

## WAIVER JUSTIFICATION STATEMENT

### Norton West Louisville Hospital

### 2820 West Broadway

The proposed waiver, which will permit the applicant to provide a Vehicular Use Area Landscape Buffer Area of a minimum of 8', will not adversely affect the adjacent property owners. The applicant is proposing to develop this vacant property into the first hospital located in West Louisville in over 150 years. The applicant proposes to provide front surface parking in order to provide for patient convenience and maximize the functionality of the hospital building. The proposed design requires the narrowing of the VUA LBA from the required 10' to no less than 8'. The applicant will also include a street wall and landscaping along 28<sup>th</sup> Street and Garland Avenue to screen the parking area from adjacent uses.

The proposed waiver will not violate the Comprehensive Plan. The property is within the Traditional Workplace Form District, which recognizes the need to be flexible in site design when redeveloping older industrial and commercial sites like the subject property. The waiver will permit the applicant to construct front surface parking needed for patient accessibility, along with a street wall.

The proposed waiver is the minimum necessary to provide relief to the applicant. The LBA will be reduced by a total of 2' in width, and the applicant will provide all required street wall length and plantings along both Garland Avenue and 28<sup>th</sup> Street.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant as it would require the applicant to eliminate needed parking and provide no new planting or screening, both of which can be accommodated in the proposed buffer.

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