

URBAN 1, LLC

Charles C. Cash Jr., AIA
Planning Urban Design Preservation

815 West Market Street Suite 302 Louisville, KY 40202
502-744-0656 charles@charlescashaia.com

April 14, 2014

Mr. Steve Hendrix
Planning Supervisor
Louisville Metro Board of Zoning Adjustment
Suite 300
444 South Fifth Street
Louisville, KY 40202

RE: Case No. B-18850-13
Maryhurst Campus Master Plan

Dear Steve,

Following up on our phone conversations, this letter will document the current status of the Master Plan Implementation for the Maryhurst Campus. Quite simply put, the project will move slower and produce less change over a longer period of time than originally proposed. These changes are largely the result of actions beyond the control of my clients, and represent shifts in statewide programs for residential treatment facilities like Maryhurst.

Some significant modifications have occurred within the State of Kentucky's approach to residential treatment facilities. The State has decided to place greater emphasis on foster home care, moving away from long-term institutional residency programs. As a result, care for abused children, such as the girls that make up Maryhurst's resident population, will de-emphasize institutional settings. This change obviously impacts Maryhurst and its desire to construct the cottage dormitories proposed under our original Master Plan.

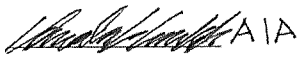
Maryhurst will proceed with the construction of the first cottage dormitory, essentially as shown on our approved CUP Plan. This will define the northeast corner of the campus as per the Master Plan. Future cottage construction will be on hold pending a fuller understanding of the new State programs and their results. However, all site work associated with the Humana-funded nature trail and the garden will proceed in this phase. As originally proposed, this work will include the restoration and extension of the earthen berm and the planting of native tree species as provided by Bernheim.

The existing cottage closest to the new construction will be vacated as soon as the new construction is complete. This building will no longer be used for any residential purpose, but will not be demolished immediately. It may be used as staff office or storage space on an interim basis until the full implementation schedule of the Master Plan is more fully developed and understood. The long-term plan still envisions this building's removal as originally proposed.

The revised Site Plan for the phase of construction described above is attached for your review. Please let me know if you have any questions or require additional information or actions on our part.

As always, thank you for your time and professional assistance with this matter.

Sincerely,

 AIA
Charles C. Cash, AIA

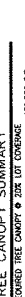
Attachment

- AN APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE SUBMITTED TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY

- 8) ALL DUMPSTER PAIDS, TRANSFORMERS, AC UNITS TO BE SCREENED IN COMPLIANCE WITH LOUISVILLE DEVELOPMENT CODE CHAPTER 5.

- 1) ALL ROADWAY WORK PERFORMED ON THIS PROJECT SHALL CONFORM TO THE KENTUCKY TRANSPORTATION COMMISSION'S STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

- [illegible]



CONSTRUCTION DOCUMENTS,
SUPERVISOR'S AREA SUMMARY

PARKING LOT	EXISTING	MODIFIED	ADA
-------------	----------	----------	-----

C	61	60	2
D	23	31	0

1 NEW LOTTING @ 37.50 AC.	
TOTAL PROPOSED BUILDING S.F.	70,253

VUA LANDSCAPE BUFFER & I/LA LAND INCLUDED IN LANDSCAPING PLAN ACC

502-266-5123) FORTY-FOUR (48) HOURS IN ADVANCE OF ANY CONSTRUCTION ON THIS PROJECT. THIS NUMBER WAS ESTABLISHED TO PROVIDE ACCURATE LOCATIONS OF PROJECTS AND THE DISTANCE FROM THE PROJECT TO THE NEAREST HIGHWAY. (IN THE DISTRICT OF COLUMBIA, THE DISTANCE FROM THE PROJECT TO THE NEAREST HIGHWAY WAS 0.5 MILES.)

BE RESPONSIBLE FOR BECOMING FAMILIAR WITH ALL UTILITY REQUIREMENTS SET FORTH ON THE PLANS AND IN THE TECHNICAL SPECIFICATIONS & SPECIAL PROVISIONS.

Call 811 before you dig.

