15DEVPLAN1186

Grove Pointe Assisted Living

Louisville Metro Planning Commission Public Hearing

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February 18, 2016

Request

- Revised Detailed District Development Plan (RDDDP) for proposed 72 unit assisted living facility.

Case Summary / Background

- forwarded to the Planning Commission from the Development Review Committee meeting on January 20, 2016.
- 72 unit Assisted Living facility on 5.66 Acres.
- 47 parking spaces for the assisted living facility; 88 spaces for campus staff.
- 2 story (35’) brick building totaling 72,000 SF with 2 courtyards.
- No new access or changes to existing access to abutting streets is being requested with this RDDDP.

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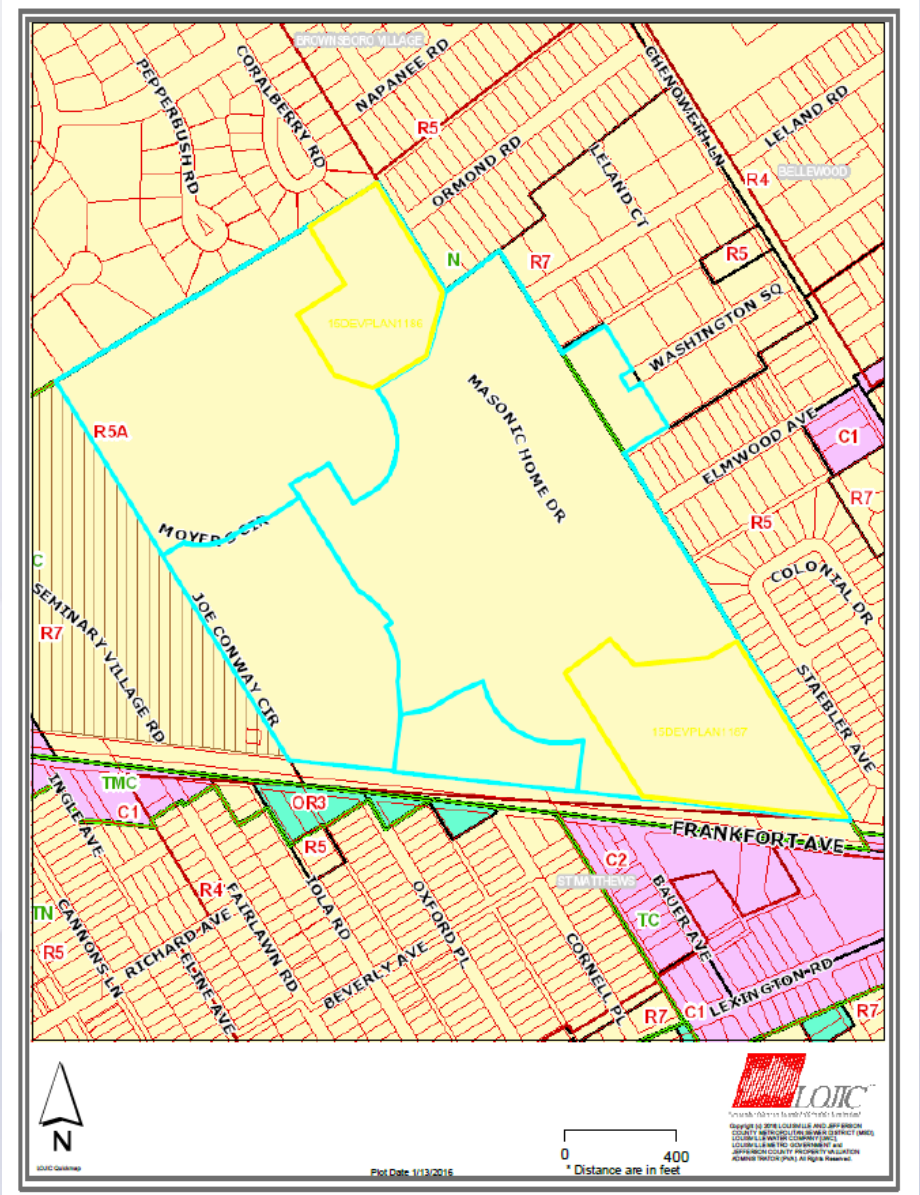
Zoning/Form Districts

- **Subject Property**:

- Existing: R-5A/C
- Proposed: R-5A/C

- **Adjacent Properties:**
- North: R-5A/R-5/R-7/N
- South: OR-1,OR-3, C-2,R-4/TMC,TC,TN
- East: R-5/R-7/N
- West: R-7/C



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Aerial Photo/Land Use

- **Subject Property**:

- Existing: Nursing, Assisted, and Independent Living
- Proposed: Assisted Living

- **Adjacent Properties:**
- North: Single and multi-family residential
- South: Commercial/office/ residential
- East: Single and multi-family residential
- West: Multi-family residential

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Subject Site

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Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Technical Review

- The proposed development plan is in order and has received preliminary approvals from Transportation Planning Review and the Metropolitan Sewer District.
- A Minor Plat application has been filed to subdivide the development site from Tract 1 of record in PB 53, PG 14. Access to the site is provided via existing cross access agreement for Masonic Homes per DB 9691, PG 17.
- A modified Conditional Use Permit for this site was approved by the Board of Zoning Adjustment on February 1, 2015.
- A wrecking permit, case 14WR1306, has been properly issued for the demolition of the existing building. Historic Preservation staff has approved the RDDDP request.

Staff Analysis and Conclusions

- The Revised Detailed District Development Plan appears to be adequately justified and meets the standard of review based on staff analysis in the staff report.

Required Actions

- APPROVE or DENY the Revised Detailed District Development Plan.