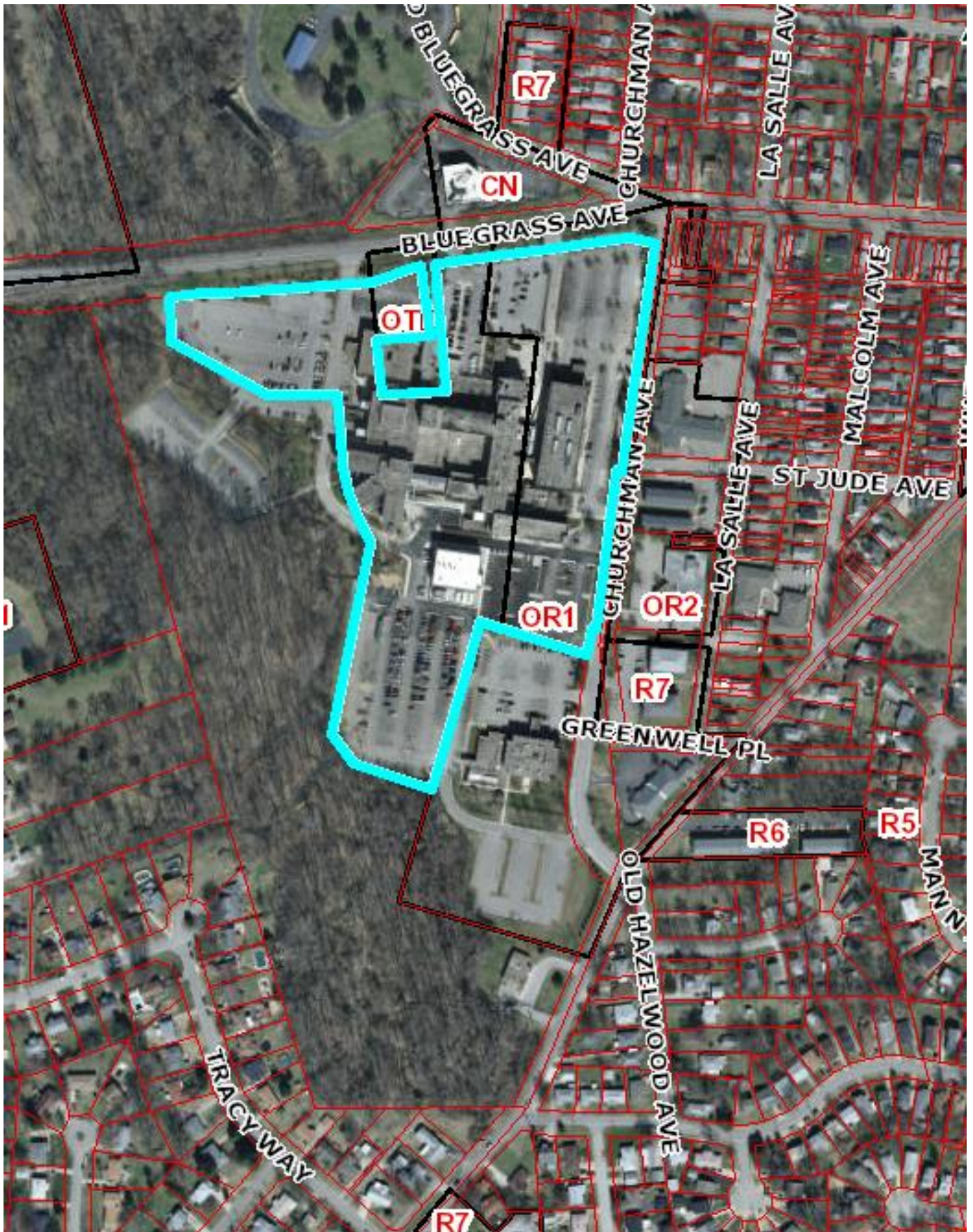
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Binding Elements
4. Proposed Binding Elements

1. **Zoning Map**



2. Aerial Photograph



3. Existing Binding Elements

1. The size and location of any proposed building identification sign must be submitted to the Planning Commission for review and approval prior to issuance of any sign permits.
2. The plan must be reapproved by the Water Management Section of the Jefferson County Works Department, the Department of Traffic Engineering, and the City of Louisville Public Works Department prior to occupancy of the building for the proposed use.
3. Unless use in accordance with the approved plan and binding elements have been substantially established within two years from the date of approval of the plan or rezoning whichever is later, the property may not be used in any manner until such time as a district development plan has been approved by the Planning Commission.

4. Proposed Binding Elements

2. ~~The plan must be reapproved by the Water Management Section of the Jefferson County Works Department, the Department of Traffic Engineering, and the City of Louisville Public Works Department prior to occupancy of the building for the proposed use.~~ **Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:**
 - a. **The development plan must receive full construction approval from Construction Permit Review, Transportation Planning Review and the Metropolitan Sewer District.**
 - b. **Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.**
 - c. **The appropriate conditional use permit shall be obtained from the Board of Zoning Adjustment to allow the development as shown on the approved district development plan.**
3. ~~Unless use in accordance with the approved plan and binding elements have been substantially established within two years from the date of approval of the plan or rezoning whichever is later, the property may not be used in any manner until such time as a district development plan has been approved by the Planning Commission.~~ **If a certificate of occupancy or building permit is not issued within two years of the date of approval of the plan or rezoning, whichever is later, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission.**
4. **The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.**
5. **A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.**
6. **The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding**

elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.