

21-CUP-0009

4615 Dixie Highway (Suite C)



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

**Jon E. Crumbie, Planning & Design Coordinator
March 29, 2021**

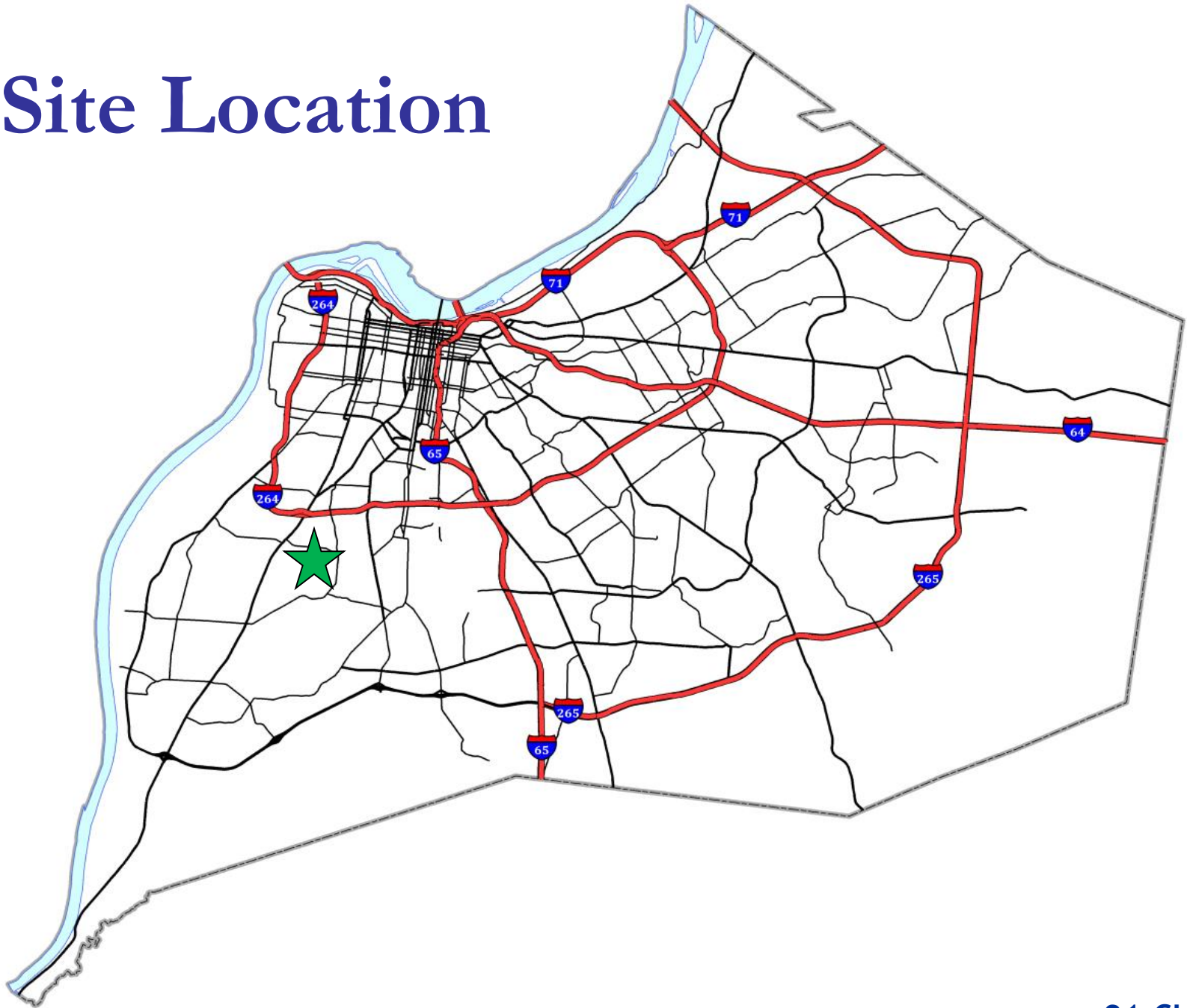
Request(s)

