

Land Development and Transportation Committee Staff Report March 27, 2025



Case No:	24-ZONE-0138
Project Name:	Louisville Occupational General Health Services
Location:	4201 Taylor Blvd and 1056 Bluegrass Ave
Applicant:	Louisville Occupational and General Health Services, LLC
Representative:	Wyatt, Tarrant, & Combs LLP
Jurisdiction:	Louisville Metro
Council District:	21- Betsy Ruhe
Case Manager:	Amy Brooks, Planner II

REQUEST(S)

- **Change in zoning** from R-5 Single-Family residential to C-1 Commercial
- **Conditional Use Permit** for a medical clinic (Land Development Code (LDC) 4.2.29).
- **Waivers:**
 1. **Waiver** of LDC, Section 10.2.4 to reduce the required landscape buffer area (LBA) from 35' to 11' on the eastern property line (24-WAIVER-0182).
 2. **Waiver** of LDC, Section 10.2.4 to omit the required vehicular use area (VUA) LBA from on the northern and southern property lines (24-WAIVER-0181).
- **Detailed District Development plan** with binding elements.

CASE SUMMARY

Located on 1.7 acres at the intersection of Taylor Blvd and Bluegrass Avenue, the applicant is requesting a change in zoning to operate a neighborhood health center within the former religious building on the site. The health center will offer various healthcare options including, but not limited to, primary care services, medical clinic operations, and evaluations for governmental agencies. Additionally, the applicant hopes to provide on-site training for medical professionals in the future. The applicant has also requested a conditional use permit to operate a medical clinic. There is no new proposed construction. Taylor Boulevard is an arterial roadway with a mix of intensities and provides TARC service.

Associated Cases

- B-195-98 – Variance to allow a free-standing sign to encroach into the required front yard and exceed the 8.0 feet maximum height. The variance allows the freestanding sign to be 14.0 feet in height above grade and to be located 12.0 from the front property line.

STAFF FINDING

The proposal is ready for a public hearing before the Planning Commission

TECHNICAL REVIEW

- The subject site is within the northern boundary area of the New Cut Rd/Taylor Blvd Corridor study (2013). While that study does not make specific recommendations regarding potential zoning changes at this location, it does envision roadway improvements adjacent to the subject site. Additionally, the study recommends that areas north of Bluegrass Avenue and west of Taylor Blvd should be rezoned into a PD to accommodate mixed-used residential and commercial. However, the plan noted that properties in the study area occupied by single-family dwellings are zoned accordingly (R-4 or R-5).
- MSD and Transportation Planning have provided preliminary approval of the proposal.
- Public Works has approved a reduced Right-of-Way dedication along Taylor Boulevard.
- **Medical Clinic** - A facility which provides treatment which requires observation and recovery normally lasting 1 to 5 hours, for illness, injury, abnormality or pregnancy. Such facilities may also provide examination, diagnosis, ambulatory care outpatient services, and counseling services, but do not provide overnight care. This term includes clinics that treat persons addicted to controlled substances as a primary function. A medical office, hospital or government agency providing drug treatment that is incidental to other services shall not be considered a medical clinic.

INTERESTED PARTY COMMENTS

- All comments received have been placed in the record and made available to the Commission in advance of the public hearing.

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Plan 2040; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Plan 2040 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING / FORM DISTRICT

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The site is located in the Traditional Neighborhood Form District

Traditional Neighborhood: This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly

neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments.

Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

REQUIRED ACTIONS:

- **Set** the public hearing date.

