

Louisville Metro Planning Commission

May 15, 2025

Zoning Request: R-5, Single Family Residential
to C-1, Commercial

Conditional Use Permit: Medical Clinic

Detailed District Development Plan & Waivers



Attorney: Jon Baker, Wyatt, Tarrant & Combs, LLP

Plan Prepared By: Joey Mackin, Bowman

WYATT

Bowman

SERVICES AT THE LOGHS CLINIC



Work Injuries

Our clinic serves community employers and employees with work injuries.



Sport Injuries

Injuries that occur during sport activities.



Causation Analysis

We serve a number of employer clients (including the US government, Insurers and Private businesses)



Program for the Uninsured

Not everyone has health insurance but everyone should have access to quality healthcare. That's where we come in.



Urgent Care

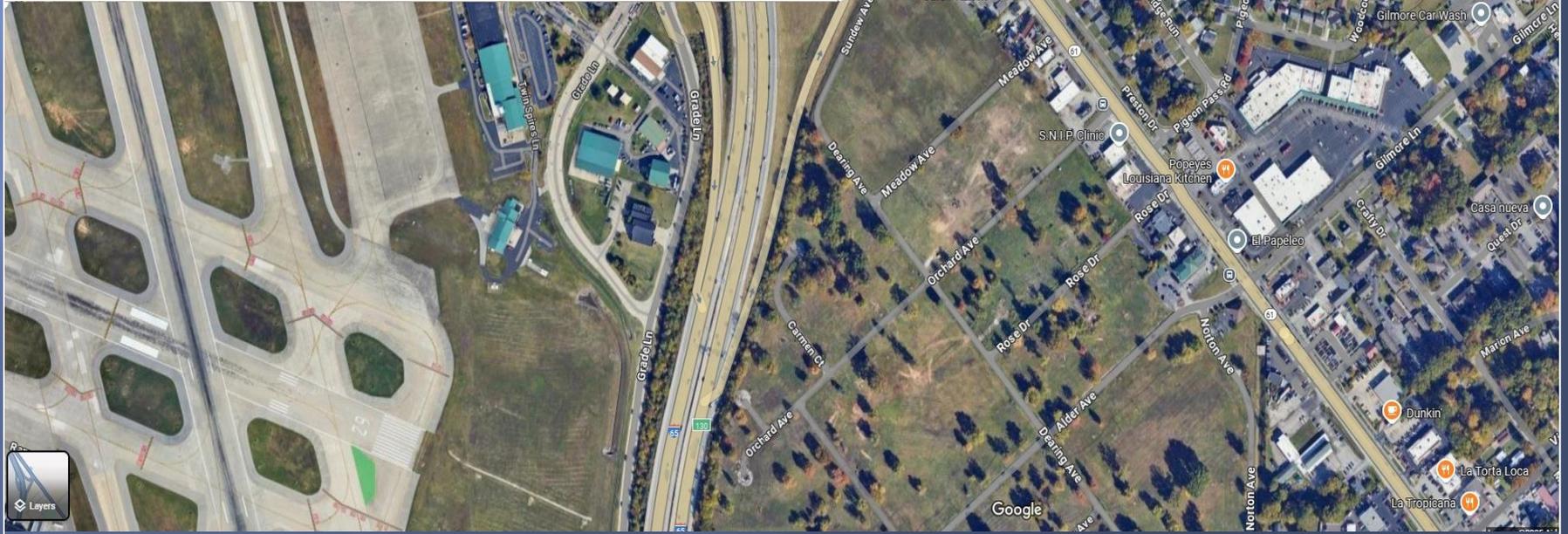
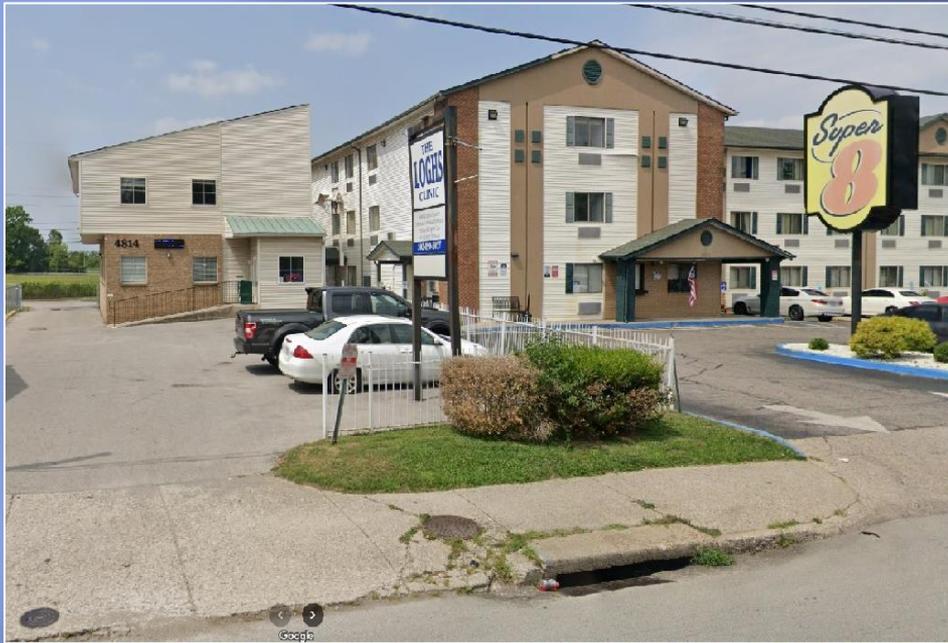
Life is unpredictable. Sometimes, you just have to see a provider. It can not wait.



