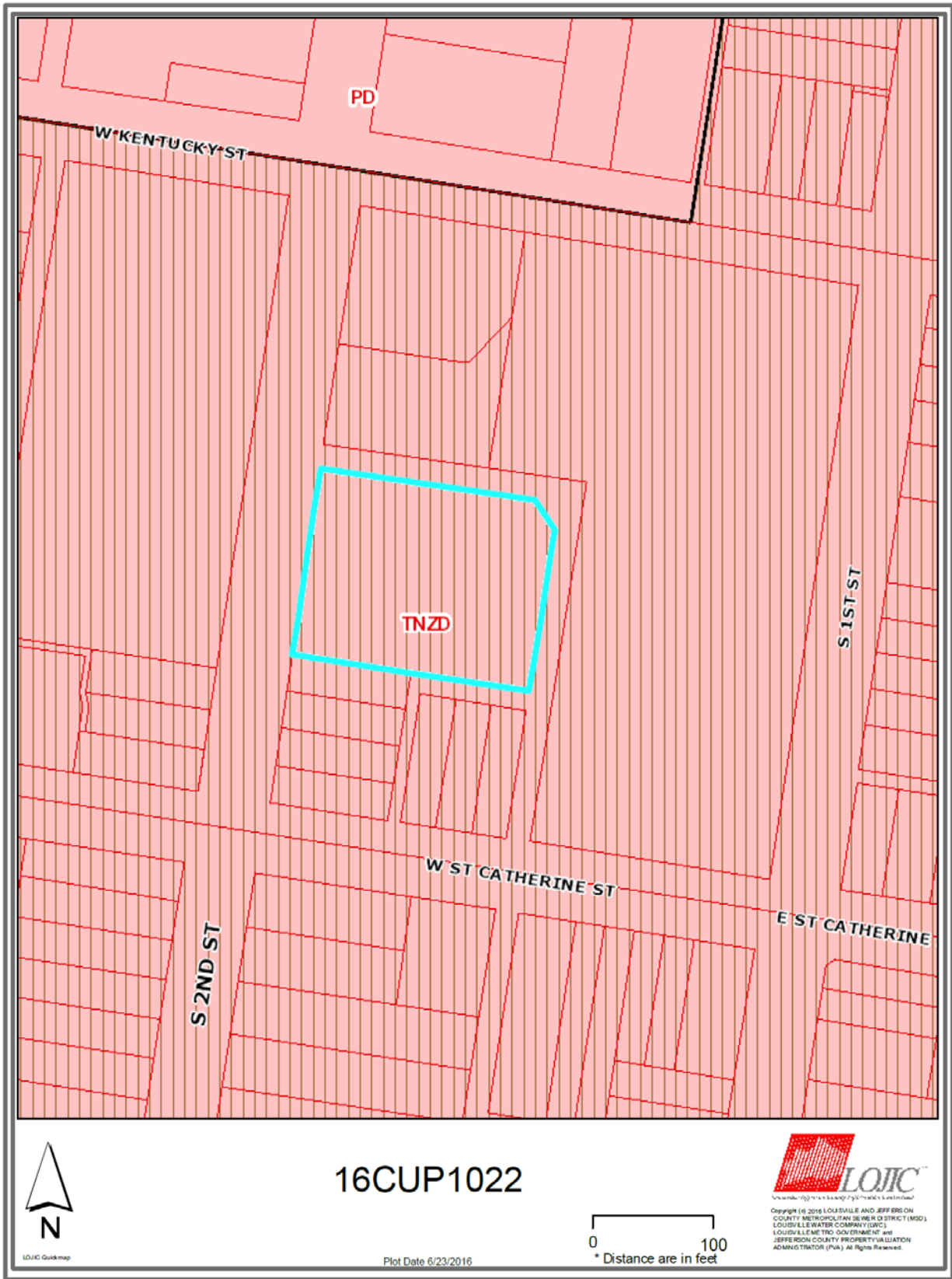