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT**

APRIL 29, 2013

BUSINESS SESSION:

CASE NO. B-18850-13

Applicant/Owner:

Maryhurst
Judy Lambeth, President & CEO
1015 Dorsey Lane
Louisville, Kentucky 40223

Representative:

Urban 1, LLC
Charles Cash, AIA
500 Upland Road
Louisville, Kentucky 40206

Consultant:

Concepts 21, PLLC
Mohammad Nouri, PE
1119 Rostrevor Circle
Louisville, Kentucky 40205

Subject:

An application for a modification of an existing Conditional Use Permit for an institutional use (B-190-05VW) to allow a phased campus redevelopment plan on approximately 14.84 acres. Phase 1A will involve removal of 2, two-story dormitories and replaced with 2, one story cottages and improvements to the school's maintenance building. Phase 1B includes the clinic conversion within an existing building. These phases have an estimated time of 2 ½ years. Future phases would include 2 additional cottages and building renovations. The new one story cottages are approximately 6,440 square feet and the new maintenance building addition is 1,200 square feet. Maryhurst is currently licensed for no more than 70 residents and that will remain the same. Maryhurst met with the neighborhood on January 24, 2013, with no objections to the proposal; and their suggestions have been incorporated into the site plan.

Premises Affected:

On property known as 1015 Dorsey Lane and being in Louisville Metro.

COUNCIL DISTRICT 18—Marilyn Parker

Staff Case Manager: Jon Crumbie, Planner II

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT**

APRIL 29, 2013

BUSINESS SESSION:

CASE NO. B-18850-13

An audio/visual recording of the Board of Zoning Adjustment hearing related to this case is available in the office of Planning & Design Services, located at 444 South Fifth Street, Suite 300, Louisville, Kentucky.

The recording of this hearing will be found on the DVD of the April 29, 2013 proceedings.

The original hearing on this case was held on October 17, 2005 to allow an existing institution obtain compliance, along with a proposed multi-purpose recreational center; a variance to allow the building to exceed the maximum setback; and a reduction in the LBA along portions of the property, which were approved.

On January 9, 2006, the minutes were corrected to reflect that there will be buffering from the residences to the south and east by existing and proposed landscaping, in particular, the Farris, Randall, Coffman, McGriff and Horsell properties.

On February 25, 2013, the applicant requested a modification of the approved Conditional Use Permit for an institutional use (B-190-05VW) to allow a phased campus redevelopment plan on approximately 14.84 acres.

On April 29, 2013, at a meeting of the Board, a hearing was held on this case. A drawing showing the premises affected and the existing and/or proposed construction was presented to each Board member.

DISCUSSION:

8:37:30 Steve Hendrix, Planning Supervisor explained the request to the Board. He said the applicant wants to redevelop the property in two phases. He said the number of residents will remain the same at 70. He said the applicant held a neighborhood meeting where their suggestions were incorporated into the plan; and were not opposed. Member Proffitt asked if the applicant's representative, Mr. Cash, could address the Board.

8:39:20 Mr. Cash said they are limited to 70 residents. He said there is room for expansion or growth, but if they do this, will have get another state license. He said one of the buildings will be for severely impaired patients. Member Liggins asked if there were any objections from the community. Mr. Cash

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT**

APRIL 29, 2013

BUSINESS SESSION:

CASE NO. B-18850-13

said no, and that they held a neighborhood meeting and incorporated the neighbors' suggestions into the plan. Member Fishman asked what the neighbors' wanted. Mr. Cash said more screening, buffering and tree plantings behind the berm; and that they are working with Bernheim Arboretum to incorporate native plant species.

Chair Jarboe called for anyone else that wanted to speak either in favor, interested or opposed, but no one responded from the audience.

