

21-MCUP-0002

**Norton Audubon Hospital
Modified Conditional Use Permit
2355 Poplar Level Road**



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

Zach Schwager, Planner I

May 3, 2021

Request

- Modified Conditional Use Permit for a new accessory structure and an addition to the existing hospital (4.2.29)

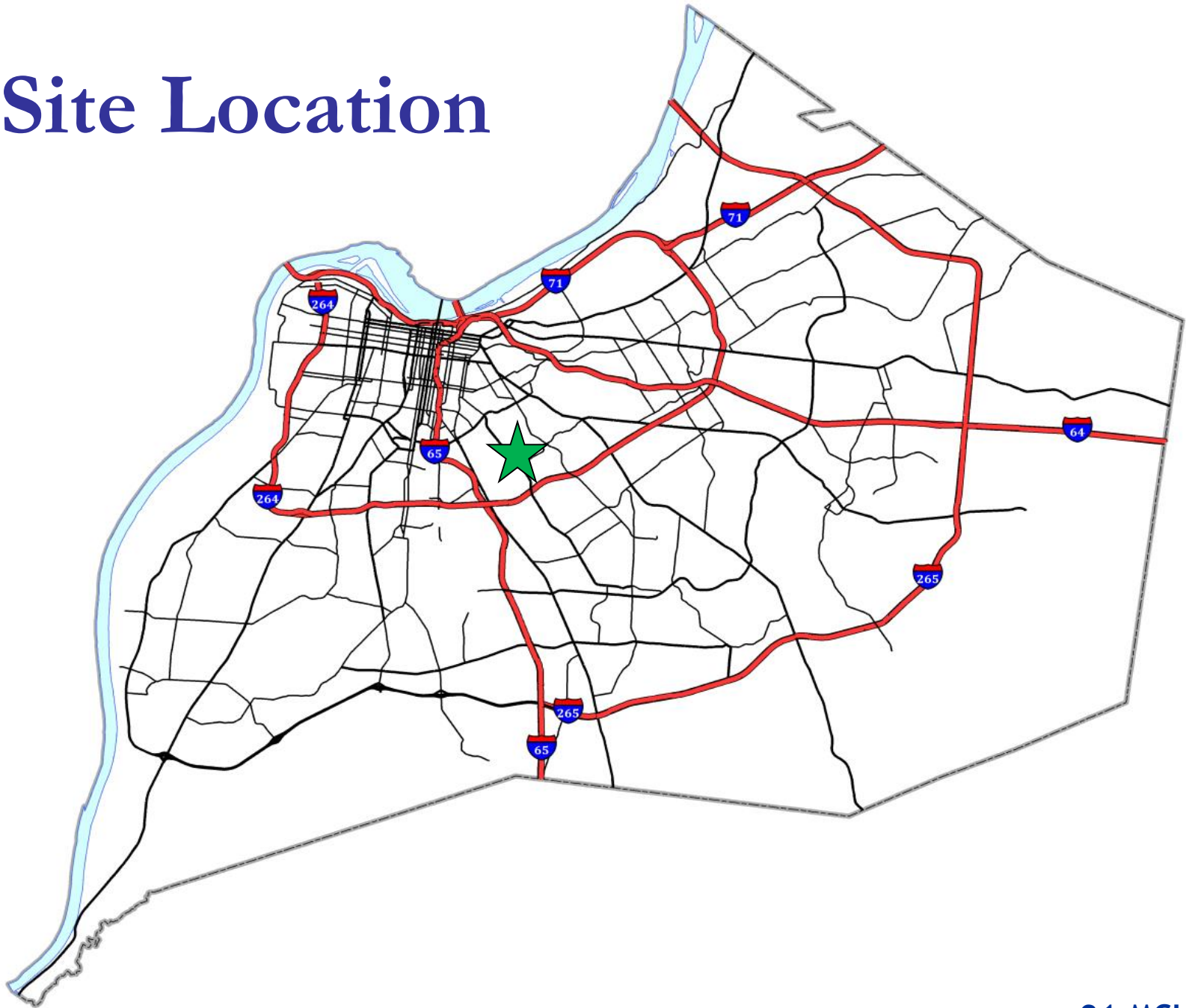
Case Summary/Background

- The subject property is located on the east side of Poplar Level Road in between Thruston Avenue and Audubon Plaza Drive.
- It is zoned OTF Office/Tourist Facility in the Neighborhood Form District.

