

18CUP1031/18DEVPLAN1025

**Dominion Northfield
Independent Living**



**Louisville Metro Board of Zoning Adjustment
Public Hearing**

**Jon E. Crumbie, Planning & Design Coordinator
July 30, 2018**

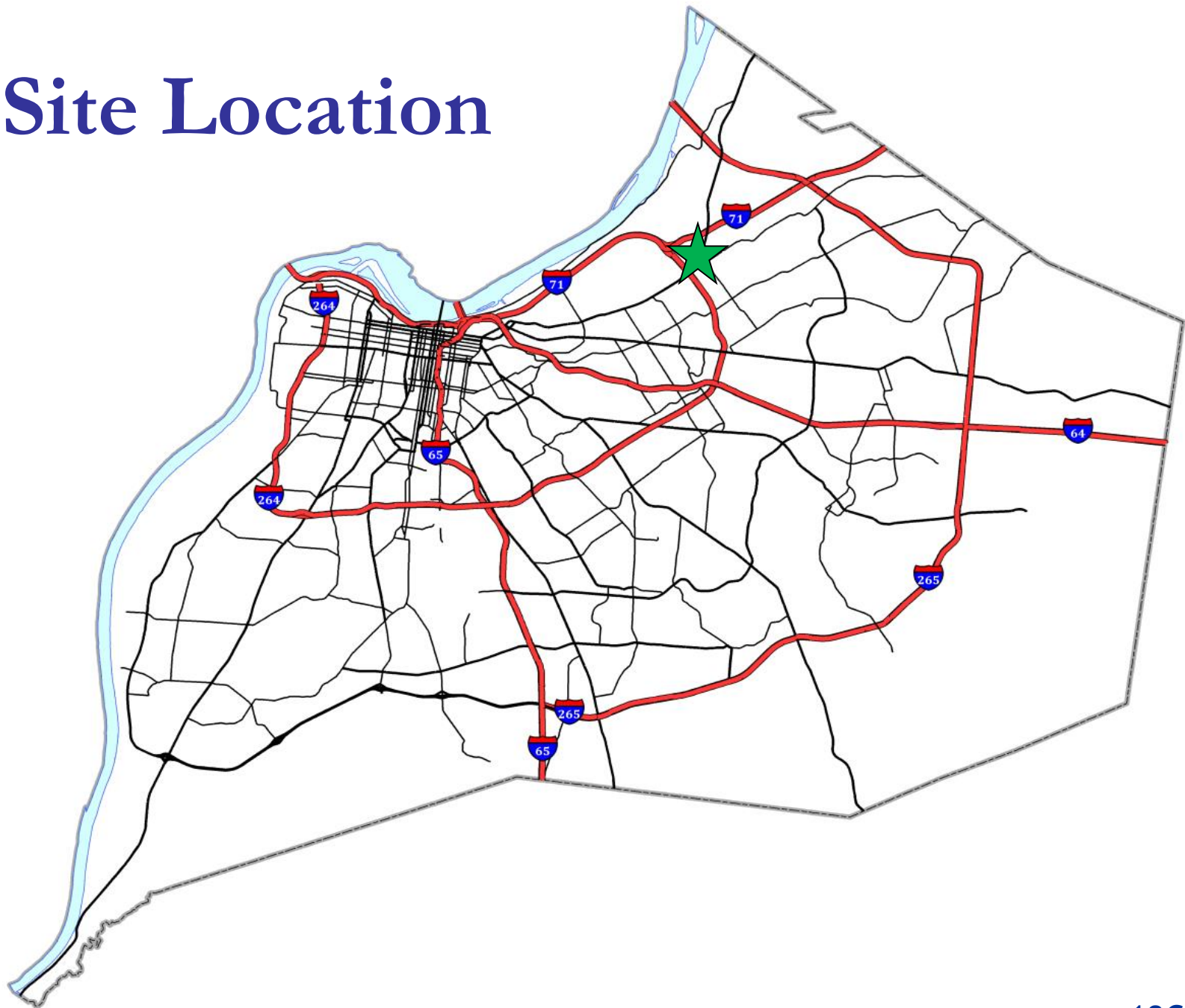
Request(s)

- Modified Conditional Use Permit to allow an independent living facility in a R-3 and R-4 zoning district and Neighborhood Form District
- Category 3 Review (18DEVPLAN1025)
- Variance to allow proposed parking to encroach into the proposed required rear yard
- Waiver to omit the required landscape buffer area along the proposed property line between the existing structure and proposed structure

Case Summary/Background

- The applicant proposes to operate a 2-story, 56 unit independent living facility, adjacent to an already existing senior healthcare center. The unit mix will be comprised of mainly 1-bedroom units with some studio and 2-bedroom units as well. Amenities provided on site will include upscale dining, fitness, spa, salon, cinema, outdoor dining, walking paths, patios, balconies, and outdoor activity spaces. The facility will not be licensed or offer nursing care services, but residents can hire a 3rd party care provider to help with daily activities. Parking will be provided to the residents. The structure will have a maximum height of 32 feet.