- Conditional Use Permit to allow a medical clinic

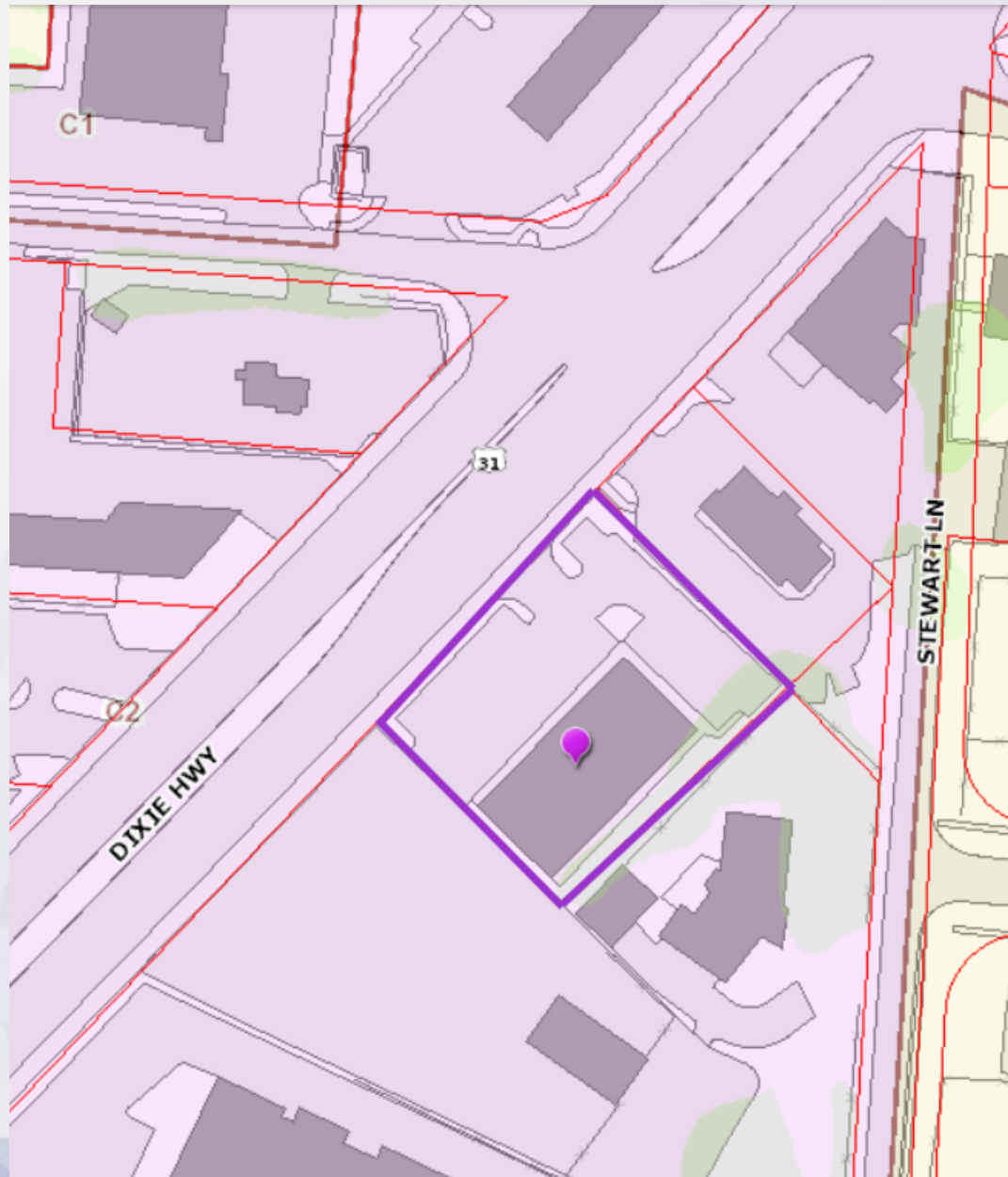
Case Summary/Background

- Crossroads Treatment Centers are a provider of medication-assisted opioid treatment. They have over 60 office-based opioid treatment offices, providing FDA-approved medication (including suboxone and vivitrol) in combination with counseling and toxicology services.
- The staff includes doctors, nurses and counselors. The office is usually open for 2-3 hours per day, 1-2 days per week.

