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FFR 09 2016
PLANNING &
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February 8, 2016

Louisville Metro Planning and Design Services
c/o Jon Crumbie
444 S. 5th Street
Louisville, Kentucky 40202

Re: Norton Hospitals, Inc./HCP Louisville, Inc. Amended Letter of Explanation and Justification for Modified Conditional Use Permit, Revised Detailed District Development Plan, Variance and Waiver Applications in Case Nos. 15CUP1049/15DEVPLAN1204

To Whom It May Concern:

Norton Hospitals Inc. (“Norton”) and HCP Louisville, Inc. (“HCP”) are the owners of certain properties located on One Plaza Drive, Louisville, Kentucky that are more commonly known as the Norton Audubon Hospital complex (“Audubon Hospital”). Norton owns Lots 2 and 3. HCP owns Lots 1, 4 and 5. The primary hospital facilities are located on Lot 3 and two medical office buildings are on Lots 1 and 4. Norton and HCP’s properties are shown in more detail on the enclosed revised detailed district development plan (the “Plan”).

Norton intends to renovate the primary hospital facilities located on Lot 3 in order to convert its semi-private patient rooms into fully private patient rooms. Norton intends to do so in order to meet current patient needs and expectations for quality patient care. In order to accommodate the patients displaced by converting semi-private rooms into private rooms, Norton needs to add additional private rooms to accommodate the displaced patients. The new private rooms will be located in a two-story addition erected along the southern façade of the primary hospital facilities located adjacent to Poplar Level Road. The two-story addition will be erected on top of a one level elevated parking structure.

Norton also intends to improve its primary hospital facilities by enclosing certain perimeter areas located around the first floor in order to reconfigure, modernize and otherwise improve its emergency services as well. In order to accommodate the foregoing improvements, Norton also intends to remove and reconstruct the existing parking garage located along Poplar Level Road. Displaced parking during construction will be relocated to new surface parking

areas to be located on Lots 1, 2, and Lot 3. The foregoing improvements are depicted in more detail on the enclosed Plan.

In order for Norton and HCP to construct the foregoing improvements, Norton and HCP have filed applications seeking approval of a modified conditional use permit, a revised Plan, two variances and a landscape waiver. With respect to the requested variances, Norton is requesting approval of a variance from Section 5.3.1.5 of the applicable Land Development Code to allow the proposed building to encroach 9' into the required front and side yards and a variance from Section 5.3.1.5 of the applicable Land Development Code to allow the proposed building to exceed the 35' height requirement by 34'. Pursuant to KRS 100.243, Norton states that permitting the requested variances to facilitate the foregoing improvements will not adversely affect the public health, safety or welfare and it will not alter the essential character of the general vicinity surrounding the Property.

In fact, given the existing buildings current and lawful encroachment into the required front yard and its existing height in excess of the current height limitation, Norton submits that the requested variances will not create any additional or otherwise discernible impacts on the surrounding community. Thus, increasing the side and front yard encroachments by the relatively minimal amount requested and permitting the height variance will not be out of character, or otherwise cause negative impacts upon the character of development in the areas surrounding the property. In fact, Norton respectfully submits that the proposed improvements will actually substantially improve the appearance of the existing facilities and improve their utility for the treatment and care of members of the general public.

Norton and HCP are also requesting approval of a waiver from Section of 10.2.10 that will allow a minor corner of parking and vehicle maneuvering area to encroach 5' into the required landscape buffer area. Given the minimal intrusion into the landscape area in relation to the substantial improvements to the existing medical facilities, Norton and HCP submit the requested waiver will not adversely affect adjacent property owners or violate the comprehensive plan and is the minimum required to afford relief to the Applicants to accommodate the proposed improvements.

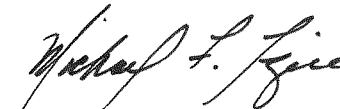
Moreover, while the subject properties do contain some sensitive natural features, the foregoing improvements are contained largely within the existing built environment. As such, impacts to the properties' natural resources, if any, are expected to be minimal. Moreover, even though the foregoing improvements will increase space available for medical services and patient care, Norton and HCP do not expect a significant increase in patients cared for at Audubon Hospital. In short, the additional private rooms will be off-set by the conversion of two-patient (semi-private) rooms to one-patient (private) rooms. Thus, Norton and HCP believe the foregoing improvements can be accomplished with minimal, if any, additional impacts upon the adjoining communities while creating substantial benefits in patient care at the same time.

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Norton in cooperation with HCP and its predecessors have provided vital medical services to our community for many years at Audubon Hospital. Moreover, their services routinely exceed the highest medical standards and patient expectations. However, in order for Norton and HCP to continue to be able to provide exceptional medical care to our community, it is necessary for Norton and HCP to improve Audubon Hospital in the foregoing manner. As such, Norton and HCP respectfully request that its applications for approval of a Modified Conditional Use Permit, a Revised Detailed District Development Plan, variances and landscape waiver be approved to accommodate the foregoing improvements.

Sincerely,



Michael F. Tighe

Enclosures

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