Immigration Exams

Are you applying for your greencard or a medical waiver for your citizenship? Then you need the services of a civil surgeon.

LOGHS CLINIC EXISTING LOCATION



THE PROPERTY

LOJIC Online

A GIS Partnership to Meet the Growing Needs of Louisville, KY

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North Arrow

Scale: 0 30 60 90

ZONING OF SURROUNDING AREA

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Legend

- Jefferson Form District Boundaries
- Jefferson Fire Districts
- Jefferson Proposed Subdivisions
- Jefferson Subdivisions
- Jefferson Overlay Districts
 - Bardstown Road
 - Downtown
 - Floyds Fork (DRO)
 - NULU
 - Waterfront
- Jefferson Plan Certain Districts
- Jefferson Zoning - Detailed
- Jefferson Zoning-General
 - Commercial/Industrial
 - Industrial Only
 - Business/Office
 - Residential
 - Special
- Open Spaces
- Political Districts
- Elevation

ZONING OF GREATER AREA

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ROADWAY CLASSIFICATION

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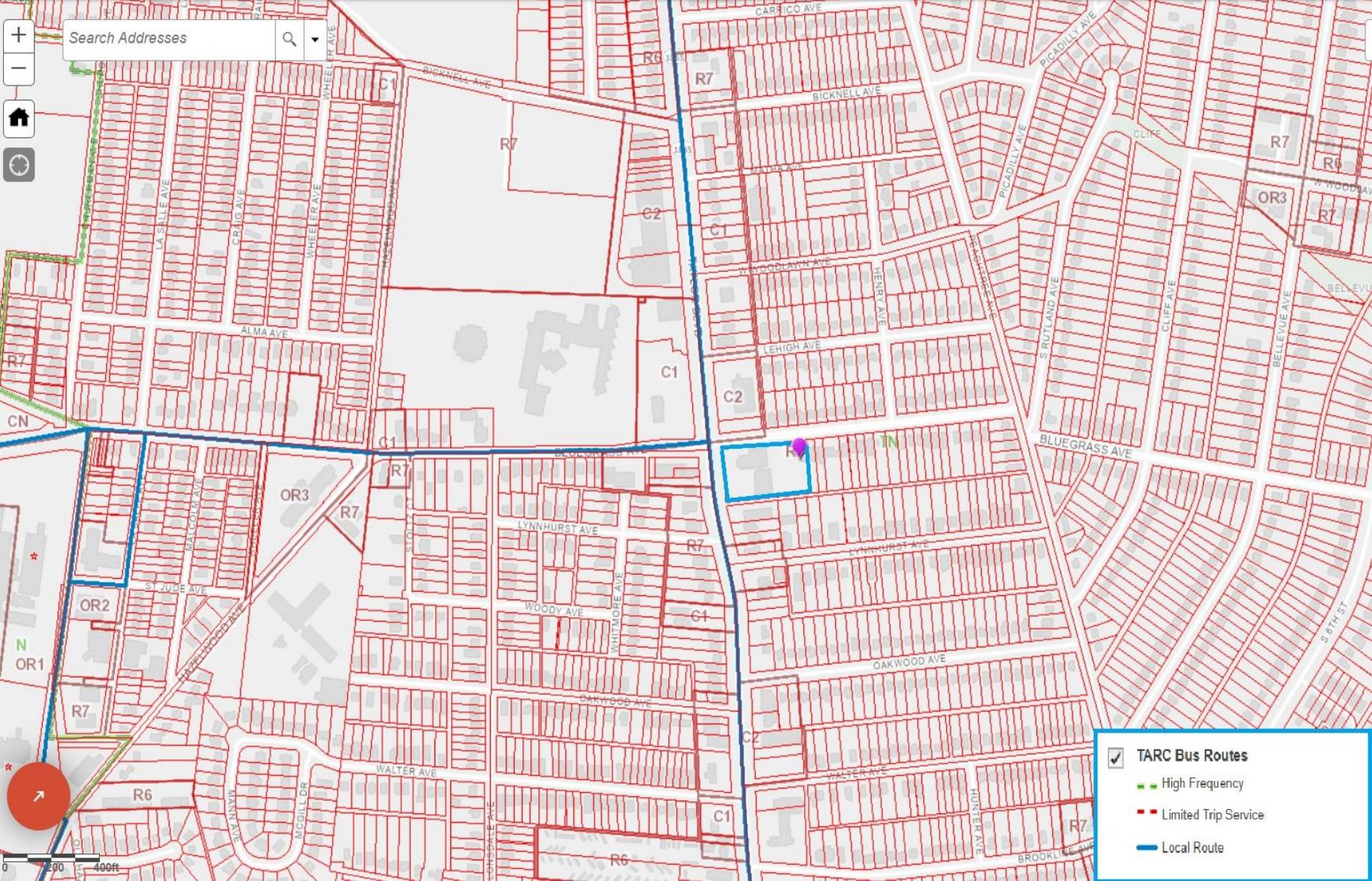
Public Works Street Class

-  Expressways
-  Major Arterials
-  Minor Arterials
-  Primary Collectors
-  Secondary Collectors
-  Local Roads
-  Pedestrian Walkway

TARC ROUTES

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- TARC Bus Routes
- High Frequency
- Limited Trip Service
- Local Route

Viewing Property from Taylor and Rear Alley

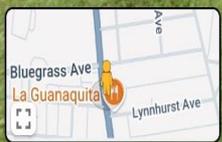
← Louisville, Kentucky

Google Street View

Jul 2019 See more dates



Google



Viewing Property from Taylor and Bluegrass



Commercial Property Across Taylor BLVD



Commercial Property Catty-Corner

← 4199 KY-1865
Louisville, Kentucky
Google Street View
Nov 2024 See more dates



Commercial Property Across Bluegrass Ave.



Viewing Property from Taylor and Bluegrass



VIEW of Property Fronting Bluegrass Ave.