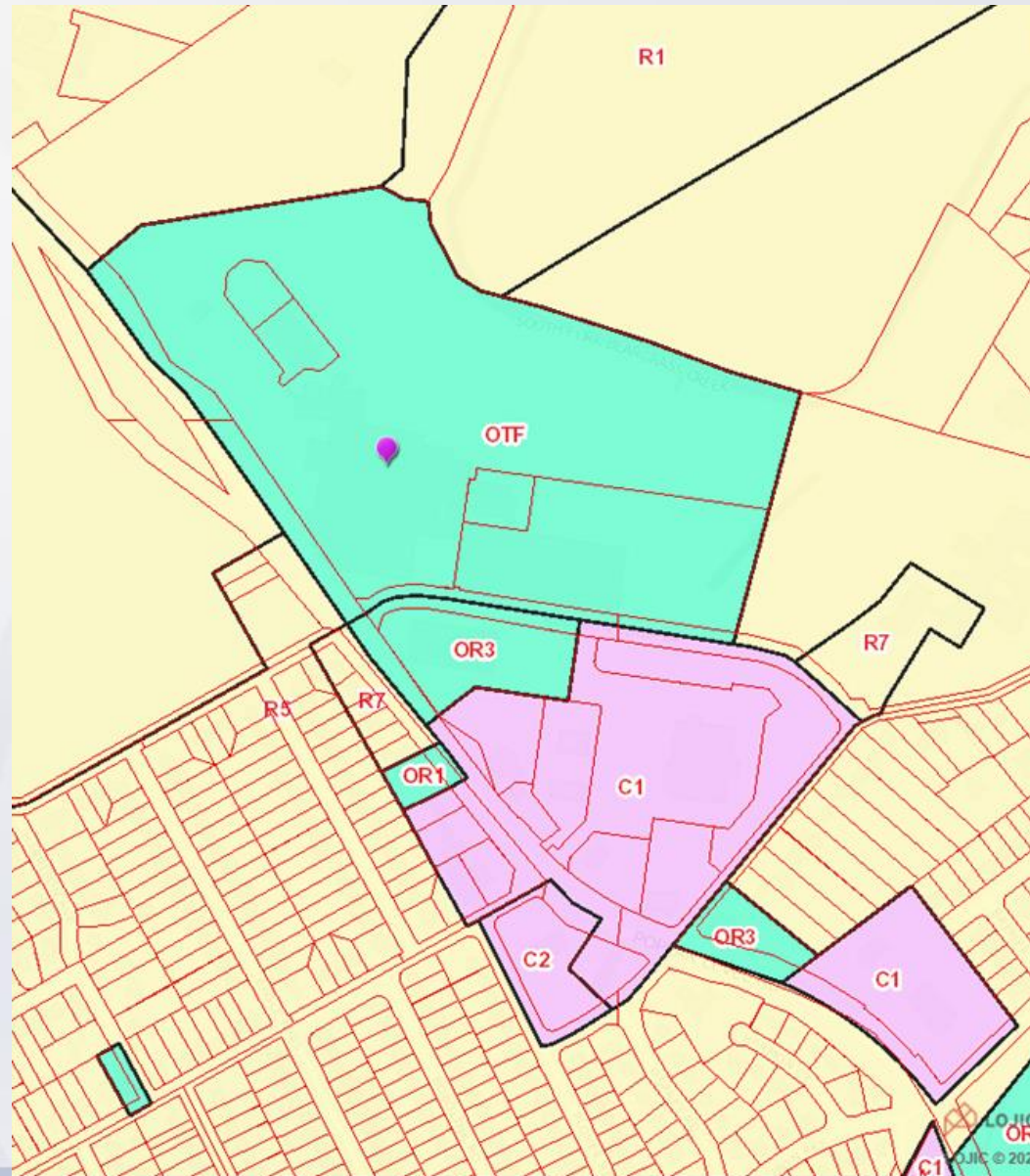
Case Summary/Background

- There is 684,828 sq. ft. of existing hospital and office space and the applicant is proposing to construct a hazmat accessory structure and a new 2,350 sq. ft. addition for a new learning center.