Site Location



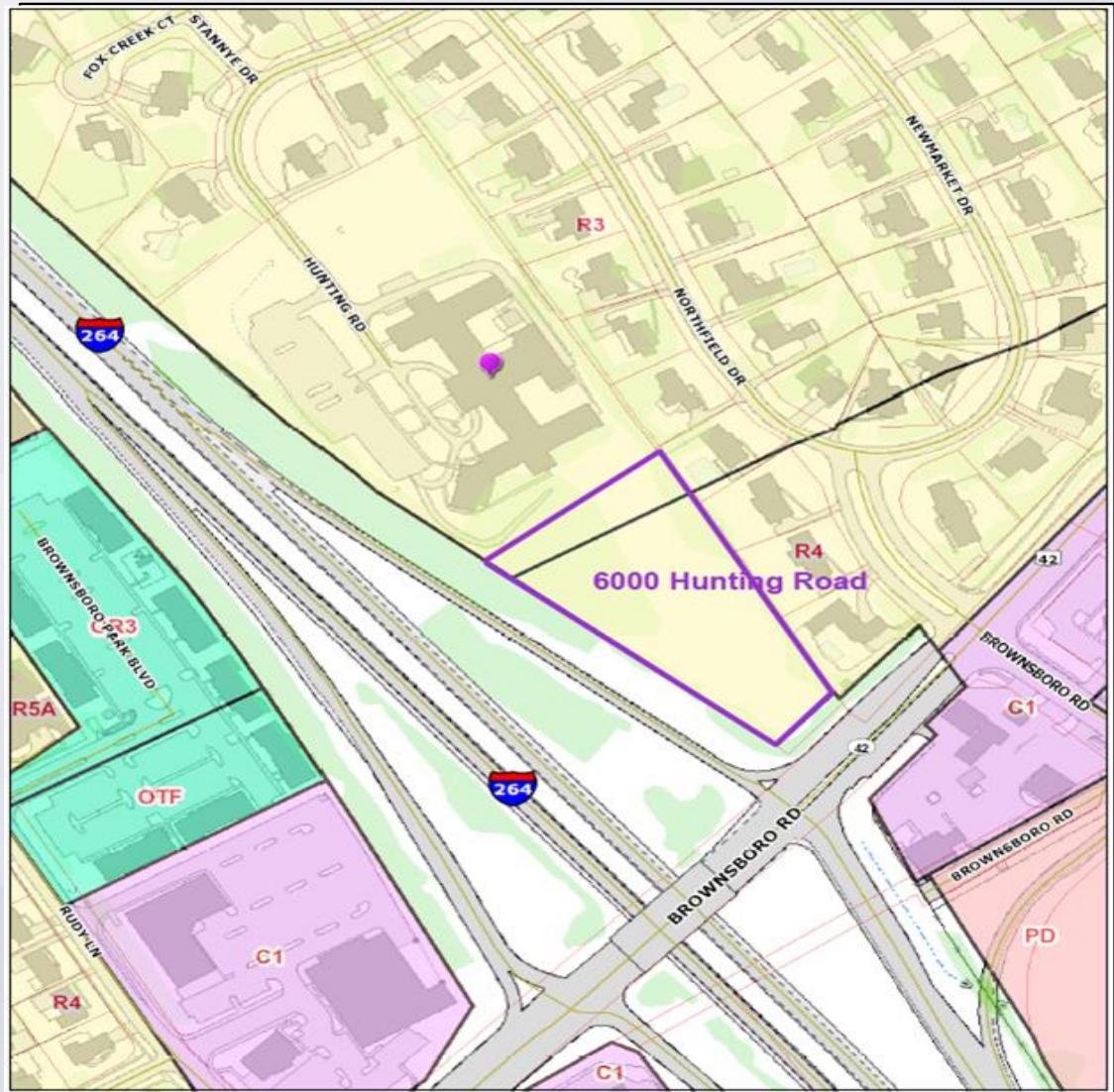
Zoning/Form Districts

Subject:

- Existing: R-3, R-4/N
- Proposed: R-3, R-4/N

Surrounding:

