

## **DEMONSTRATION OF APPROPRIATENESS**

### **A PROPOSED CONDITIONAL USE PERMIT TO ALLOW AN OUTPATIENT SURGERY EXPANSION WITHIN THE EXISTING FIRST FLOOR OF NORTON MEDICAL PLAZA I, PURSUANT TO LAND DEVELOPMENT CODE ("LDC") §4.2.29 4950 Norton Healthcare Boulevard Louisville, Kentucky**

This is an application for a Conditional Use Permit to allow an outpatient surgery expansion of Norton Brownsboro Hospital (4960 Norton Healthcare Boulevard) to be located within the existing first floor of Norton Medical Plaza I (4950 Norton Healthcare Boulevard).

Norton Brownsboro Hospital proposes to expand its surgery services to provide outpatient surgeries in Norton Medical Plaza I under the authority of the Certificate of Need issued by the Commonwealth of Kentucky Cabinet for Health and Family Services for the hospital.

The proposed Conditional Use Permit meets the purpose, intent and all requirements of the Land Development Code, with the exception of LDC §4.2.29.B because the existing Norton Medical Plaza I building is 29.70 feet from the property line, instead of 30-feet from the property line..

#### **1. The proposal is consistent with the applicable policies of the Comprehensive Plan.**

**Community Form Guideline 1.** The proposal conforms to Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 1.B. 6 (Regional Center), which advocates located a mixture of high intensity uses, including service uses, such as medical facilities, within the Regional Center.

**Compatibility Guideline 3.** The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 3.1, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.12, 3.22, 3.24 and 3.28. The existing Norton Medical Plaza I building was approved in Planning Commission Docket No. 9-55-01 and 10-9-02, and no changes to the exterior of the building are proposed. The outpatient surgery facilities will be appropriately located in immediate proximity with the facilities of Norton Brownsboro Hospital, which will be connected to the medical plaza building by an enclosed pedestrian bridge. No expansion will occur into residential areas. The proposed use will cause no nuisances such as nuisances from odor, air quality, excessive traffic (surgeries will be scheduled by appointment), noise lighting or adverse visual impacts. The development plan shows changes in parking and access layout to improve patient parking and access.

**Circulation Guideline 7.** The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 7.1, 7.3, 7.10 and 7.16. The Department of Public Works and Assets approved the proposal on November 20, 2013. The site enjoys immediate transit service availability via Transit Authority of Louisville (“TARC”) Route 25 (“Oak Street – Westport Road”). The proposed access to and through the site will be safe and efficient for vehicles and pedestrians consistent with Norton’s intention to provide safe access for its patients. The site provides adequate parking and utilizes joint and cross access.

**Bicycle, Pedestrian and Transit Guideline 9.** The proposal conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted thereunder, including Policies 9.1 and 9.2. Sidewalks are available for patients and medical personnel. A bicycle storage rack is located on the exterior of the building. Transit service via TARC Route 25 serves the building.

**Flooding and Stormwater Guideline 10.** The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 10.1, 10.4, 10.10 and 10.11. The Metropolitan Sewer District (“MSD”) approved the proposal on November 20, 2013. MSD’s approval is based on the full development potential to the entire watershed and the impact of the proposal on the watershed. MSD’s approval indicates that drainage systems will accommodate the “through” drainage capacity in a manner acceptable to MSD, and that peak stormwater run-off rates or volumes post development will be consistent with regional and watershed plans.

**Air Quality Guideline 12.** The proposal conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder, including Policies 12.1, 12.3 and 12.8. The proposal will cause no additional traffic to or from the site because outpatient surgeries will be scheduled by appointment. TARC Route 25 serves Norton Healthcare Boulevard at the front of the site. The Louisville Air Pollution Control District approved the proposal on November 15, 2013.

**Infrastructure Guideline 14.** The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 14.2, 14.3, 14.4, 14.6 and 14.7. The site is adequately served by existing utility providers. An adequate supply of potable water and water for fire-fighting purposes serves the site. The site is served by the sanitary sewer service facilities of the Metropolitan Sewer District. Utility easements have been provided to allow maintenance and repair consistent with the needs of each utility.

**Community Facilities Guideline 15.** The proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 15.9. The site is adequately served by the services of the Worthington Fire Protection District.

The proposal conforms to all other applicable Guidelines and Policies of the Comprehensive Plan.

**2. The proposal is compatible with surrounding land uses and the general character of the area.**

The proposed outpatient surgery expansion is consistent with existing Norton Healthcare facilities in Old Brownsboro Crossings. Moreover, the proposal is compatible with the general character of Old Brownsboro Crossings. There will be no traffic, noise, odor, drainage, dust, lighting or appearance impacts from this proposal.

**3. Existing public facilities are adequate to serve the proposed 162 SF enlargement.**

Existing public facilities, such as transportation, sanitation, water, sewer, drainage, and emergency services, are adequate to serve the proposed outpatient surgery expansion.