Site Location

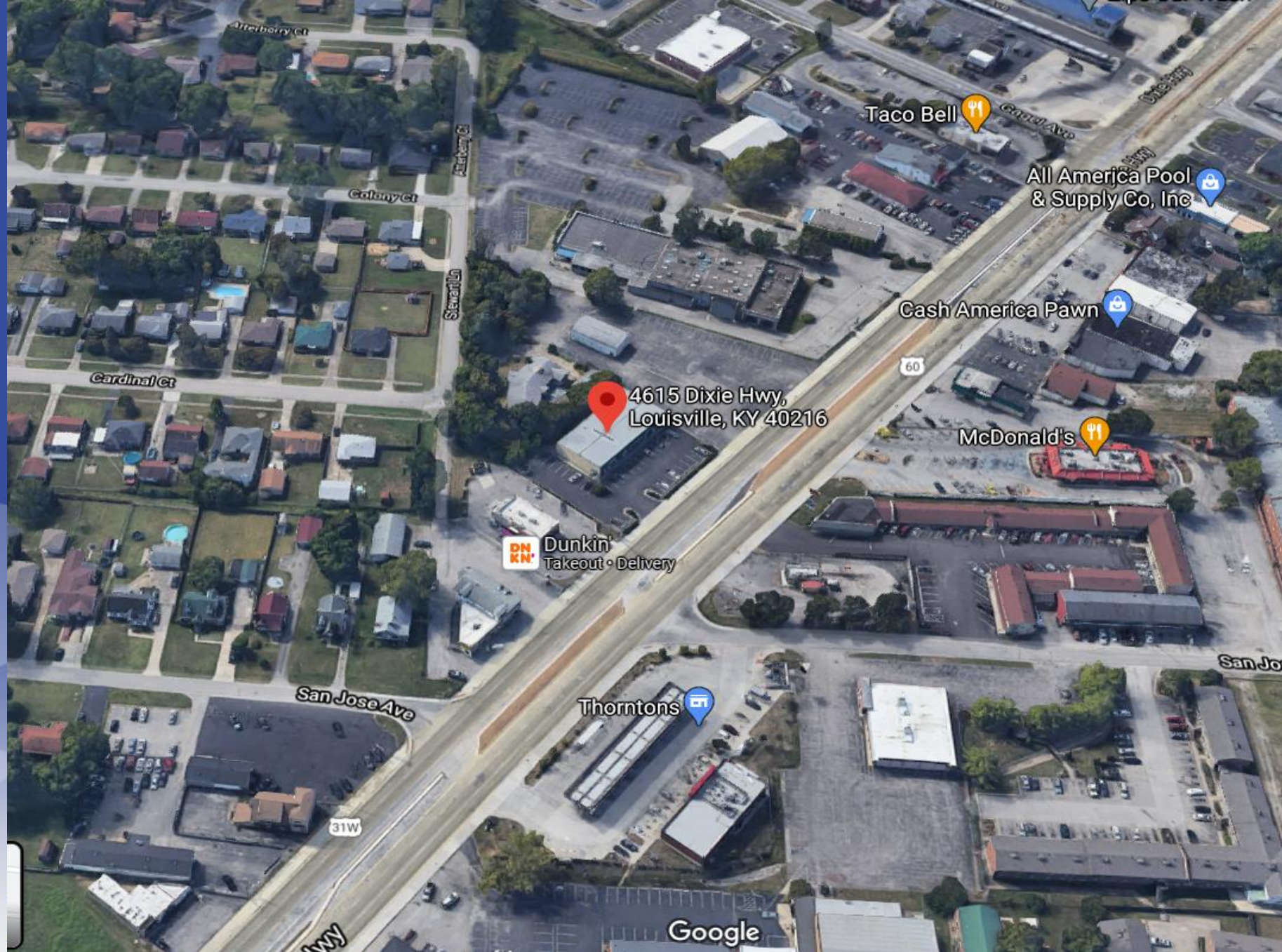


Zoning/Form Districts



Aerial Photo/Land Use



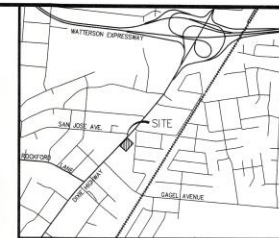


15335-20123 4815 Dick Hwy. Cincinnati, Tennessee 37204-3022 USA Aug. 2019/2020 11 9017 800 40404



3. THERE SHALL BE NO INCREASE IN DRAINAGE RUN-OUT TO THE RIGHT-OF-WAY.
4. THERE SHALL BE NO COMMERCIAL SIGNAGE IN THE RIGHT-OF-WAY.
5. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITHOUT AN ENGINEER'S DESIGN AND CONSTRUCTION. THE LANDSCAPING SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS BY CITY OF BIRMINGHAM AND THE CITY OF BIRMINGHAM WORKS FOR ALL WORK DONE WITHIN STREET RIGHT-OF-WAY.
6. NO INCREASE IN VELOCITY AT POINT OF DISCHARGE AT PROPERTY LINE.
7. THE PROPOSED PROJECT SHALL NOT CAUSE ANY EXCESSIVE EROSION AND CONSTRUCTION ACTIVITIES TO INCLUDE FURTHER PARTICULATE EMISSIONS FROM EXISTING ROADS AND RECONSTRUCTED ROADS.
8. SOUNDANT AND TOPOGRAPHIC INFORMATION FROM DEEDS AND IDEC LOCUS MAPPING.
