

March 15th, 2021

Develop Louisville
Department of Planning and Design Services
444 South 5th Street, Ste. 300
Louisville KY 40202

**Subject: Conditional Use Permit – Formal Application w/ Associated Variances and Waivers
2800 Breckenridge Lane**

To Case Manager,

The application is for a conditional use permit to allow a surgical center within a proposed 129,300 square foot, five story medical offices building in accordance with Chapter 4.2.29 of the Land Development Code. The new construction will be in a similar location on the lot as the existing 264,995 square foot hotel. The five story building will be located near I-264 Watterson Expressway requiring a variance to exceed the maximum setback and a height variance. The associated parking lot will maintain its existing footprint on the lots and access will be utilized from the existing Debeet Drive at Breckenridge Lane. Utilizing this existing vehicular access and maneuvering area results in waivers from Chapter 10 of the Land Development Code to maintain the existing buffering. The required loading, dumpsters, generators and accessory items related to the medical office will be placed in an area of existing pavement on the west side of the building. The location of the pavement area with these accessory structures requires a variance from the 50' non-residential to residential setback. All of these items were discussed at the neighborhood meeting and justifications were included with the original pre-application for the project. The justifications are also included with this formal filing.

Please do not hesitate to email me at cbrown@btmeng.com if you have any questions.

Sincerely,

Chris Brown, AICP
Planning Director/Project Manager