

Board of Zoning Adjustment

Staff Report

August 21, 2017



Case No:	17CUP1046
Project Name:	Glen ridge healthcare Campus Expansion
Location:	6415 Calm River Way
Owner(s):	Trilogy Real Estate Kentucky
Applicant:	Trilogy Real Estate Kentucky
Jurisdiction:	Louisville Metro
Council District:	20 – Stuart Benson
Case Manager:	Jon Crumbie, Planning & Design Coordinator

REQUEST(S)

- Modification of an approved Conditional Use Permit to allow the expansion of an assisted living facility in an R-4 zoning district.

CASE SUMMARY/BACKGROUND

The Glen Ridge Healthcare Campus is expanding for two reasons. The first is to increase the number of private skilled nursing rooms within the facility. The original floor plan has a large number of semi-private rooms and by adding the addition; the campus will be able to offer additional private rooms to the skilled care residents in the facility. The second reason is to increase the number of personal care beds at the facility. The facility has a high number of rehabilitation residents; there is a high demand for personal care beds in order for residents who feel they need to rehab longer than their allotted stay. The number of beds will be increased from 67 to 82.

STAFF FINDING / RECOMMENDATION

The proposal meets the applicable policies of the Comprehensive Plan and there are four specific standards required to obtain the conditional use permit requested. All the standards will be met and have continued to be in compliance since the original approval on October 4, 2004. 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 Land Development Code for a conditional use permit.

Related Cases

- B-176-04** An application for a Conditional Use Permit to allow an assisted living facility in an R-4 zoning district. This request was approved by the Louisville Metro Board of Zoning Adjustment on October 4, 2004.
- B-177-04** An application for a Variance to allow proposed structures and off-street parking to encroach into the required yards. This request was approved by the Louisville Metro Board of Zoning Adjustment on October 4, 2004.
- B-176-04** An application for a modification of a Conditional Use Permit to allow the reconfiguration of the site including moving the original entrance and installing a second entrance, and adding parking spaces. This request was approved by the Louisville Metro Board of Zoning Adjustment on February 21, 2005.
- B-176-04** An application for a modification of a Conditional Use Permit to allow 30 additional parking spaces. This request was approved by the Louisville Metro Board of Zoning Adjustment on February 20, 2006.
- B-176-04** An application for a modification of a Conditional Use Permit to allow multiple revisions to the approved site plan. This request was approved by the Louisville Metro Board of Zoning Adjustment on January 22, 2007.

TECHNICAL REVIEW

There are no outstanding technical review items.

INTERESTED PARTY COMMENTS

Staff has not received any comments from any interested person or neighborhood group. A neighborhood meeting was not required for this proposal.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR CONDITIONAL USE PERMIT

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 proposal is compatible with the general character of the surrounding neighborhoods in terms of scale, intensity, traffic, noise, drainage 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 MSD and Transportation Planning and both have approved the plan. The Jeffersontown 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?

Nursing Homes and Homes for the Infirm or Aged may be permitted in any district upon the granting of a Conditional Use Permit and compliance with the listed requirements. There are three requirements and all will be met.

A. All buildings shall be located at least 30 feet from any property line.

B. One sign, not to exceed 60 square feet and six feet in height, may be placed at each of the major entrances, except in districts where larger signs are allowed.