8:43:18 A motion was made by Member Proffitt, seconded by Member Ligin and the following resolution was adopted:

WHEREAS, the Board finds that the applicant has requested a modification of an approved Conditional Use Permit for an institutional use, related Docket No. B-190-05VW to allow a phased campus redevelopment plan on approximately 14.84 acres; and because Phase I will involve removal of 2, two-story dormitories and replaced with 2, one story cottages and improvements to the school, maintenance building; and because Phase 1B includes the clinic conversion within an existing building; and because these phases have an estimated time of 2 ½ years and future phases would include 2 additional cottages and building renovations; and because the new one story cottages are approximately 6,440 square feet with the new maintenance addition being 1,200 square feet; and

WHEREAS, the Board finds that Maryhurst, a 501c(3) Non-Profit Corporation is currently licensed for no more than 70 residents; and

WHEREAS, the Board finds that the applicant held a neighborhood meeting on January 24, 2013 with no objection from the neighbors' and even incorporated some of their suggestions into the current plan adding more landscaping, buffering and trees; and

WHEREAS, the Board finds the proposal to be in conformance with the Comprehensive Plan because it complies with all applicable guidelines, principles and objectives; and it has received preliminary approval from Transportation Review and Louisville and Jefferson County Metropolitan Sewer District;

**MINUTES OF THE MEETING
OF THE
LOUISVILLE METRO BOARD OF ZONING ADJUSTMENT**

APRIL 29, 2013

BUSINESS SESSION:

CASE NO. B-18850-13

NOW, THEREFORE, BE IT RESOLVED, that the modification of the existing Conditional Use Permit is hereby **APPROVED**, to allow revisions to the site plan to allow a phased campus redevelopment plan which will take approximately 2 ½ years; and is based on the previously approved conditions of approval that apply.

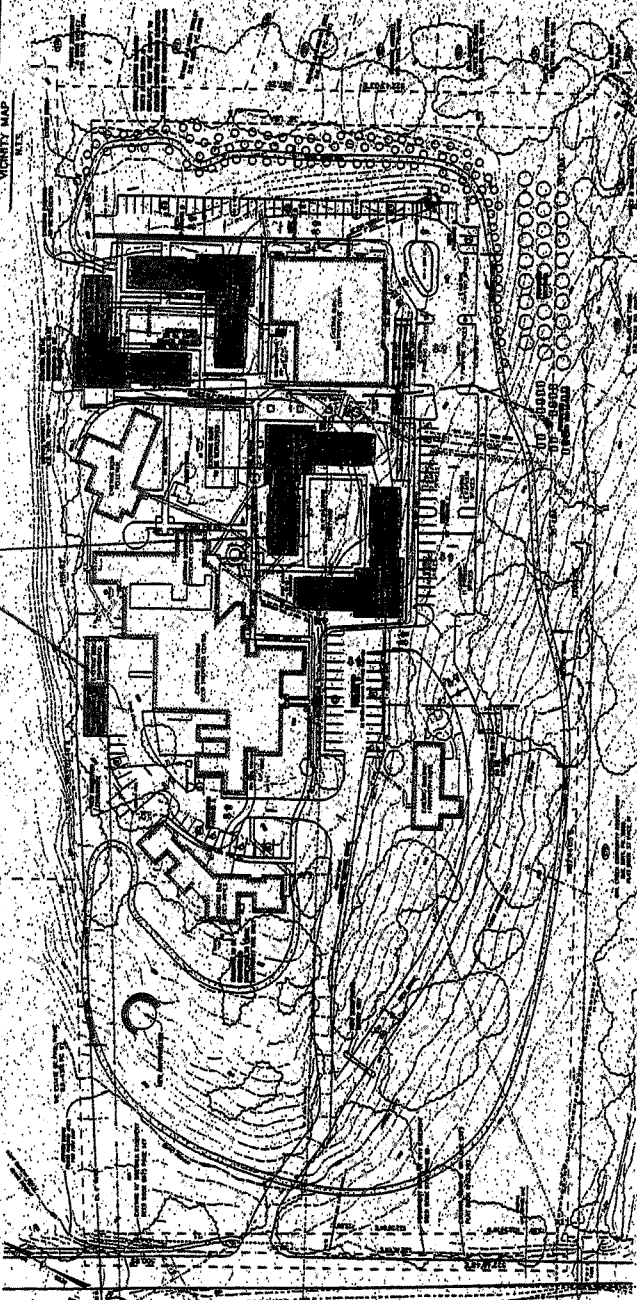
The vote was as follows:

YES: Members Allendorf, Proffitt, Jarboe, Liggin and Fishman.

NO: No one.

NOT PRESENT FOR THIS CASE AND NOT VOTING: Members Miller and Bauer.

ABSTAINING: No one.



Phase 1

[illegible][illegible]