

Board of Zoning Adjustment Staff Report

June 20, 2016



Case No:	16CUP1018
Project Name:	Norton Women's and Kosair Children's Hospital Expansion
Location:	4001 Dutchmans Lane
Owners:	HFH Suburban, PTN
Applicant:	Norton Healthcare, Inc.
Representative(s):	Ann Richard
Project Area/Size:	7,000 square feet
Existing Zoning District:	OR-3, Office Residential
Existing Form District:	RC, Regional Center
Jurisdiction:	St. Matthews
Council District:	26 – Brent Ackerson
Case Manager:	Jon E. Crumbie, Planning & Design Coordinator

REQUEST

Modified Conditional Use Permit to allow a hospital expansion and additional parking spaces.

CASE SUMMARY/SITE CONTEXT

The applicant is proposing to add a 7,000 square feet addition that will allow additional operating rooms and a basement for mechanicals and storage. The addition will be one story and not be noticeable from Dutchmans Lane. Also four additional parking spaces will be added.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<i>Subject Property</i>			
Existing	Medical Center	OR-3	RC
Proposed	Medical Center	OR-3	RC
<i>Surrounding Properties</i>			
North	I-64		
South	Restaurants, Retail, Office, Bank	C-1, C-2, OR-3	RC
East	Commercial	R-7, C-2	RC
West	Commercial, Office	C-1	RC

PREVIOUS AND ASSOCIATED CASES ON SITE

- B-17601-12** Modified CUP for a 120,000 square feet building expansion to the hospital, approved by BOZA on September 12, 2012.
- B-17339-12** Modified CUP to allow a 37,776 square feet intensive care unit, approved by BOZA April, 2012.
- B-45-01** Modifications to the original Conditional Use Permit
- B-101-91, B-102-91 and B-139-83** CUP for off-street parking garage, parking lot (B-101-91), variances for a medical office building and to allow the medical office building, proposed parking garage, and existing and proposed off-street parking to encroach into the required yards, and to allow a proposed medical office building to exceed the maximum allowed height (B-102-91) and modified CUP for a hospital (B-139-83). Approved by BOZA July 1, 1991.
- B-139-83** CUP for a hospital, modified CUP approved by BOZA July 1, 1991. Sign plan for hospital approved by BOZA July 15, 1991.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Development Code

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMITS

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

STAFF: The proposal is consistent with the applicable policies of the Comprehensive Plan.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

STAFF: The subject site is located in an area that has a number of medical office/hospital uses. This proposal will be compatible with these uses with respect to intensity, traffic, noise, drainage, lighting and appearance.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

STAFF: The proposal has been reviewed by Public Works and MSD and both have approved the plan. The St. Matthews Fire Protection District did not comment on the proposal.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested? There are two requirements for hospitals and item B. will be met. Item A. does not apply because no sign is being requested.

4.2.29 Hospitals, Clinics, and Other Medical Facilities, Facilities requiring a Certificate of Need issued by the Commonwealth of Kentucky, including hospitals, clinics, and other medical facilities, may be allowed in any district upon the granting of a Conditional Use Permit and compliance with the listed requirements:

A. Signs - One freestanding sign, not to exceed 80 square feet in area or 10 feet in height, may be placed at each of the major entrances, except in districts where signs are allowed. Attached signs may be located at any height. The Board shall determine the size of all attached signs.

B. All buildings and structures shall be at least 30 feet from any property line.

TECHNICAL REVIEW

There are no outstanding technical review items. All existing conditions from prior Conditional Use Permits on site remain in place.

STAFF CONCLUSIONS

The modified Conditional Use Plan 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 meeting, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the Development Code for approving a Conditional Use Permit.