9. SITE LIGHTING SHALL NOT SHINE IN THE EYES OF DRIVERS. IF LIGHTS SHOULD BE AWAYED, SHIELDING SHALL BE PROVIDED TO PREVENT LIGHT POLLUTION.
10. MAINT COMPLY WITH ALL CURRENT TRAFFIC SIGNAL MARKING REQUIREMENTS.
11. ALL DRAINPERS AND SEWER STRUCTURES TO BE SCREENED PER CHAPTER 6 REQUIREMENTS.
12. NO NEW CONSTRUCTION PROJECTS ALL BUILDINGS ARE EXISTING.
13. ALL EXISTING SIGNS TO REMAIN WITH MODIFICATIONS AS PERMITTED BY LOUISVILLE DEVELOPMENT CODE.
14. VELOCITY TRANSDUCERS SHALL BE REQUIRED RECONSTRUCTED.
15. CITY OF SHELBY APPROVAL REQUIRED.
16. UPLAND DEVELOPMENT OR REDEVELOPMENT OF ADJACENT PROPERTY, A UNIFIED ACCESS AND CIRCULATION PLAN SHALL BE SUBMITTED TO THE CITY OF SHELBY FOR REVIEW. THE CITY OF SHELBY SHALL ADVISEMENT THROUGH ADJUNCT STAFF IS OBTAINED APPROPRIATE BY THE DEPARTMENT OF PUBLIC WORKS AND THE CITY OF SHELBY. THE CITY OF SHELBY SHALL BE A FORM APPROVAL TO AWARD COMMONS LOCAL COUNCIL SHALL BE PROVIDED PRIOR TO THE CITY OF CONSTRUCTION APPROVAL.

