

**21-CUP-0040**

**B-1 Medical Office Building  
2800 Breckenridge Lane**



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

**Zach Schwager, Planner I  
May 17, 2021**

# Request

- Conditional Use Permit to allow a hospital in a C-2 Commercial zoning district (Land Development Code (LDC) 4.2.29), variances to allow the principal structure to exceed the maximum height, to exceed the maximum front yard setback, and to encroach into the non-residential to residential setback and waivers to reduce the landscape buffer area adjacent to residentially zoned property and to reduce the expressway buffer.

Location	Requirement	Request	Variance
Maximum Height			
Maximum Front	30 ft.	78 ft. 8 in.	48 ft. 8 in.
Yard	80 ft.	121 ft.	41 ft.
Non-Residential to Residential	50 ft.	11 ft.	39 ft.

# Case Summary/Background

- The applicant is proposing to operate a hospital on the subject property, which is zoned C-2 Commercial in the Neighborhood Form District.
- It is located on the west side of Breckenridge Lane in between Deebet Drive and I-264.

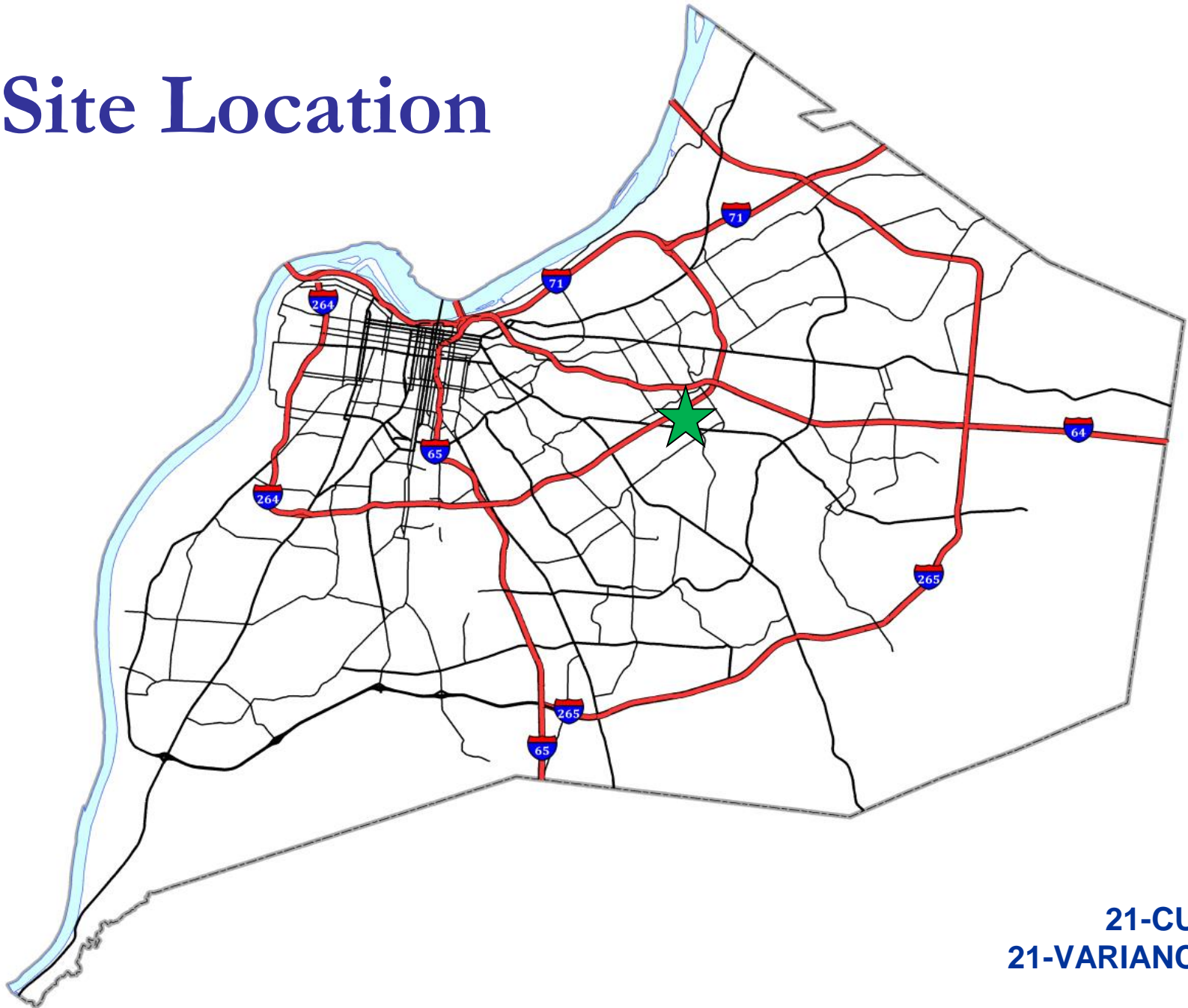
# Case Summary/Background

- The applicant proposes to remove the existing structure on the site and construct a 129,300 sq. ft. five-story hospital.
- The applicant is also requesting three variances to exceed the maximum height and front yard setback and to encroach into the non-residential to residential setback.