View Exiting Rear Parking Area onto Bluegrass

1037 Bluegrass Ave

Louisville, Kentucky

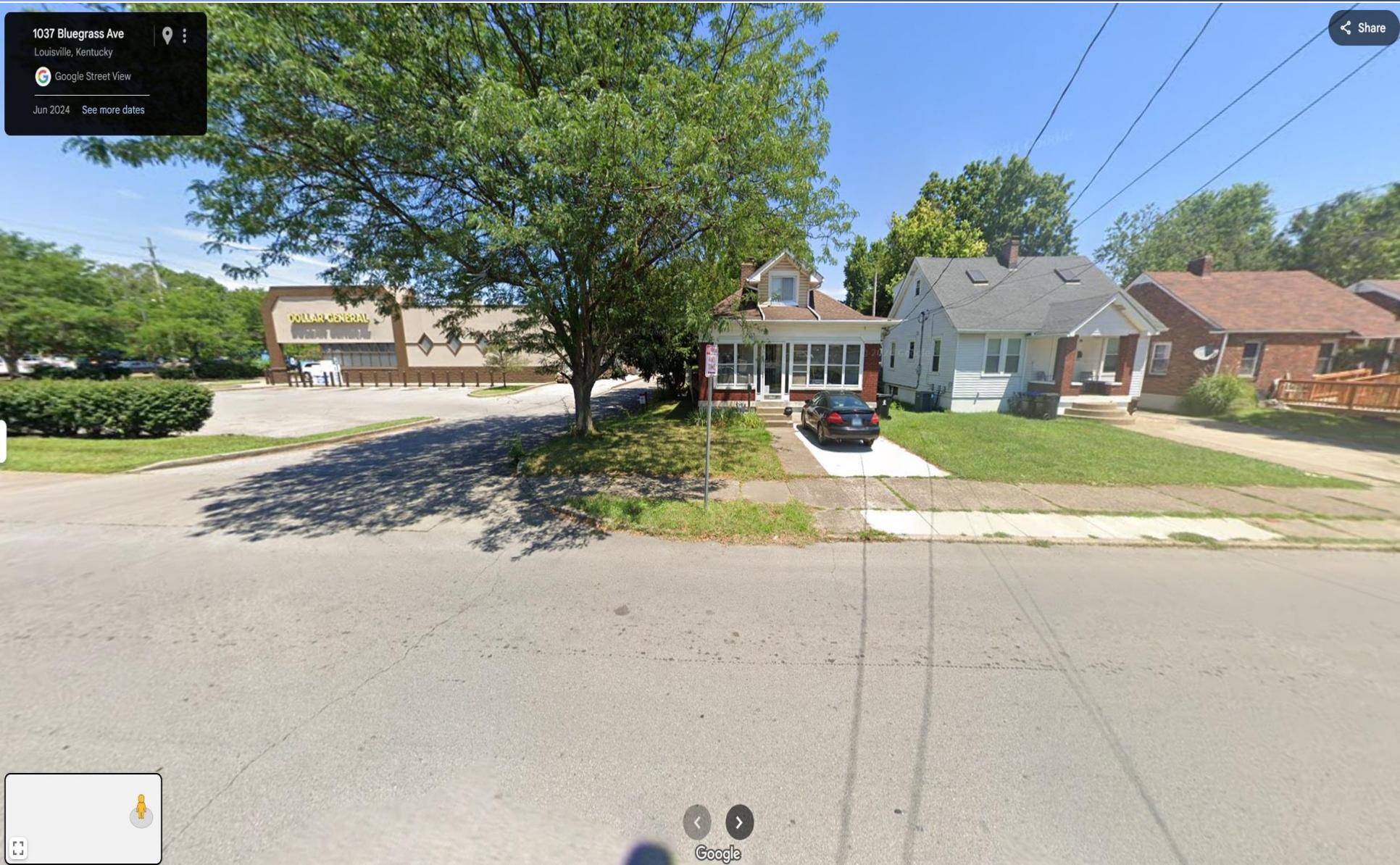


Google Street View

Jun 2024

See more dates

Share



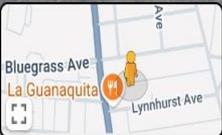
Google

South to North View of Rear Parking Area.

← Louisville, Kentucky  

 Google Street View

Sep 2022 [See more dates](#)



Rear Alleyway Looking West

Search Google Maps

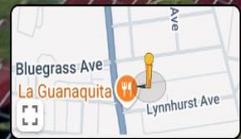


← Louisville, Kentucky



Google Street View

Sep 2022 See more dates

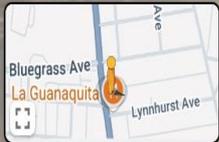


Rear Alleyway Looking East

← Louisville, Kentucky

Google Street View

Jul 2019 See more dates



Google

Residential Structure on Property



Residential Structure on Property



APPLICANT'S LDC WAIVER REQUESTS

Applicant's Waiver Requests from LDC 10.2.4

Waiver 1 is from a property perimeter LBA requirement so that the existing condition on the property can remain. Additional plantings and new screening will be implemented.

Waiver 2 is from a VUA LBA requirement on the northern and southern property lines where existing parking areas are either abutting or adjacent to public rights-of-way.



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QUESTIONS?



The LOGHS Clinic

Professional Excellence