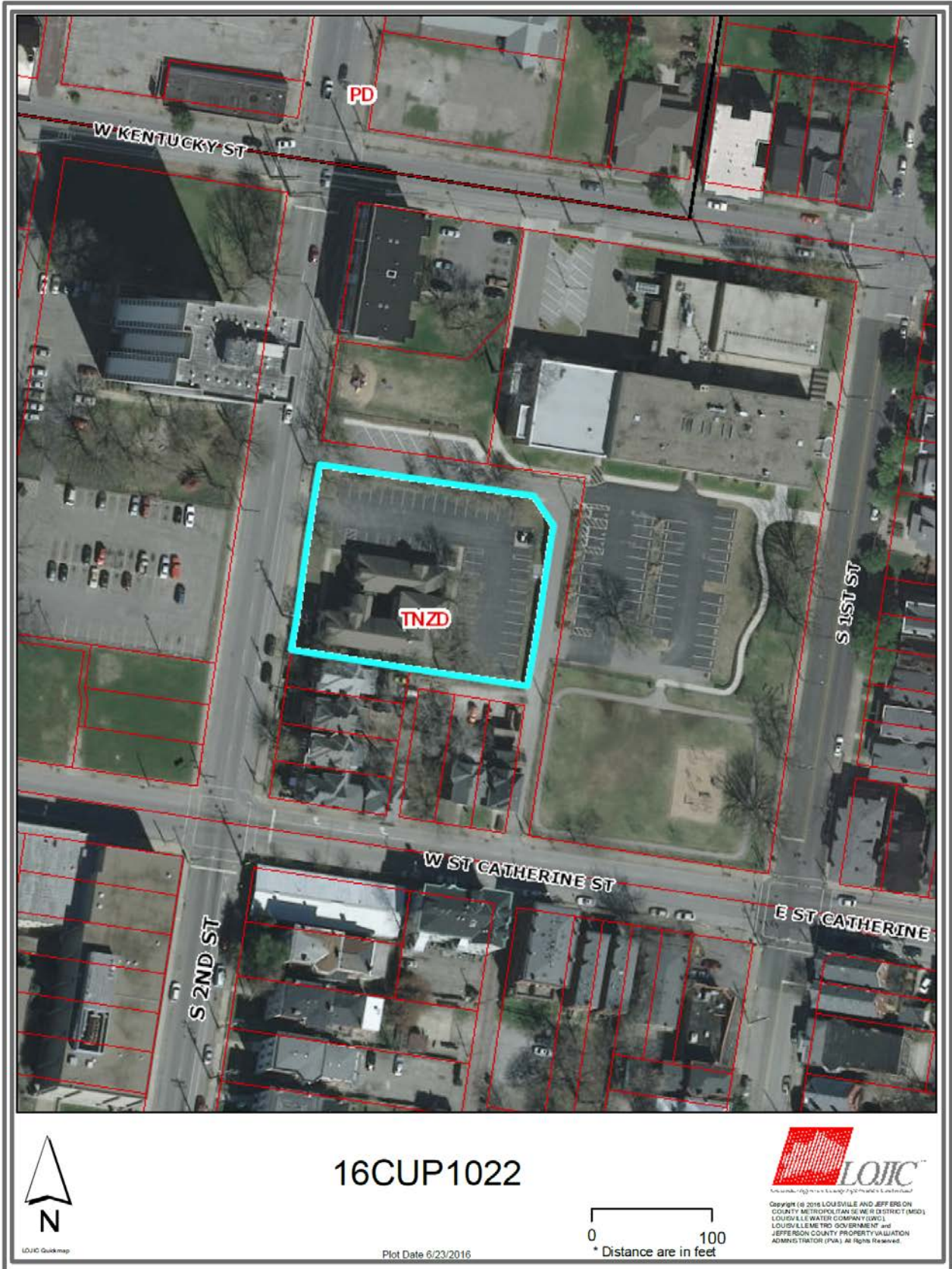


