

Louisville Development & Transportation Committee Staff Report

June 25, 2015



Case No:	15DEVPLAN1060
Request:	Category 3 Plan
Project Name:	Kindred Healthcare - Expansion
Location:	680 South Fourth Street
Owner:	Kindred Healthcare Operating, Inc.
Applicant:	Kindred Healthcare Operating, Inc.
Representative:	Frost Brown Todd LLC and Sabak, Wilson & Lingo, Inc.
Jurisdiction:	Louisville Metro
Council District:	4 – David Tandy
Case Manager:	Brian Davis, AICP, Planning Supervisor

REQUESTS

- Category 3 Plan to construct a 140,365 square feet building comprised of 133,101 square feet of office space and 28,276 square feet of restaurant space.

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: C-3
Existing Form District: Downtown
Existing/Proposed Use: Commercial/Office and Restaurant

The applicant is proposing to demolish three existing buildings which are currently located on the development site. The parcel lines are being amended as well, with Louisville Metro retaining ownership of the parcel located between the proposed construction site and South Fourth Street. A portion of an existing alley to the west as well as an existing alley to the south will be closed (Case Number 15STREETS1008) and right-of-way for a new alley will be dedicated on the north side of the property.

The proposed building will be six stories of occupied space with a seventh story for a mechanical penthouse. The building height including the penthouse will be approximately 97 feet. Building façade materials include brick masonry with aluminum storefront and curtain wall systems for glazing and a green roof will be installed.

The proposed design also includes new construction and alteration to the public square. Alternating panels of pavers, sods and perennials will be used. Moveable furniture as well as planter boxes with fixed seating will be provided. Lawn panels will line the public sidewalk to create separation between the public square and the travel zones of the sidewalk. A water feature will be at the northern end of the square, providing a visual buffer between the relocated alley and the public space.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Retail	C-3	Downtown
Proposed	Retail	C-3	Downtown
Surrounding Properties			
North	Commercial/Office	C-3	Downtown
South	Open Space/Office	C-3	Downtown
East	Commercial	C-3	Downtown
West	Office	C-3	Downtown

PREVIOUS CASES ON SITE

- 15DDRO1001: The Downtown Development Review Overlay Committee approved the design for the proposed structure on March 11, 2015.
- 15STREETS1008: Application has been filed to close a portion of the alley located on the western boundary of the site as well as the alley located on the southern boundary of the site. This application has yet to go to public hearing.
- 15MINORPLAT1052: This minor plat will reconfigure the existing lot pattern to reflect that shown on the Category 3 Plan.

INTERESTED PARTY COMMENTS

No interested party comments have been received by staff.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code

STANDARDS OF REVIEW AND STAFF ANALYSIS FOR CATEGORY 3 PLAN

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 are not applicable in the Downtown Form District when the floor area ratio is greater than 1.0.

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 will be provided.

The provisions of sufficient open space (scenic and recreational) to meet the needs of the proposed development:

STAFF: Provisions of sufficient open space, including the square located between the building and South Fourth Street, will be provided.

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.

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.

Conformance of the development plan with the Comprehensive Plan and Land Development Code:

STAFF: The plan conforms to the applicable guidelines and polices of the Comprehensive Plan and to the requirements of the Land Development Code.

TECHNICAL REVIEW

- There are no outstanding technical issues regarding the proposed plan.

STAFF CONCLUSIONS

The standards of review have been met for the requested Category 3 Plan. 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 approving the Category 3 Plan.

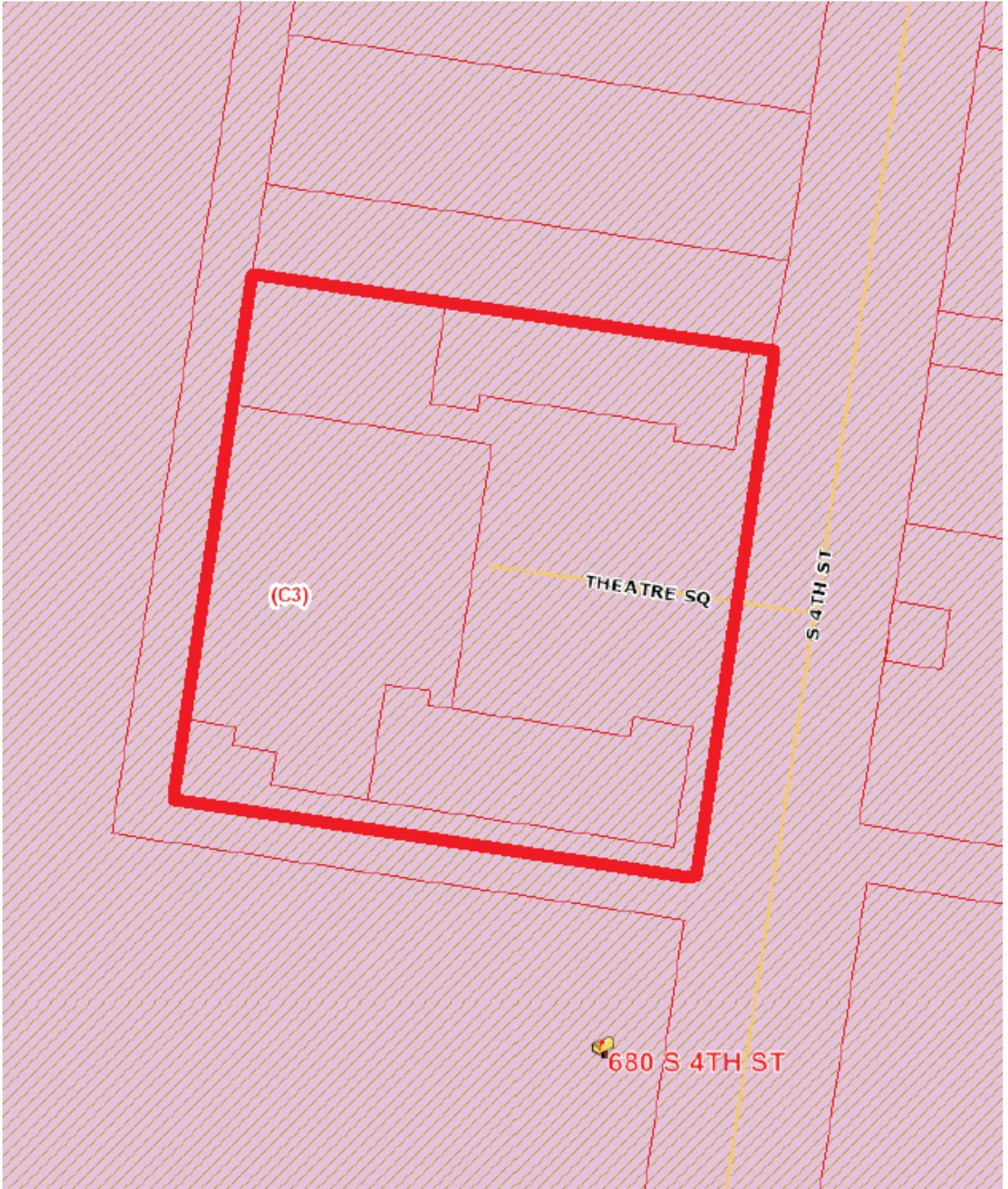
NOTIFICATION

Date	Purpose of Notice	Recipients
6/11/15	Hearing before LD&T	1 st tier adjoining property owners Subscribers of Council District 4 Notification of Development Proposals

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. Zoning Map



2. Aerial Photograph