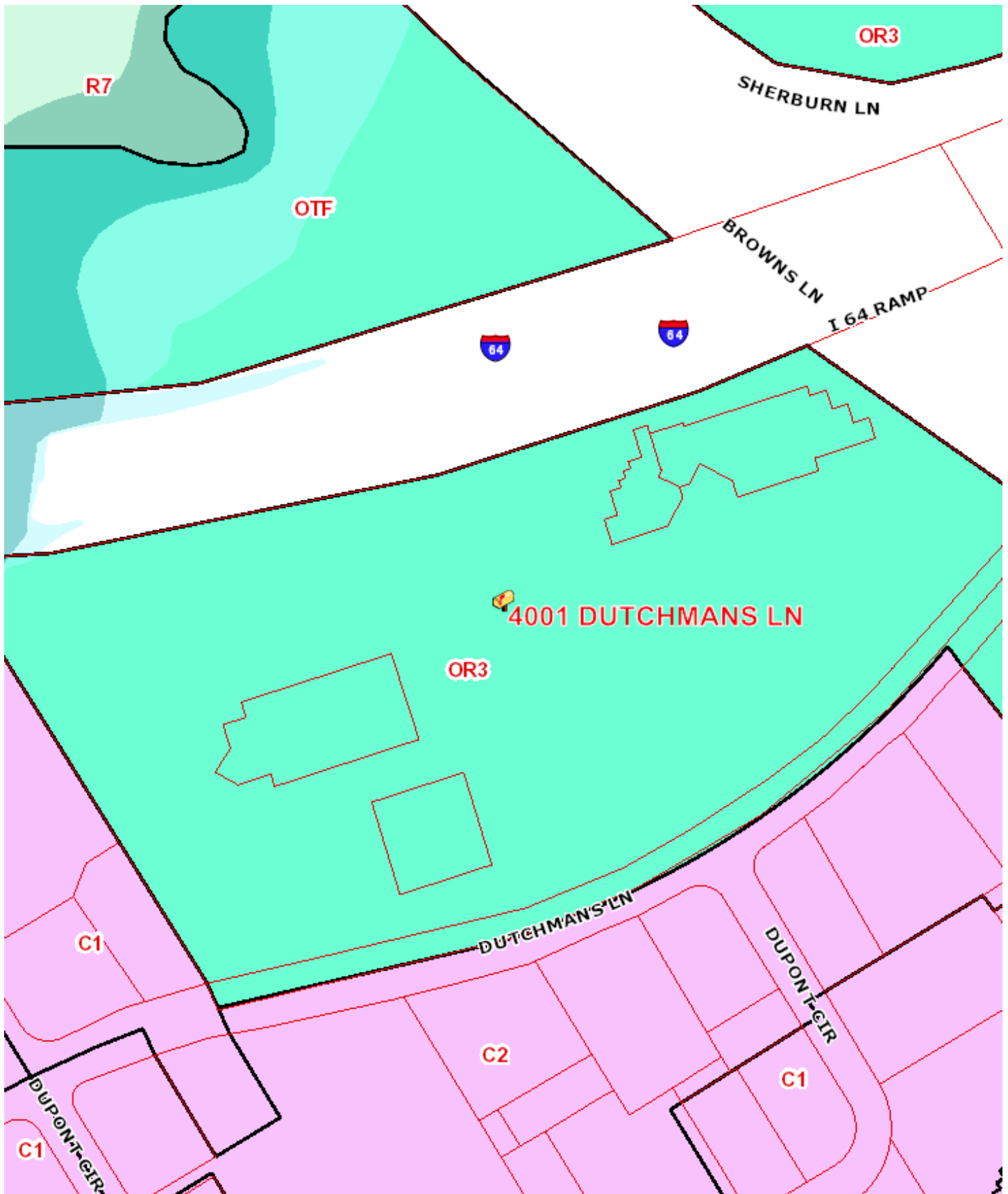
REQUIRED ACTIONS

- **APPROVE** or **DENY** the modified Conditional Use Permit.