# Case Summary/Background

- In addition, the applicant is requesting two waivers to reduce the 35 ft. landscape buffer area adjacent to residentially zoned property and to reduce the expressway buffer from 20 ft. to five ft.

# Site Location

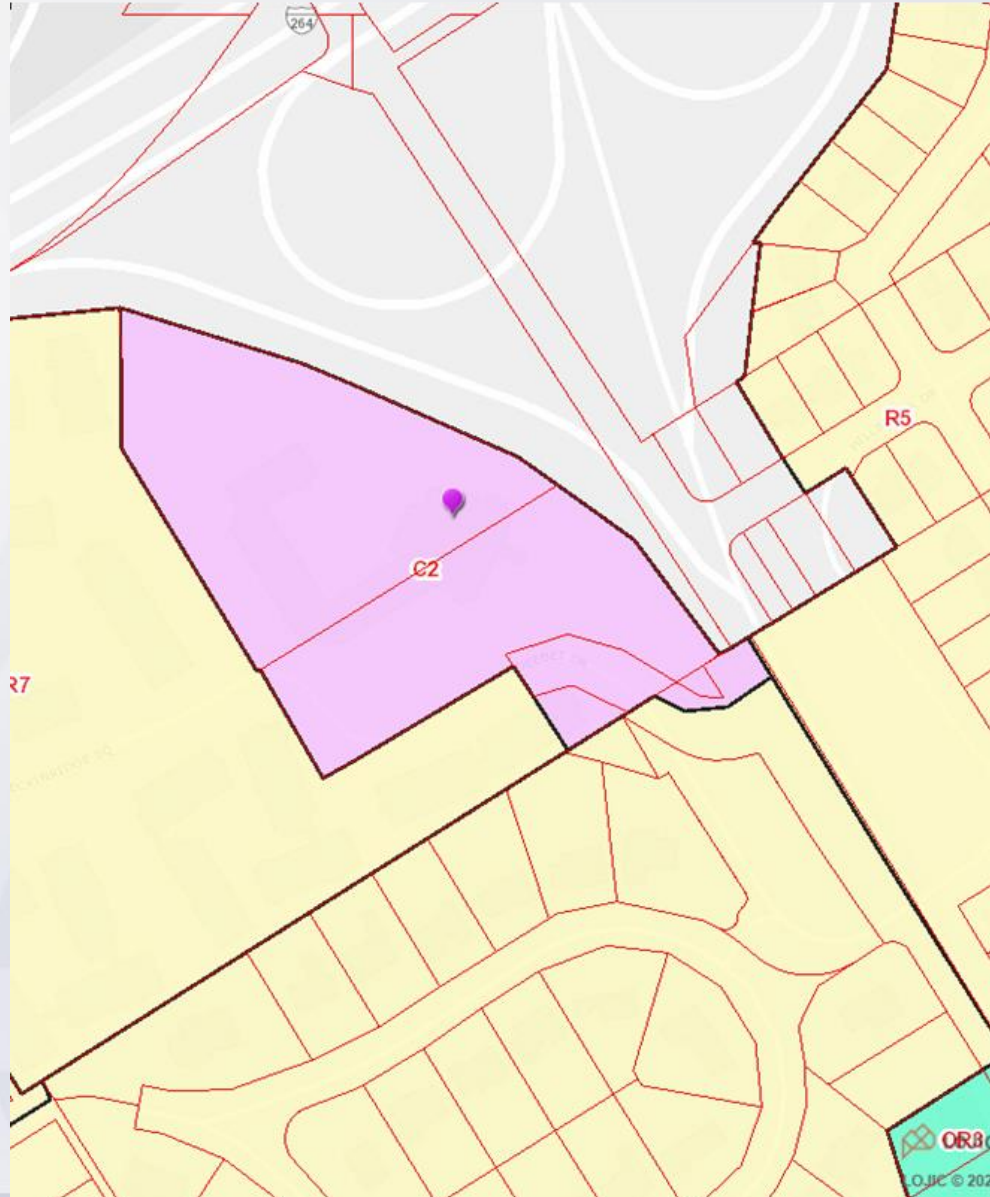


21-CUP-0040  
21-VARIANCE-0004

21-WAIVER-0003



# Zoning/Form Districts

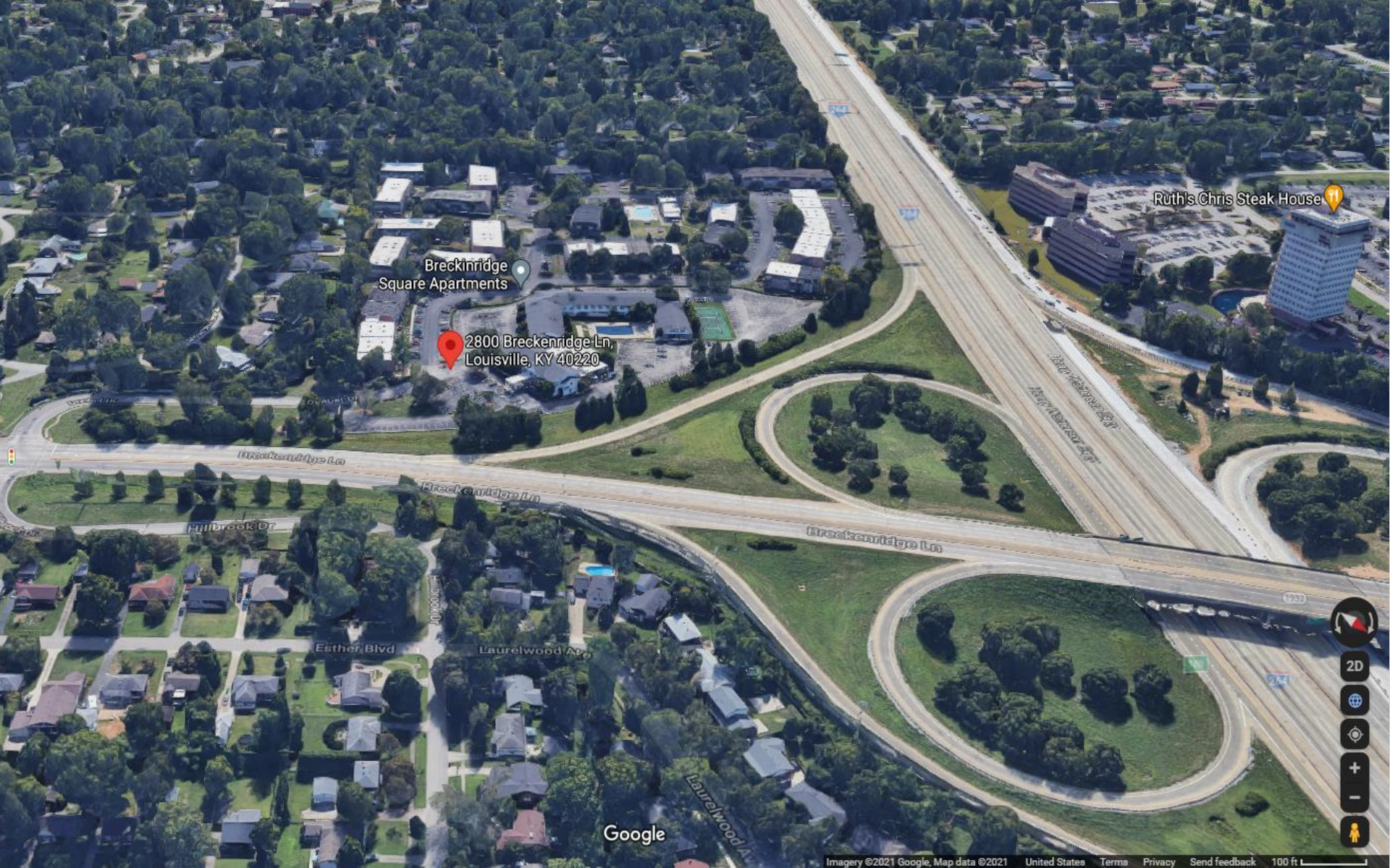




# Aerial Photo/Land Use









## 21-WAIVER-0003





# Site Photos-Subject Property



# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property





# Site Photos-Subject Property



# Site Photos-Subject Property



# Staff Findings

- There are five listed requirements that the Board of Zoning Adjustment must review. These can be found in the staff report. Staff has reviewed the plan and found that the standards are 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 a Conditional Use Permit.
- Staff finds that the variance and waiver requests are adequately justified and meet the standards of review.



# Required Actions

## Approve or Deny:

- Conditional Use Permit to allow a hospital in a C-2 Commercial zoning district (Land Development Code (LDC) 4.2.29), variances to allow the principal structure to exceed the maximum height, to exceed the maximum front yard setback, and to encroach into the non-residential to residential setback and waivers to reduce the landscape buffer area adjacent to residentially zoned property and to reduce the expressway buffer.

Location	Requirement	Request	Variance
Maximum Height			
Maximum Front Yard	30 ft. 80 ft.	78 ft. 8 in. 121 ft.	48 ft. 8 in. 41 ft.
Non-Residential to Residential	50 ft.	11 ft.	39 ft.