1. CONSTRUCTION PLANNED DOCUMENTS SHALL COMPLY WITH LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT'S DESIGN MANUAL AND STANDARD SPECIFICATIONS.
2. DRAINAGE PATTERN DEFINED BY ARROWS IS FOR CONCEPT PURPOSES ONLY. FINAL CONFIGURATION AND DESIGN OF DRAINAGE PIPES AND CHANNELS SHALL BE DETERMINED DURING THE CONSTRUCTION PLAN DESIGN PROCESS. DRAINAGE FACILITIES SHALL CONFORM TO USE REQUIREMENTS.
3. NO SITE WORK IS PLANNED WITH THIS CONDITIONAL USE PERMIT.
4. EXISTING SANITARY SEWER CONNECTION TO BE UTILIZED, NO NEW CONNECTIONS REQUIRED AND ARE SUBJECT TO ANY APPLICABLE FEES OR CHARGES.



 **LOCATION MAP**
NOT TO SCALE

SITE AREA	0.35 ACRES (15,414.03 SF)
EXISTING ZONING	C-2
EXISTING FORM DISTRICT	SMCFD
EXISTING USE	MULTI-USE
CHIROPRATIC OFFICE	2,320 SQ.FT.
LAUNDRY/MAT	1,740 SQ.FT.
OFFICE	1,180 SQ.FT.
PROPOSED MEDICAL CLINIC	1,450 SQ.FT.
EXISTING BUILDING AREA	6,670 SQ.FT.

PARKING REQUIREMENTS	
PROPOSED MEDICAL CLINIC	
MIN. PARKING REQUIRED (SP/PM 5.1)	6 SPACES
MAX. PARKING ALLOWED (SP/PM 5.1)	10 SPACES
EXISTING PARKING REQUIRED BY USE	
OBGYN/OB/GYN OFFICE	
MIN. PARKING REQUIRED (SP/PM 5.1)	1 SPACES
MAX. PARKING ALLOWED (SP/PM 5.1)	10 SPACES
LAR OFFICE	
MIN. PARKING REQUIRED (SP/PM 5.1)	2 SPACES
MAX. PARKING ALLOWED (SP/PM 5.1)	9 SPACES
LABORATORY	
MIN. PARKING REQUIRED (SP/PM 5.1)	1 SPACES
MAX. PARKING ALLOWED (SP/PM 5.1)	10 SPACES
TOTAL MINIMUM PARKING REQUIRED	24 SPACES
TOTAL MAXIMUM PARKING ALLOWED	43 SPACES
TOTAL PARKING PROVIDED	32 SPACES
(NINE 2 ACCESSIBLE SPACES)	

SHORT TERM PARKING	2 SPACES
LONG TERM PARKING	2 SPACES*
*LOCATED WITHIN BUILDING	

EX. VEHICLE USE AREA	11,858 S.F.
EX. INTERIOR LANDSCAPE AREA	285 S.F.

THERE WILL BE NO INCREASE IN FLOOR AREA OR PARKING.
NO ADDITIONAL INTERIOR LANDSCAPE AREA IS REQUIRED PER
ARTICLE 10.2.2.A1&2.

RELIEF FROM CHAPTER 4.2.28.B TO ALLOW EXISTING BUILDING TO BE CLOSER THAN 30' TO A PROPERTY LINE.

PRELIMINARY APPROVAL
Condition of Approval: _____

Much Love for TK 22621
Development Review _____ Date _____
LOUISVILLE & JEFFERSON COUNTY
METROPOLITAN SEWER DISTRICT