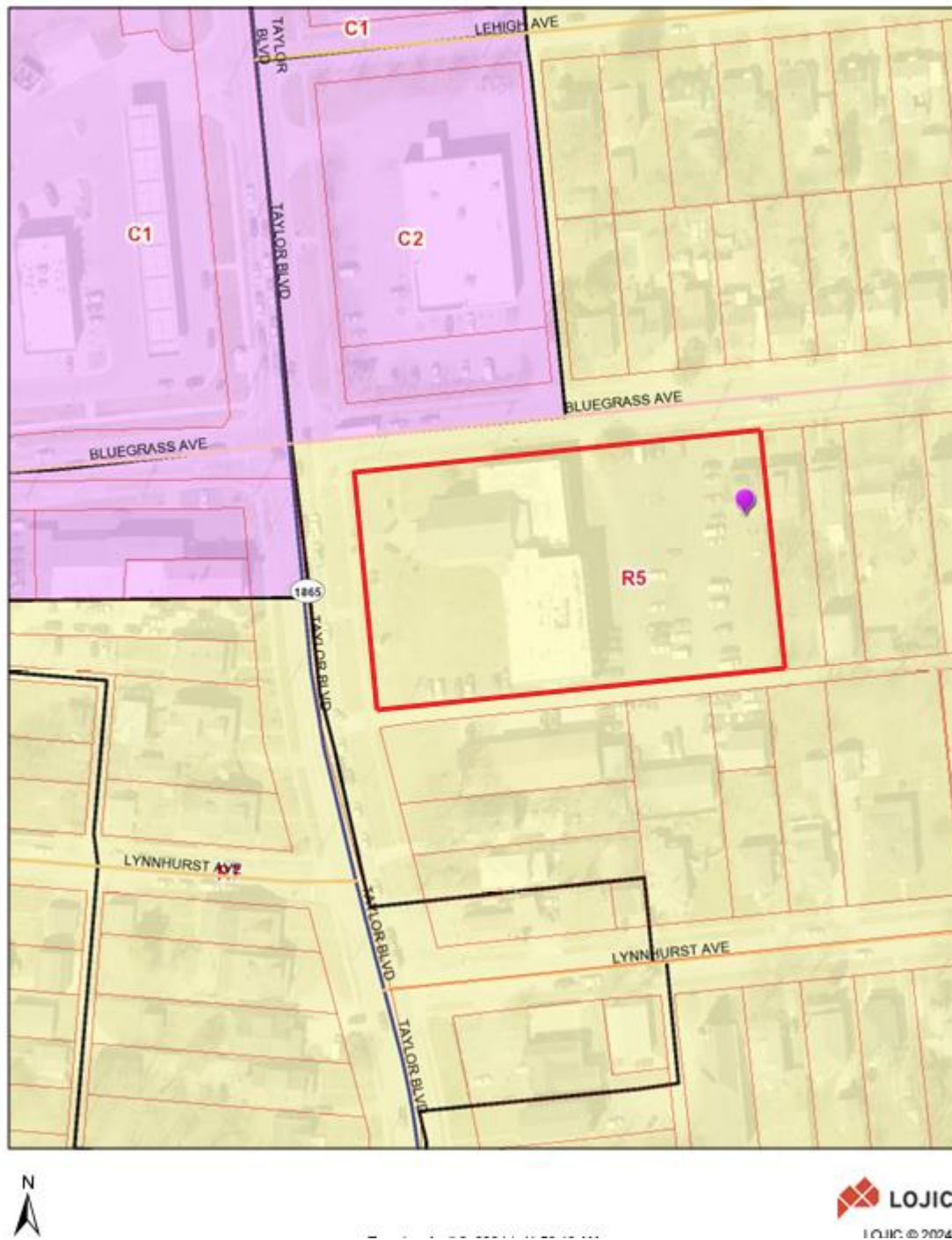
NOTIFICATION

Date	Purpose of Notice	Recipients
03/14/25	Hearing before LD&T	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 21
	Hearing before ____	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 21
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

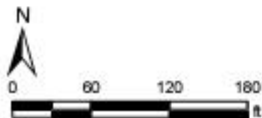
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



Tuesday, April 2, 2024 | 11:57:10 AM



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This map is not a legal document and should only be used for general reference and identification.

3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits shall be obtained from the Kentucky Transportation Cabinet for any work in the Taylor Boulevard right-of-way.
 - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.