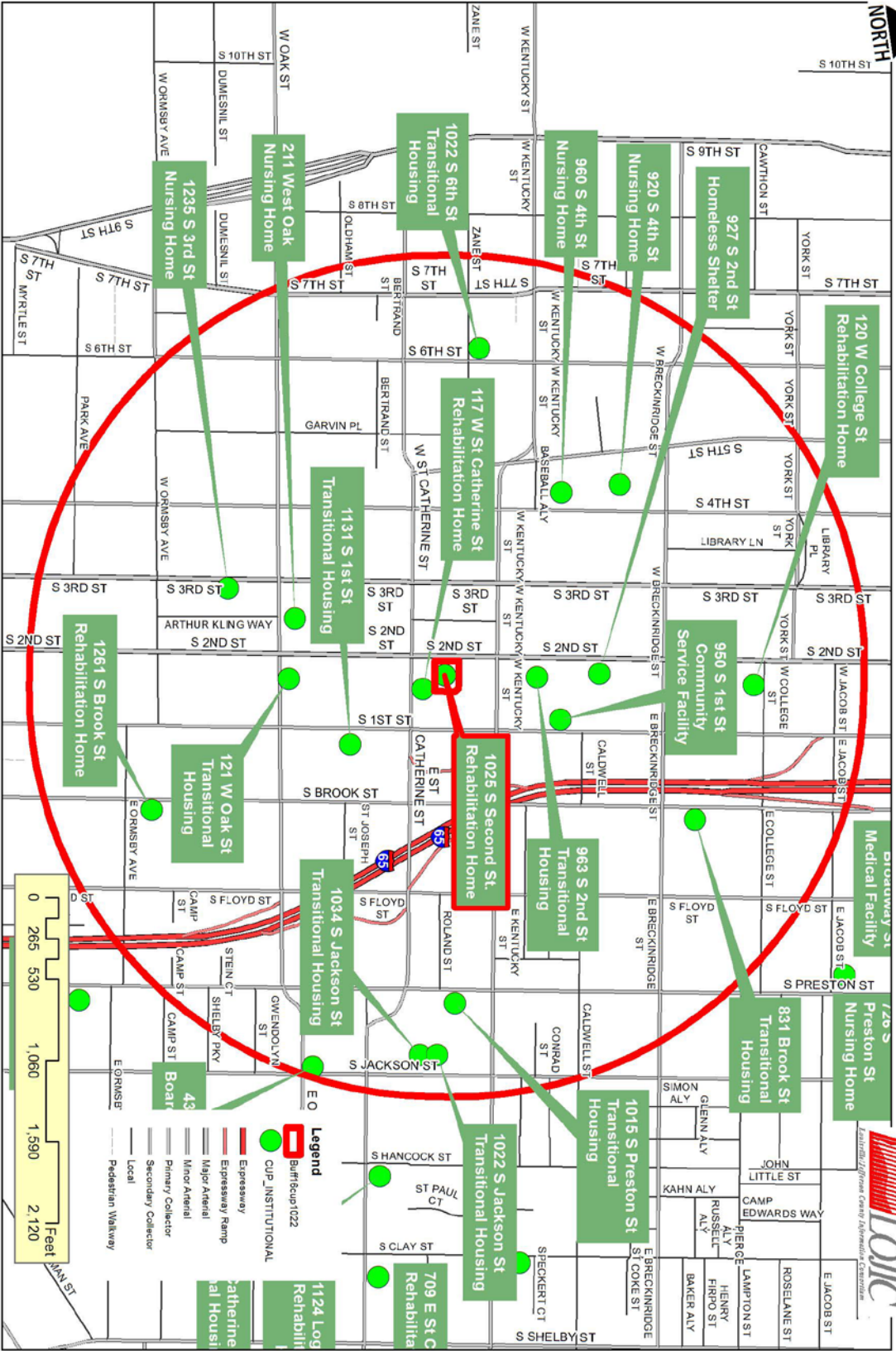
# 1. Zoning Map



## 2. Aerial Photograph



### 3. Map of Similar Uses Within 1/2 Mile Radius



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**LOJIC**  
Louisville/Jefferson County Information Consortium

#### 4. Justification Statement/Business Plan

louisville planning & design  
444 south fifth street  
louisville kentucky 40202

re: CUP Application  
Letter of Explanation

02 June 2016

The site at 1025 South Second Street was rezoned and redeveloped in 1989 for Planned Parenthood. The Plan Certain site is restricted with a Conditional Use Permit and binding elements that restrict the use and its size to 8400 square feet. Planned Parenthood has relocated and has a contract with Volunteers of America for the purchase of the property.