- North: R-3, R-4/N
- South: I-264
- East: R-4/N
- West: I-264



Aerial Photo/Land Use

Subject:

- Existing: Off-Street Parking
- Proposed: Off-Street Parking

Surrounding:

- North: Residential
- South: Commercial
- East: Residential
- West: Commercial



CUP Area looking East



CUP Area looking South



CUP Area looking South



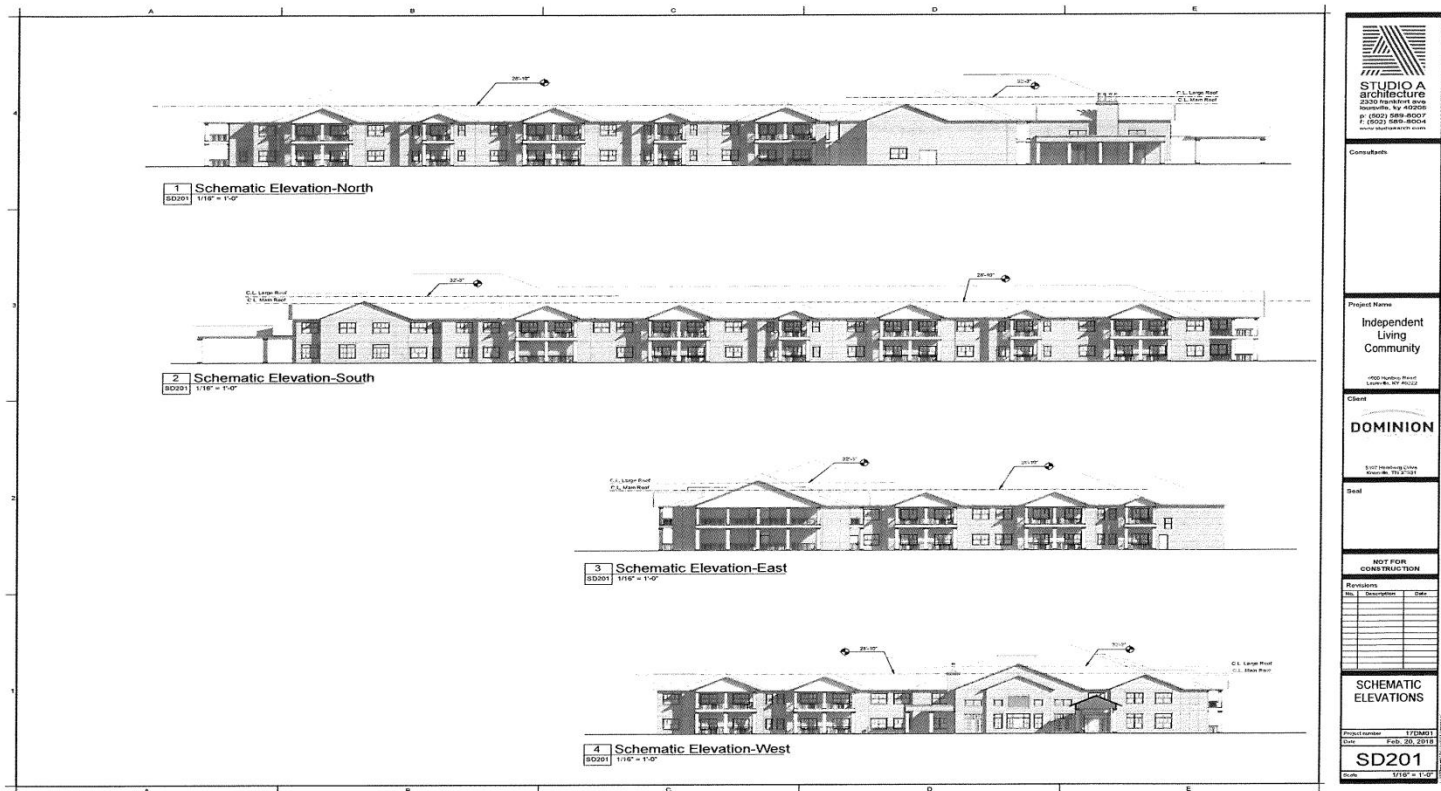
CUP Area - Internal



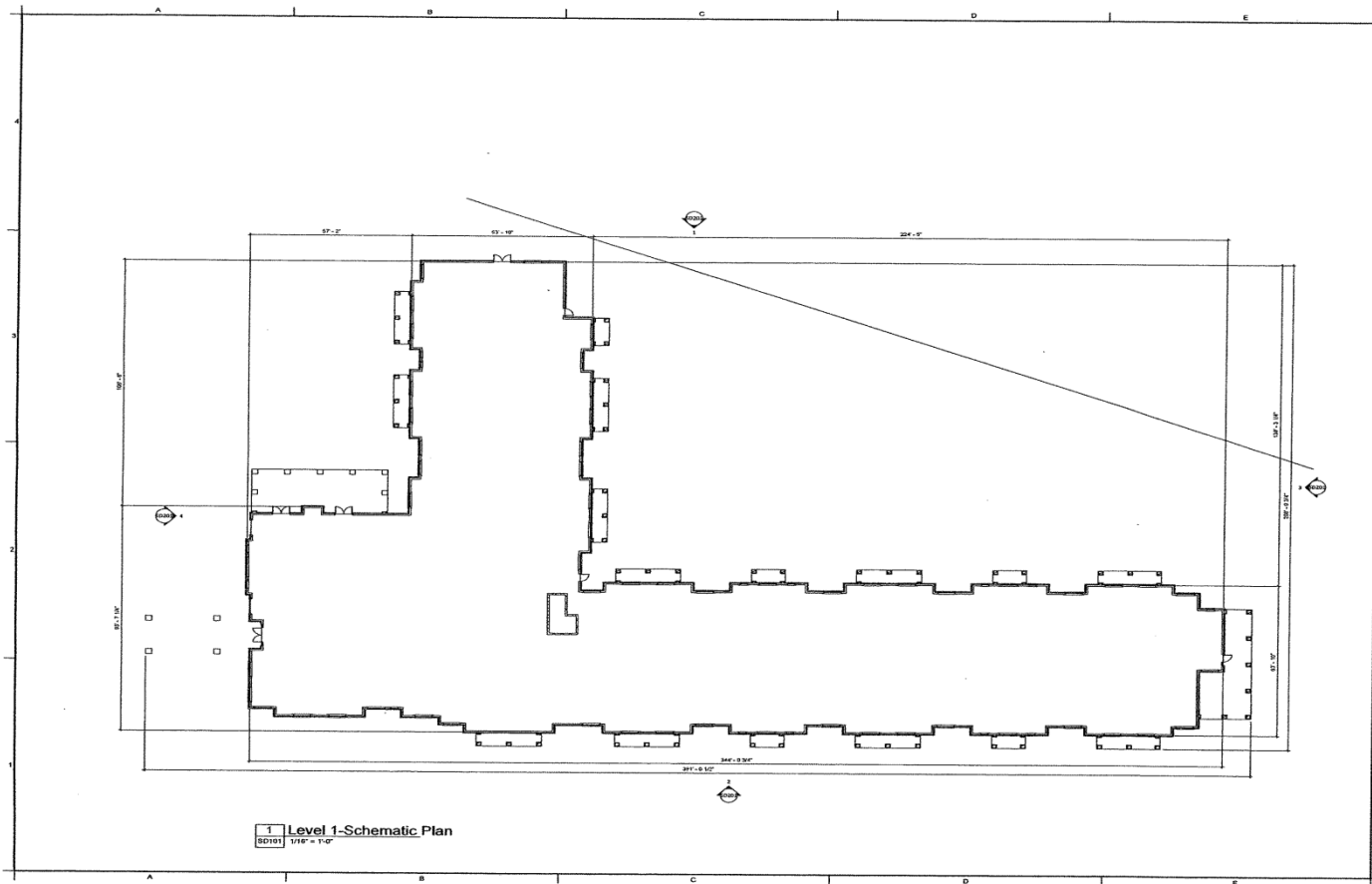
Louisville



Elevation



Elevation



STUDIO A architecture
2330 Frankfort Ave
Louisville, KY 40206
P: (502) 588-8007
F: (502) 588-8004
www.studioaarch.com

Consultants

Project Name
Independent Living Community
4000 Harney Road
Louisville, KY 40220

Client
DOMINION
6107 Independence Drive
Knoxville, TN 37921

Scale

NOT FOR CONSTRUCTION

No.	Description	Date

SCHEMATIC PLAN

Project number: 170401
Date: Feb. 28, 2018
SD101
Scale: 1/16" = 1'-0"

Staff Findings

- There are three listed requirements for a nursing home. Item A. the applicant will be asking for relief and item B. will be met. Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Board of Zoning Adjustment must determine if the proposal meets the standards established in the LDC for the modified conditional use permit, variance, and waiver.

Required Actions

Approve or Deny:

- Modified Conditional Use Permit to allow an independent living facility in a R-3 and R-4 zoning district and Neighborhood Form District
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