Site Location

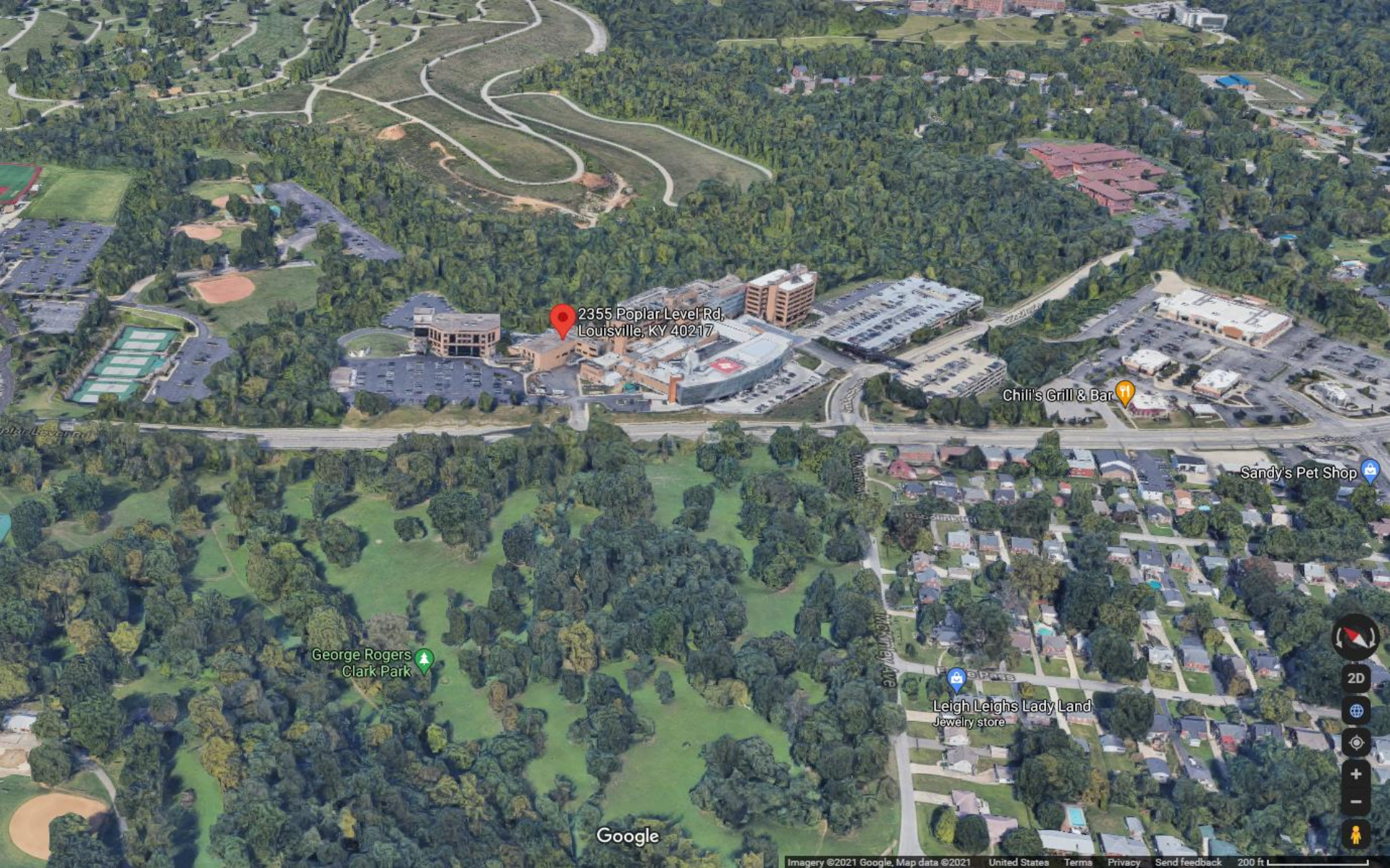


Zoning/Form Districts



Aerial Photo/Land Use





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Staff Findings

- There are five listed requirements and all 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 Land Development Code for a Conditional Use Permit.

Required Actions

Approve or Deny:

- Conditional Use Permit to allow outdoor alcohol sales and consumption (City of St. Matthews Development Code section 6.3.B)

Conditions of Approval

The existing conditions of approval shall remain in effect in addition to the following conditions:

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 the proposed modified conditional use permit for a hospital until further review and approval by the Board.