Volunteers of America would like to remodel the existing structure and add approximately 3000 square feet to the rear. The program is to have a 16 patient women and family rehabilitation residency above and behind and a first floor outpatient clinic with a small community room for outreach and educational programs near the entry. Access to and from the site would remain unchanged. Volunteers of America proposes to reduce the current 16,847 square feet of parking to 11,497 square feet making for a greener site. Additionally the intensity of people entering and leaving the site will be reduced with the managed on-site residential program as apposed to the previous office use.

Volunteers of America is a community based organization, and this facility will be serving Old Louisville and the immediate surrounding neighborhoods.

regards,

jeff rawlins  
architectural artisans

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**5. Neighborhood Meeting**

16 CUP 1022

NEIGHBORHOOD MEETING JUNE 24, 2016

①

Name	Street Address	Zip	Phone	Email
John Summers	1915 Roubidoux Ave	40205	581-727-6879	summersjohn@comcast.com
David James	310 W. Lee St.	40208	751-8484	David.James@charvilleky.gov
Judie Parks	9703 Keel Run Ct	40241	469-7446	judie@rebirthsparksweissers.com
Amy Kalber	3403 Lantz Ave	40215	650-0919	amy.kalber@choiceshop.com
Shaunette Wood	11203 New Street	40223	640-4019	Shaunette@wood.org
DeAnn Celenano	1013 - S. 3rd			
Arnold Cepentone	1013 S. 3rd	40203	502-716-8531	ajc@ice3c.com
Farran Ferrell	570 S. 4th St. #100	40202	502-636-7675	farranf@vaam1.com

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NEIGHBORHOOD MEETING: JUNE 24, 2016

3

Name	Street Address	Zip	Phone	Email
Howard Rosenberg	1202 S. 6TH	40203	5028969933	hrosenberg@twt.com
JEFF RAVELINS	748 E MARKET	40202	5025825907	JR@ACU1DCUWEL R@TINSOS.NET
M, A Lanna	2140 Bompage Dr	40205	502585-419	mlanna@webmail net.com
Melissa Johnson	1501 N. Keats Ave #2	40204	502-322-7227	meli.ssej@voanwi.org
Steve Mather	1122 Park Meadows	40204	502855-0223	SteveMather@3200wva.com
KORNTON DAVARDS	1412 S. 6th ST.	40208	6371140	

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The Neighborhood Meeting occurred as scheduled on June 24, 2016 at 7:00 p.m. at the Old Louisville Neighborhood & Visitors Center. Approximately fifteen people attended, of which nine were affiliated with the applicant, VOA Property Corporation of Louisville, Inc. and Volunteers of America Mid-States, Inc. (collectively "VOA"). Among those attending were Metro Council Member David James, and former Alderman and Metro Council Member Steve Magre.

Jennifer Hancock, the President and CEO of the VOA spoke about the services her organization provides to the citizens Louisville and the surrounding counties, as well as the specific services for pregnant and post-partum women that they intend to provide at the S. 2<sup>nd</sup> Street location if the Conditional Use Permit is granted. Judie Parks, the real estate broker involved in the project, described the process by which she identified the site as meeting all of the requirements for the VOA's intended use. Patricia Cummings, a VOA board member described how VOA has worked with Seven Counties Services over the years in providing services to the local community. Kalber, a graduate of a VOA program for pregnant or post-partum women, described the services VOA intends to provide at the S. 2<sup>nd</sup> Street site. Finally, Jeff Rawlins, the project architect, described the VOA's proposed changes to the existing building and parking lot at the site.