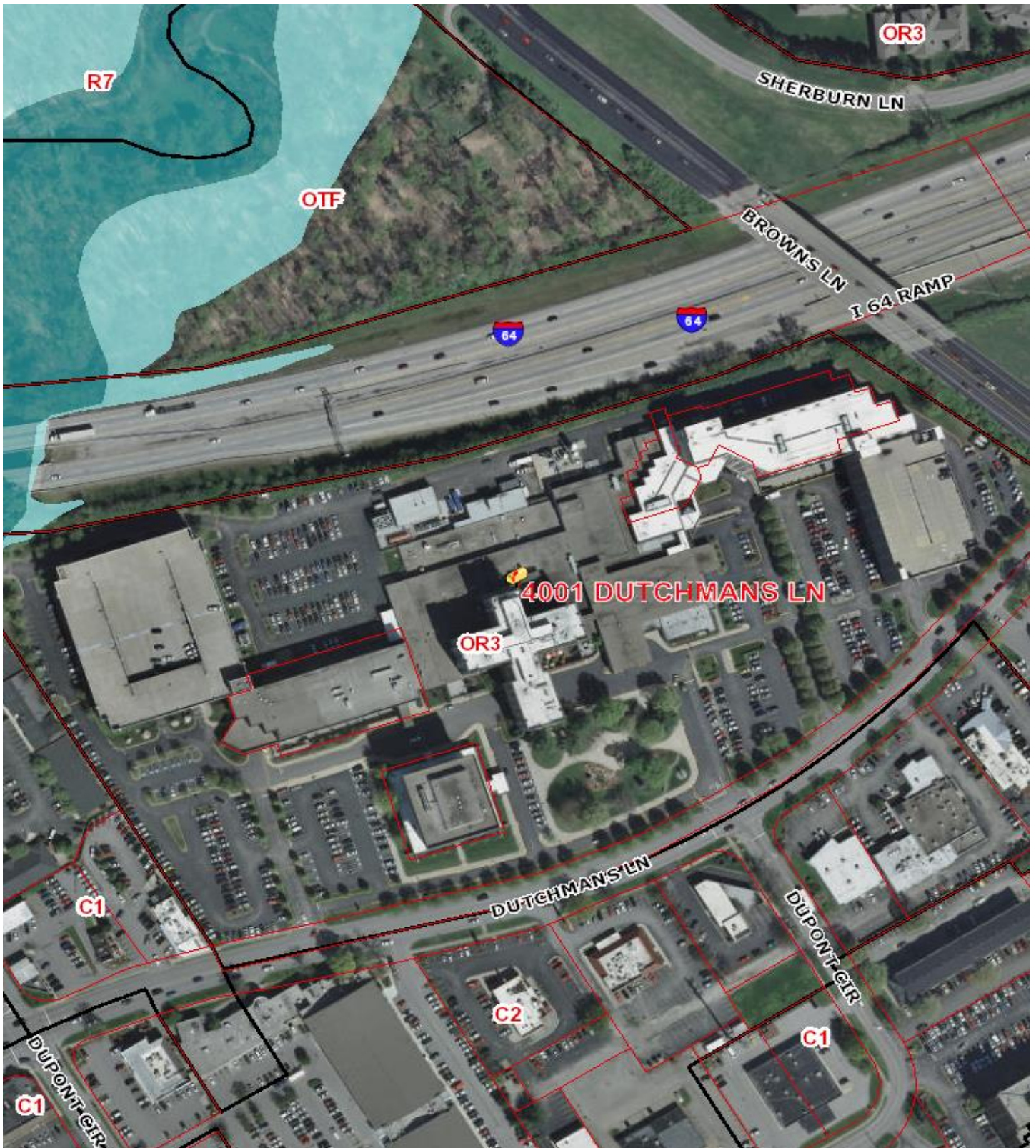
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Justification Statement
4. Site Plan
5. Elevation

1. **Zoning Map**



2. Aerial Photograph



3. Justification Statement

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING • SURVEYING • LANDSCAPE ARCHITECTURE
503 Washburn Avenue, Suite 101
Louisville, Kentucky 40222
(502) 426-9374 FAX (502)426-9375

Letter of Explanation
Modified Conditional Use Permit
Norton Women's and Kosair Children's Hospital St. Matthews
(submitted: May 2, 2016)

A Modified Conditional Use Permit is being submitted for a building expansion proposed for the Norton Women's and Kosair Children's Hospital St. Matthews. The building expansion is for the addition of operating rooms. The building expansion will be 7,0000 s.f. and will be one story. A 7,000 s.f. basement is proposed and it will be used for mechanicals and storage. The location of the proposed building expansion is internal to the site and will not be visible from Dutchmans Lane.

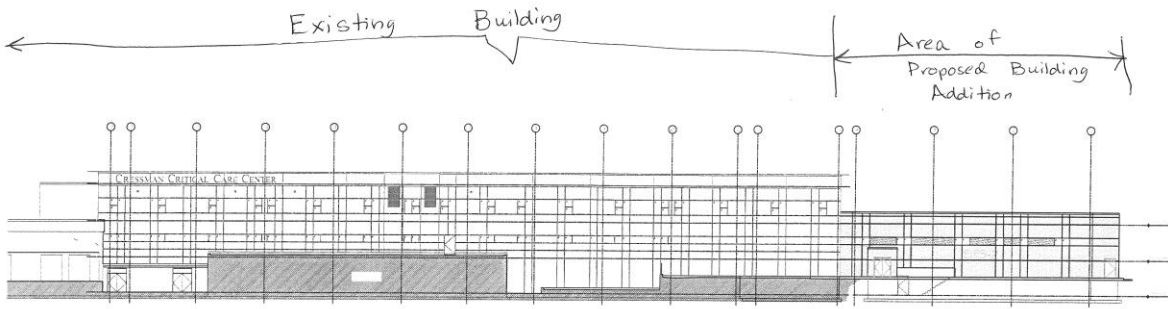
The first floor operating room area addition will be a 0.8% increase to the overall total building area. The proposed basement area is not included in this calculation because the overall building area number does not include basement areas.