C. The Board of Zoning Adjustments shall add any restrictions to mitigate nuisances or adverse effects.

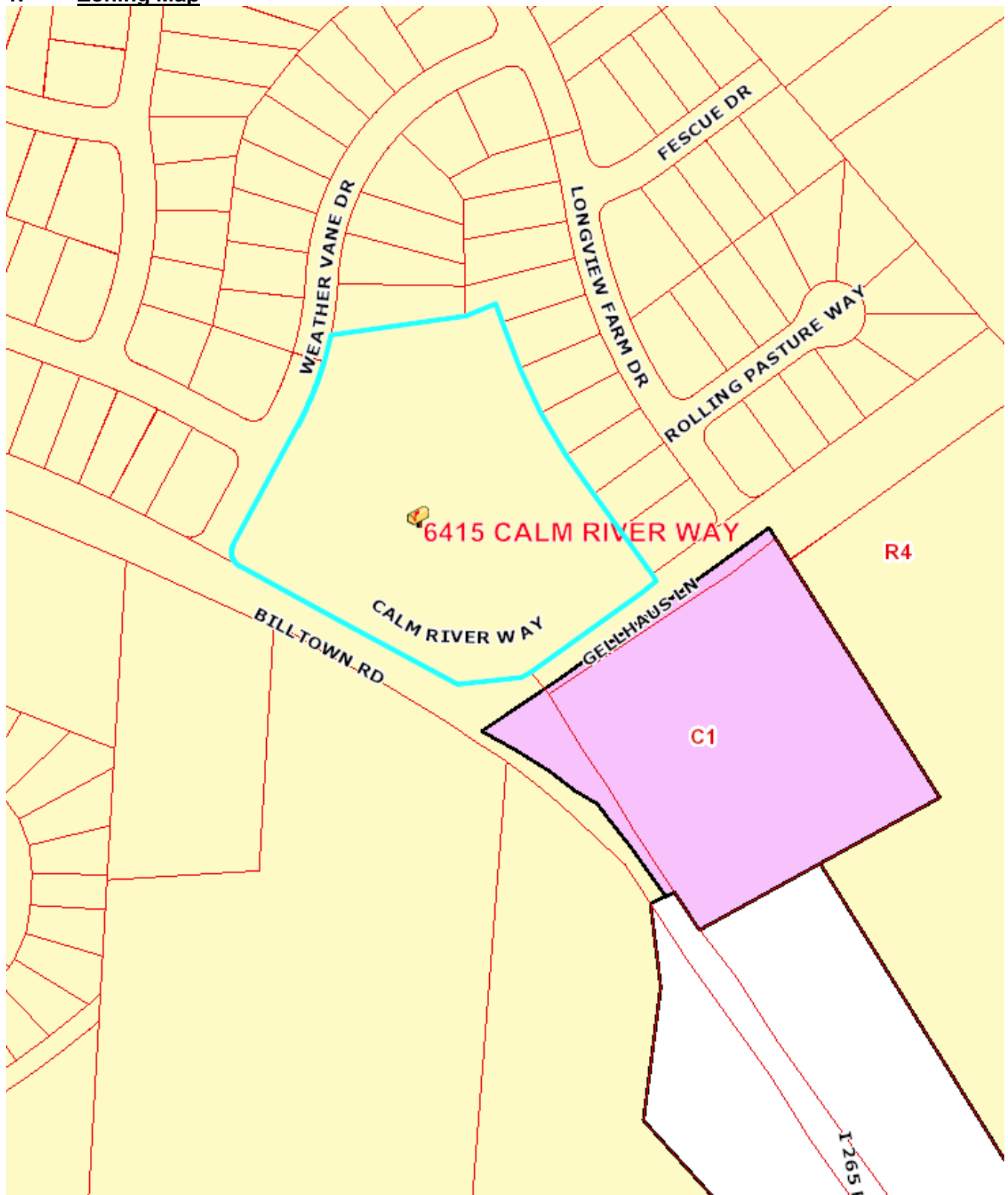
NOTIFICATION

Date	Purpose of Notice	Recipients
8/16/2017	Business Session before BOZA	Registered Neighborhood Groups and subscribers in Council District 20

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Existing Conditions of Approval

1. Zoning Map



2. Aerial Photograph



3. Existing Conditions of Approval

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. A continuous evergreen hedge shall be installed by the entrance road that parallels Billtown Road.
3. Three trees per linear foot shall be installed along the perimeter of the property.
4. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within one year of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for an assisted living facility without further review and approval by the Board.