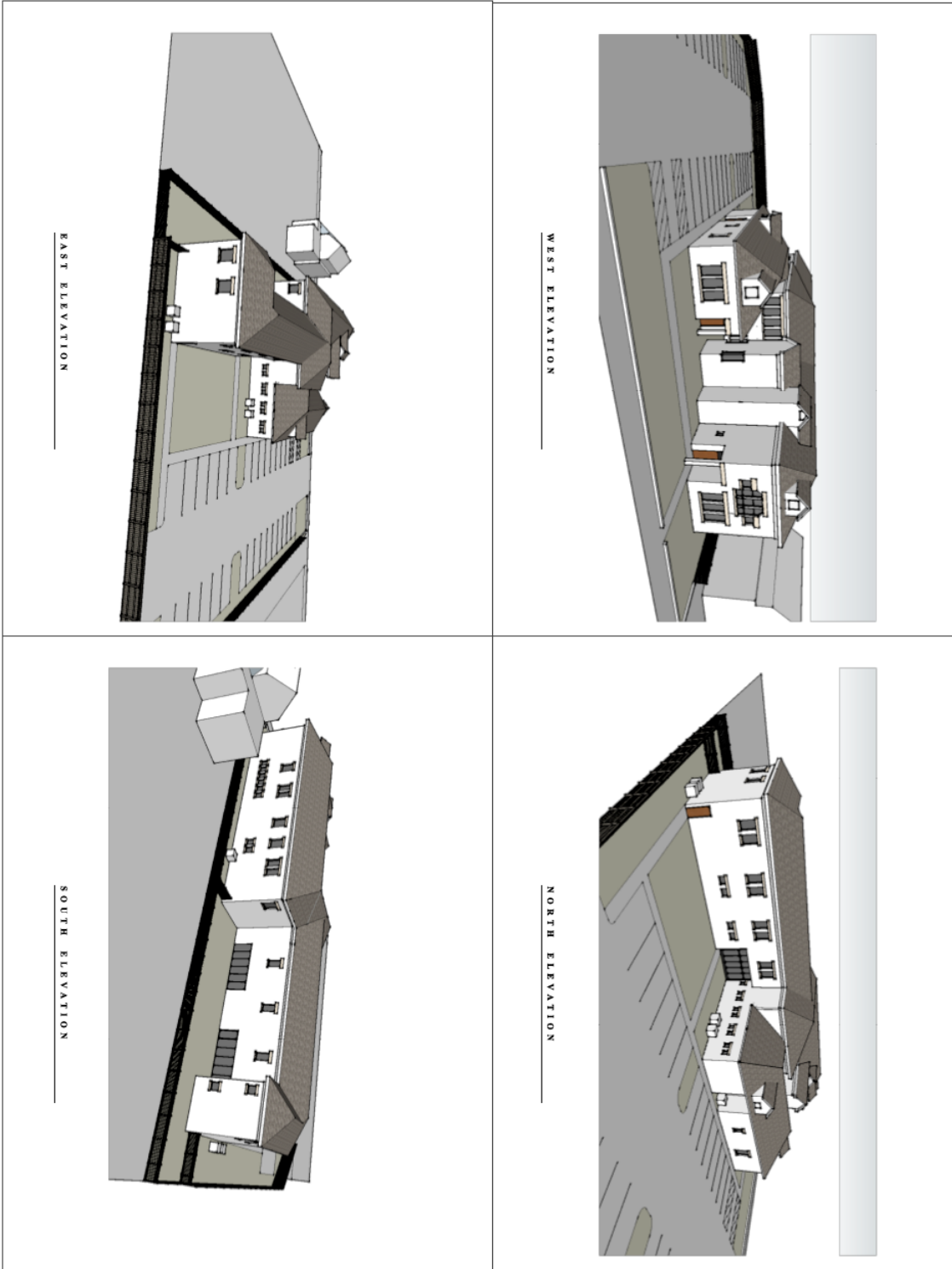
Steve Magre spoke in favor of the project based on his experience of the positive impact that another VOA facility has had in his Germantown neighborhood. Two neighbors, JoAnn and Arnold Celentano, expressed concern that the types of services VOA intends to provide at the site will result in an increase in crime or vandalism in the area. This concern was based on experiences they have had with people seeking services at other neighborhood social service facilities committing crimes in the area. Jennifer Hancock addressed this issues saying that the residents of the proposed VOA facility will be limited to women and children, that the facility will have controlled access at all times, and that VOA will have staff on-site at all times. Any visitors to the facility are screened before being admitted, and visits can only occurred at scheduled times. Based on the VOA's experience with its other facilities in Louisville offering similar services, they do not anticipate any problem with program participants or their visitors in the surrounding neighborhood.

