



Reclaim Recovery Louisville, LLC
3116 Breckenridge Ln Louisville, KY 40220

Justification Statement – Land Development Code Section 4.2.31 (Rehabilitation Home)

The proposed Rehabilitation Home will comply with all applicable requirements of Section 4.2.31 of the Land Development Code, as outlined below. Relief is respectfully requested from the resident limitation outlined in Section F below.

A. Occupancy Requirements

All bedrooms and sleeping areas meet or exceed applicable occupancy standards as required by LMCO and all relevant building, fire, and life safety codes. The existing structure was previously licensed and operated as a nursing home and was designed to meet these standards.

B. Nonresidential Uses

No nonresidential uses will be conducted on the property other than those that are accessory to the Rehabilitation Home. All services provided will be directly related to residential support and recovery.

C. Compatibility and Spacing Requirements

The proposed use will not adversely impact the health, safety, or general welfare of the surrounding neighborhood. The property has historically operated as a residential care facility and has demonstrated long-term compatibility with the surrounding area. The required 1,000-foot separation from other similar uses is met, as there are no other rehabilitation homes within the required distance.

D. Code Compliance

The building meets all applicable federal, state, and local requirements related to health, sanitation, structural integrity, property maintenance, fire safety, and life safety. Any identified items will be brought into full compliance prior to occupancy.

E. Supervision and Support Services

The Rehabilitation Home will provide appropriate 24-hour supervision and support services for residents, including 24/7 staffing and security, as well as appropriate medical and clinical personnel to support resident needs.



F. Additional Residential Zoning District Standards

F.1 – Resident Capacity

The subject property is located on parcels zoned R-4 and R-7 and consists of approximately 5.7589 acres with an existing structure of approximately 62,730 square feet. The building was constructed in 1968 and has historically operated as a nursing home, serving a substantially larger residential population than permitted under single-family residential standards.

The structure includes 111 sleeping rooms, all of which exceed typical residential size standards. Single-occupancy rooms are approximately 204 square feet, while double-occupancy rooms range from approximately 221 to 256 square feet. Sleeping areas are supported by shared full bathrooms or configurations that include individual sinks and toilets, as well as multiple communal shower areas containing 5–6 shower stalls each.

Given the size, configuration, and longstanding use of the property as a residential care facility, the building was designed to accommodate a residential population significantly greater than four (4) residents. Accordingly, relief is respectfully requested from the maximum resident limitation applicable to the R-4 zoning district. Consideration of an appropriate resident capacity by the Board of Zoning Adjustment (BOZA), consistent with the R-7 zoning designation and the historical use of the property, is requested.

F.2 – Residential Design and Appearance

The existing structure was designed and has historically functioned as a residential care facility. Its appearance remains consistent with a residential-style institutional use, and no exterior modifications are proposed that would alter its character.

F.3 – Setbacks

The structure is existing and has maintained its current setbacks since its original construction in 1968. No new construction or expansion is proposed. The property has operated in harmony with surrounding uses for decades and remains compatible with the existing neighborhood.



F.4 – Parking

The property includes established parking areas that previously supported nursing home operations, including staff and visitors consistent of 115 spaces. The existing parking is adequate to support the proposed use. Any additional parking needs can be reviewed and addressed in coordination with the Board of Zoning Adjustment (BOZA), if necessary. Maximum number of employees at peak shift would not exceed 50. Based on land code calculation if operating at capacity of 217 beds we would need 54.25 parking plus and additional 50 spaces for max number of employees, for a total of 104.25. Leaving us with approximately 10 extra spaces with current set up.

G. Additional Nonresidential Zoning District Standards

To the extent applicable, the applicant acknowledges that resident capacity, parking, and signage may be further reviewed and determined by BOZA.

H. Application Requirements

All required application materials will be provided, including:

- Description of the resident population to be served
- Maximum number of residents and staff
- Detailed floor plans
- Documentation demonstrating compliance with applicable codes
- Rules of conduct and a management plan

I. Compliance and Accountability

The applicant understands that ongoing compliance is required and that substantiated complaints may result in review or revocation of the Conditional Use Permit. The program will be operated in a manner that maintains community standards and minimizes disruption.

J. Licensing Requirements

The applicant will maintain an active license in accordance with LMCO Chapter 115. The Conditional Use Permit will remain contingent upon maintaining proper licensure and operational compliance.