PLANNING & DESIGN
SERVICES

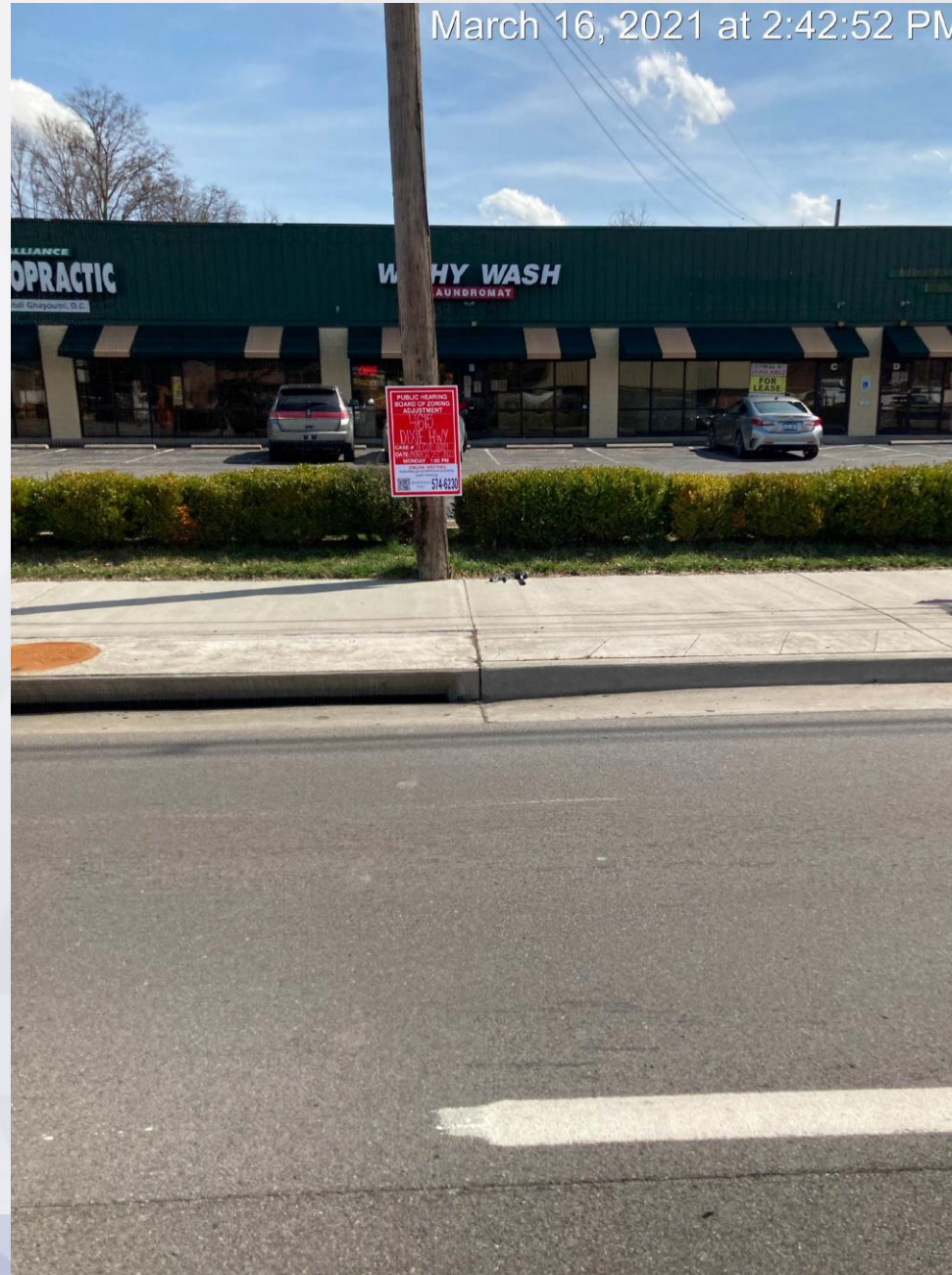


TYPICAL PARKING DETAIL
NO SCALE

NOT FOR CONSTRUCTION

Front

March 16, 2021 at 2:42:52 PM



Entrance/Adjacent Property

March 16, 2021 at 2:43:08 PM



Existing Parking/Adjacent Property

March 16, 2021 at 2:43:11 PM



Across the Street

March 16, 2021 at 2:43:18 PM



Existing Structure

March 16, 2021 at 2:43:33 PM



Existing Structure

March 16, 2021 at 2:43:53 PM



Staff Findings

- There are two listed standards, and item A. will be met. The applicant will be asking for relief of item B. due to the existing circumstances.
- B. All buildings and structures shall be at least 30 feet from any property line. *It would be impractical to move the existing building 30 feet from any property line. The building is approximately 5 feet off the west property line and approximately 20 feet off the south property line.*
- 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 a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow a medical clinic

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. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a medical clinic use without further review and approval by the Board.