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**6. Additional Submittals from Applicant**







WEST ELEVATION



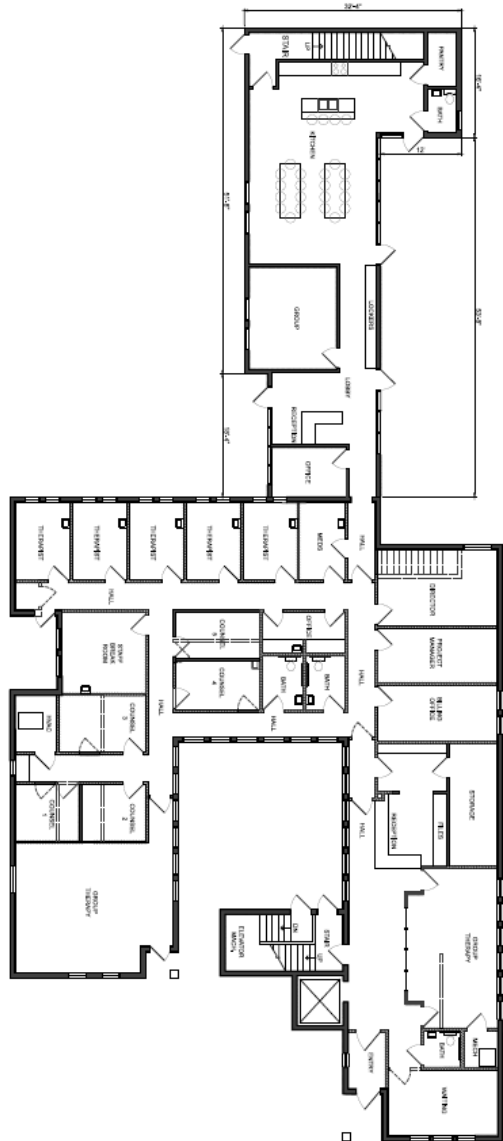
NORTH ELEVATION



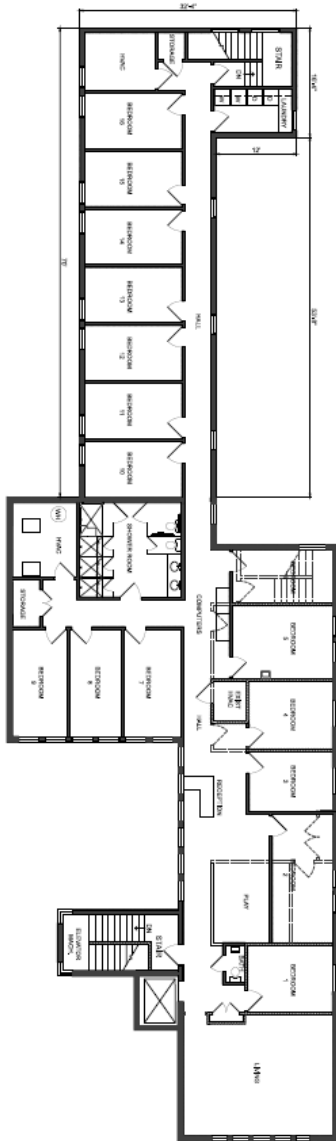
EAST ELEVATION



SOUTH ELEVATION



FIRST FLOOR ADDITION PLAN  
SCALE: 1/8" = 1'-0"



SECOND FLOOR ADDITION PLAN  
SCALE: 1/8" = 1'-0"

## **7. Conditions of Approval**

1. The site shall be developed in strict compliance with the approved development plan (including all notes thereon). No further development shall occur on the site without prior review and approval by the Board.
2. The Conditional Use Permit shall be "exercised" as described in KRS 100.237 within two years of the Board's vote on this case. If the Conditional Use Permit is not so exercised, the site shall not be used for a rehabilitation home without further review and approval by the Board.
3. The maximum number of patient-residents of the rehabilitation home shall be 16.
4. The associated revised district development plan for the site, and any necessary waivers or amendments to binding elements, shall be approved prior to development of the site for the proposed use.