

Leesgate Holdings, LLC
CUP JUSTIFICATION STATEMENT
Case No. 17CUP1045
9200 Leesgate Road

Leesgate Holdings, LLC, (the "Applicant") requests a Conditional Use Permit for the property at 9200 Leesgate Road to allow for an eye surgery center. An affiliate of the applicant, Bennett and Bloom, provides medical and surgical eye care in the Louisville area. The proposed 8,000 square foot facility would provide examination and surgical space that meets current medical standards. The subject property is in the Town Center form district. The proposed development complies with Section 4.2.28 of the Land Development Code as shown on the proposed plan. The proposed use is also compliant with the Cornerstone 2020 Comprehensive Plan as set out below:

Guideline 1-Community Form

The proposed development complies with Guideline 1-Community Form and its applicable policies because the proposed use is compatible with the existing mixed office, retail, and restaurant uses in the area. The property sits within an office-park where the properties along subject property's eastern boundary also provide medical services. The proposal also complies with this Guideline by providing a neighborhood-serving use in an area with significant existing neighborhood.

Guideline 2-Centers

The proposed development complies with Guideline 2-Centers and its applicable policies because the proposed facility will provide a medical service that is designed to be an asset to the community. The proposed service will also increase the diversity of services provided in an existing center.

Guideline 3-Compatibility

The proposed development complies with Guideline 3-Compatibility and its applicable policies because the proposed structures will be of a style and material similar to the existing office facilities in the immediate area. The Applicant will provide buffers and use materials that will complement the adjacent communities and neighborhood.

Guideline 5-Natural Areas and Scenic and Historic Resources

The proposed development complies with Guideline 5 because the site has no known historic or natural resources.

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Guideline 7-Circulation

The proposed use complies with Guideline 7-Circulation and its applicable policies because the subject property is just off Leesgate Road, and the proposed plan provides for a new access point, providing a safe turning movement into and out of the subject property.

Guideline 9-Bicycle, Pedestrian and Transit

The proposed use complies with Guideline 9-Bicycle, Pedestrian and Transit because the subject property is a short distance from the stops TARC Route 31 provides near Shelbyville Road and Whittington Parkway. Sidewalks along Whittington Parkway and Leesgate Road provide pedestrian access to the subject property.

Guideline 10-Flooding and Stormwater and Guideline 11-Water Quality

The proposed development complies with Guidelines 10 and 11. The Applicant will provide water quality and erosion control measures to comply with the most up to date MSD requirements applicable to the subject property. The Applicant will also work with MSD on stormwater detention to mitigate the addition of impervious surface to the subject property.

Guideline 12-Air Quality

The proposed development complies with Guideline 12-Air Quality because the proposed facility should not cause a significant increase in traffic.

Guideline 13-Landscape Character

The proposed development complies with the intent of Guideline 13-Landscape Character because it will increase the existing LBA along the subject property's western boundary where there is none today and will provide required landscaping throughout the newly-developed portion of the site.

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