

16CUP1072

9600 Lamborne Boulevard



Louisville Board of Zoning Adjustment Public Hearing

Jon E. Crumbie, Planning & Design Coordinator

May 15, 2017

Requests

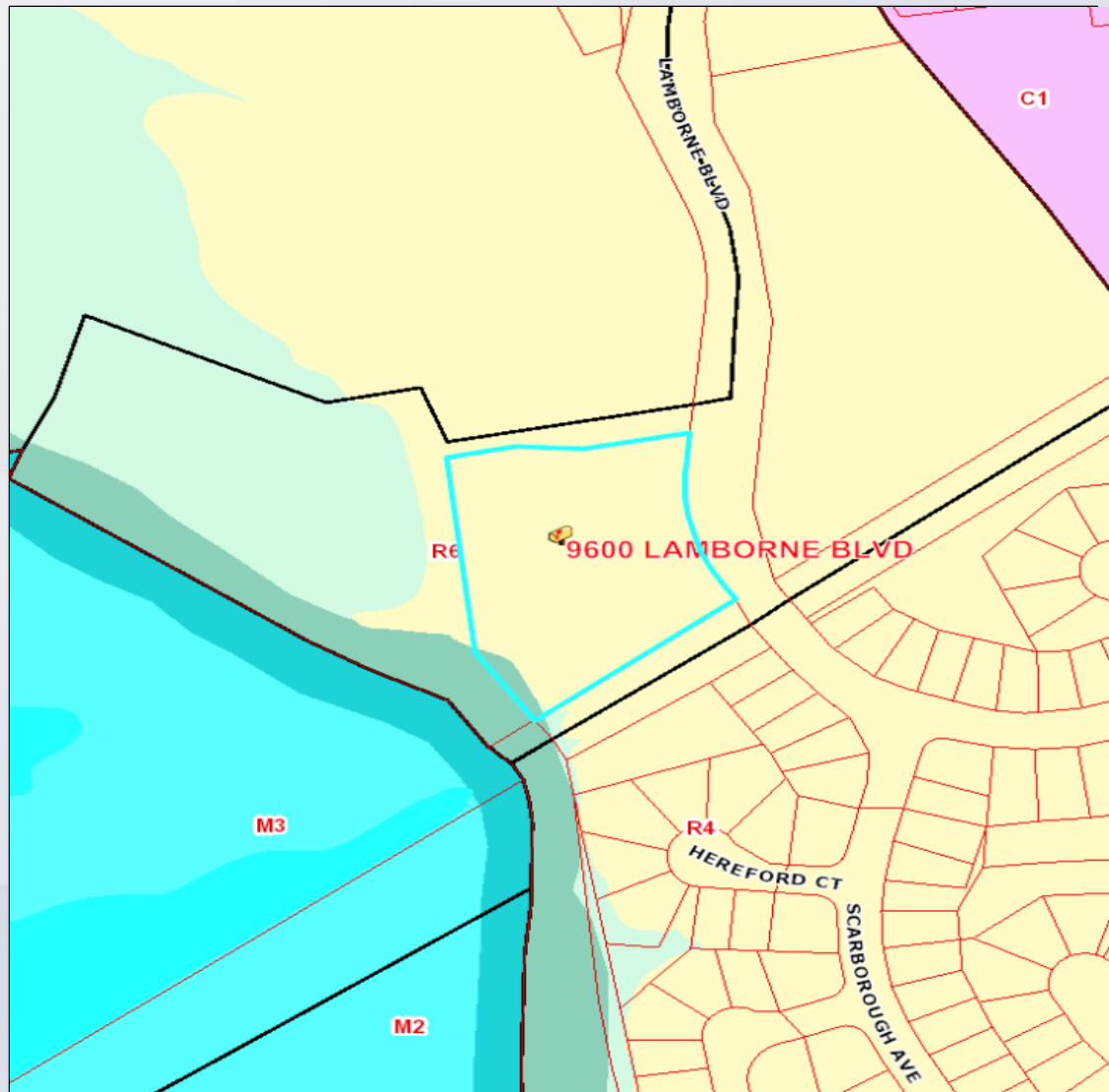
- Modified Conditional Use Permit to allow an addition to an existing nursing home and reconfigure the parking in the R-6 zoning district.
- A request to allow the required landscape buffer area along the north and south property line to be reduced.

Case Summary/Background

- The Essex Nursing Center requests a modified Conditional Use Permit for a building addition/renovation and parking renovations. These renovations are meant to bring an outdated building and site up to code, as well as create more private rooms. The existing building has 64 semi-private rooms and the new building will have 44 private rooms and 42 semi-private rooms. The number of beds will remain the same (128). Better accessibility around the building is also requested. The original number of parking spaces was 56 and the modification will increase the number to 103 spaces. The maximum number of employees on site will be 70.

