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November 7, 2022

Customer Service
Division of Planning and Design Services
444 South Fifth Street
Louisville, KY 40202

**Re: 2820 West Broadway
- Conditional Use Permit Application**

Dear Planning Customer Service:

This letter accompanies the Conditional Use Permit Application for the property located at 2820 West Broadway (the “Subject Property”). Our client, Norton Hospitals, Inc. (the “Applicant”), proposes to develop a hospital and medical offices including approximately 90,000 square feet of building space and associated parking. The Subject Property is currently vacant. The Subject Property is zoned EZ-1 and is in the Traditional Workplace form district.

The proposed Norton West Louisville Hospital will, if approved, be the first hospital constructed west of 9th Street in more than 150 years, delivering needed medical services to the residents of the nine neighborhoods that make up West Louisville. The Applicant has designed the proposed development at a scale and intensity that is compatible with the surrounding properties, including a two story building, associated parking, enhanced bus stops, and landscaping.

The proposed Norton West Louisville Hospital complies with the requirements of LDC Section 4.2.29 “Hospitals and Medical Clinics”. The Subject Property is located on a TARC route and is near the intersection of 28th and Broadway, a major arterial through this part of the community. The proposed hospital building will be at least 30’ from all property lines. The frontage along Garland Avenue and 28th Street will contain a wall and landscaping to provide a visual buffer adjacent to the parking areas located in front of the proposed hospital building. The Applicant also proposes to include a community focal point at the corner of Garland Avenue and 28th Street that will include a bus shelter/gateway with benches and public art. The final details of this community focal point will be guided by future community input.

The proposed Norton West Louisville Hospital further complies with Plan 2040 and, specifically, the Community Form Plan Element. The Subject Property is in the Traditional Workplace form district, which form districts “are often closely integrated with residential areas

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and allow a mixture of industrial, commercial and office uses.” The Subject Property formerly housed an industrial use and is adjacent to residential, educational and commercial properties. The Subject Property is served by public transportation, and the Applicant will provide a bus shelter as part of the community focal point on the site. Plan 2040 also recognizes the need to be flexible in redevelopment efforts within the Traditional Workplace form district, stating “In order to encourage reinvestment, rehabilitation and redevelopment in these areas, flexible and creative site design should be encouraged along with respect for the traditional pattern of development in the surrounding area.”

The proposed Norton West Louisville Hospital also complies with the Mobility Plan Element of Plan 2040. The proposed development plan includes adequate parking, separated emergency access for the emergency department, sidewalks, bus stops, and bike parking. The Subject Property is in an area with transit service and is located within walking distance to many residential streets.

The proposed Norton West Louisville Hospital complies with the Community Facilities Plan Element of Plan 2040. The Subject Property is located near an arterial roadway and on a transit route. In addition, the proposed hospital building has been designed to be accessible to all. The Subject Property is served by all necessary utilities. Although the proposed hospital does not meet the strict definition of a community facility, its location adjacent to the Goodwill Opportunity Campus will help to create a community-serving campus in this part of our community.

The proposed Norton West Louisville Hospital complies with the Livability Plan Element of Plan 2040. The proposed hospital will be the first built in this part of our community in over 150 years. Although there are existing healthcare providers in the area, there is not a hospital with the capabilities proposed by the Applicant. In addition, recent studies have shown a significant life expectancy disparity between West Louisville and other parts of the community that are currently served by a full complement of healthcare facilities, demonstrating the importance of a hospital in this location.

Please review the attached application materials and docket the case for consideration by the Board of Zoning Adjustment at your earliest convenience.

Sincerely,



Clifford H. Ashburner

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