Please provide a staff level approval of the Modified Conditional Use Permit due to the minor nature of the revisions.

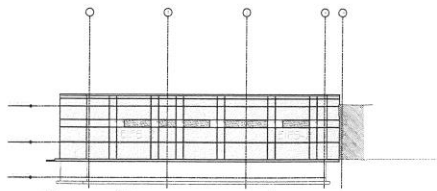
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MAY 02 2016
PLANNING &
DESIGN SERVICES

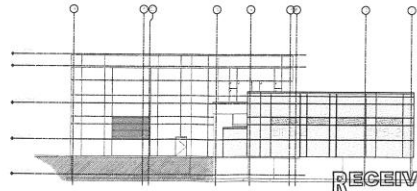
16 CUP 10181



North Elevation
Interstate 64



Proposed South Elevation facing
Plaza II Medical Office
Building



Proposed West Elevation

RECEIVED

MAY 23 2016

PLANNING & DESIGN SERVICES

WLLP/1018

EROSION PREVENTION AND SEDIMENT CONTROL NOTES

- The approved erosion prevention and sediment control (EPSC) plan shall be implemented prior to any land-disturbing activity on the construction site.
- Any modification to the approved EPSC plan must be reviewed and approved by the City Engineer's Office (CEO) prior to implementation.
- Temporary erosion control structures shall be constructed from cut and fill material on weathered loess during construction and the surrounding drainage areas are protected and stabilized.
- Address the issue of minimizing the erosion of mud and soil from construction areas onto public roadways. Salt treated areas on the roadway and be removed daily.
- Silt traps shall be located away from streams, creeks, water and catch basins. Silt traps and silt ponds, material, and adequately contained through the use of silt fence.
- All stream crossings must utilize low-water crossing structures per MCD standard drawing 10-101.
- When construction of a final drainage facility will be temporarily ceased on any portion of a site, temporary site stabilization measures must be required on areas so practicable, but no later than 14 calendar days after the activity has ceased.
- Settlement/groundwater excavation during bedding, turning or other erosion activities shall be surveyed to a sediment trapping device prior to being discharge into a stream, pond, creek or catch basin. All stream crossings and catch basins shall be inspected and approved.
- Construction activity shall be restricted to the construction or grading activities preventing completion of road systems of trees to be preserved. The trees that remain on the site shall be the property of the contractor and shall be protected with the following, minimal coverage, or construction activities and be permitted within the site area.

GENERAL NOTES

- Existing structures and site areas to be a hard and durable surface.
- Construction of any structure shall be completed prior to any construction or grading activity. The construction of any structure shall be completed prior to any construction or grading activity. The construction of any structure shall be completed prior to any construction or grading activity.
- Minimum clearance for overhead power lines shall be maintained at all times.
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PROJECT DATA