Zoning/Form Districts

- Subject:
 - Existing: R-6/N
 - Proposed: R-6/N
- North: R-4/N
- South: R-4/N
- East: R-6/N
- West: R-6/N



Aerial Photo/Land Use

- Subject:
 - Existing: Nursing Home
 - Proposed: Nursing Home
- North: Ballfields
- South: Railroad ROW
- East: Residential Multi Family
- West: Undeveloped Land



Front of Property



North Property Line



Northwest Corner/Rear Yard



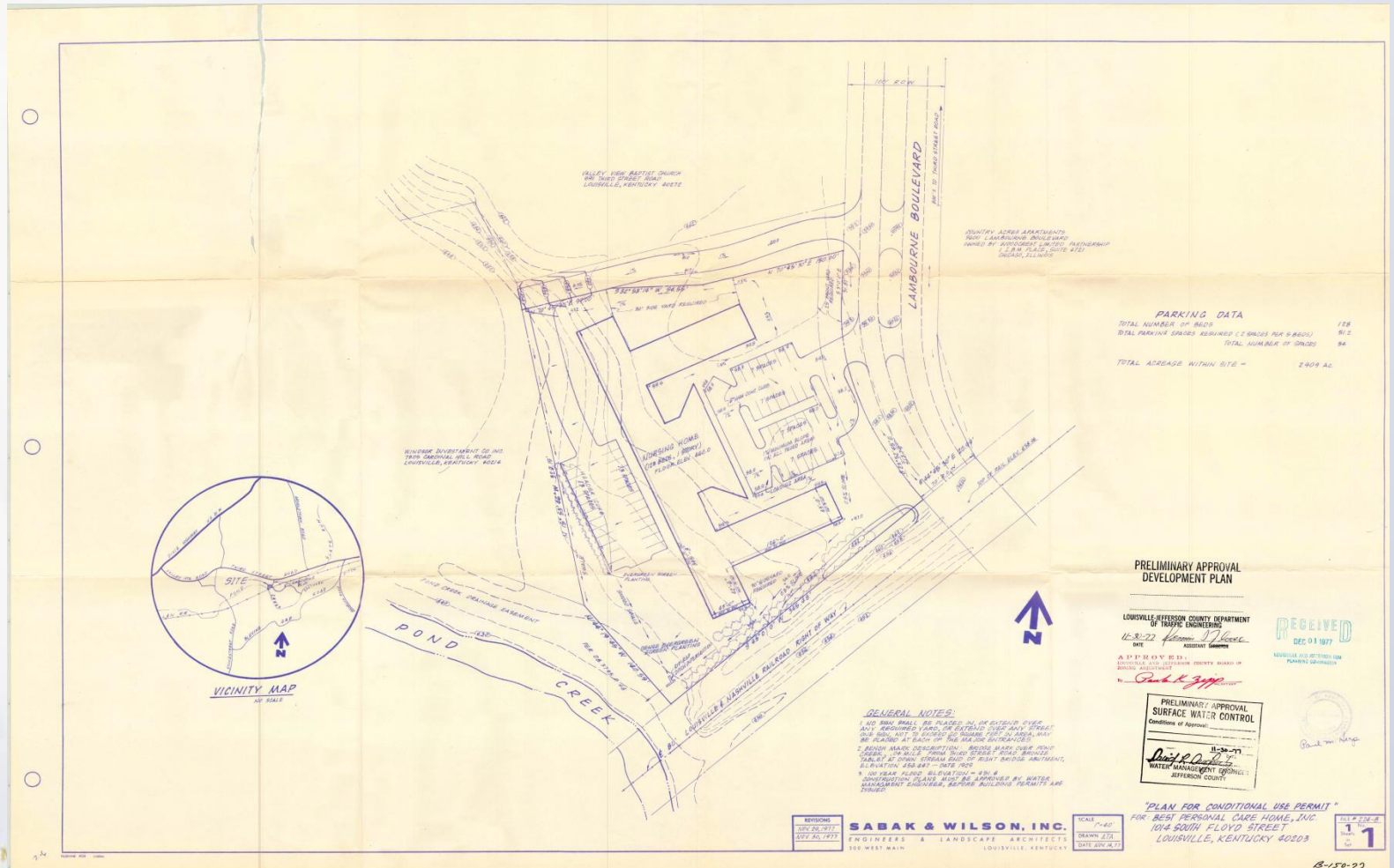
Gravel Parking – Railroad/Southwest Corner



Across Street/Front



Approved Development Plan



16CUP1072



Elevations



Essex

NURSING AND REHABILITATION CENTER

akai

Architect Kurmaskie Associates, Inc.
1050 WASHINGTON STREET, KALEIGH, NC 27605, 919-646-1600
WWW.ARCHITECTSKAI.COM

Elevations



Essex

NURSING AND REHABILITATION CENTER

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WWW.ARCHITECT91.COM

Applicable Plans & Policies

- Cornerstone 2020
- Land Development Code

Conclusions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, BOZA must determine if the proposal meets the standards for granting the modified CUP and landscape waivers as established in the Land Development Code.

Required Action

- Approve or Deny
- Modified Conditional Use Permit to allow an addition to an existing nursing home and reconfigure the parking in the R-6 zoning district.
- A request to allow the required landscape buffer area along the north and south property line to be reduced.