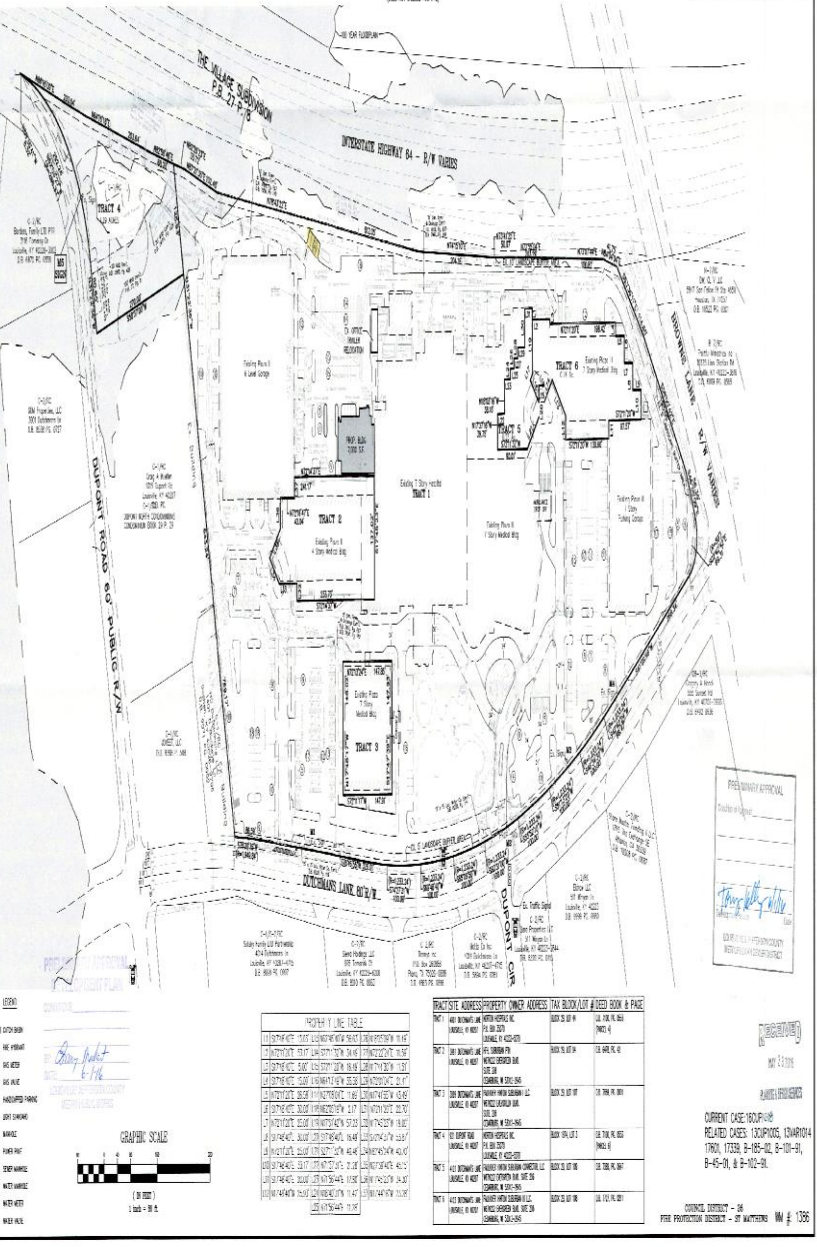
TOTAL SITE AREA	= 107,141 SQ. FT.
TOTAL IMP. AREA	= 107,141 SQ. FT.
TOTAL PAVED AREA	= 107,141 SQ. FT.
TOTAL ASPHALT AREA	= 107,141 SQ. FT.
TOTAL CONCRETE AREA	= 107,141 SQ. FT.
TOTAL GRAVEL AREA	= 107,141 SQ. FT.
TOTAL SAND AREA	= 107,141 SQ. FT.
TOTAL CURB AREA	= 107,141 SQ. FT.
TOTAL SIDEWALK AREA	= 107,141 SQ. FT.
TOTAL DRIVEWAY AREA	= 107,141 SQ. FT.
TOTAL UTILITY AREA	= 107,141 SQ. FT.
TOTAL LANDSCAPE AREA	= 107,141 SQ. FT.
TOTAL FENCE AREA	= 107,141 SQ. FT.
TOTAL SIGN AREA	= 107,141 SQ. FT.
TOTAL LIGHTING AREA	= 107,141 SQ. FT.
TOTAL SECURITY AREA	= 107,141 SQ. FT.
TOTAL OTHER AREA	= 107,141 SQ. FT.

VARIANCES GRANTED (SEPTEMBER 11, 2015)

1. Increase in lot area	107,141 SQ. FT.
2. Increase in lot width	107,141 SQ. FT.
3. Increase in lot depth	107,141 SQ. FT.
4. Increase in lot area	107,141 SQ. FT.
5. Increase in lot width	107,141 SQ. FT.
6. Increase in lot depth	107,141 SQ. FT.
7. Increase in lot area	107,141 SQ. FT.
8. Increase in lot width	107,141 SQ. FT.
9. Increase in lot depth	107,141 SQ. FT.
10. Increase in lot area	107,141 SQ. FT.
11. Increase in lot width	107,141 SQ. FT.
12. Increase in lot depth	107,141 SQ. FT.



PREPARED BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]



PRELIMINARY APPROVAL
 CHILDREN'S HOSPITAL OF ST. MATTHEWS
 12500 DODDINGTON LANE, SUITE 100
 ST. MATTHEWS, KY 40381

NO.	ADDRESS/PROPERTY OWNER	ADDRESS	TAX BLOCK #	DEED BOOK & PAGE
1	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
2	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
3	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
4	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
5	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
6	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
7	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
8	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
9	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100
10	CHILDREN'S HOSPITAL OF ST. MATTHEWS	12500 DODDINGTON LANE	100	100-100

DATE: 06/14/2016
 SHEET 1 OF 1