

Louisville Metro Planning Commission
July 28, 2014

Case Number: 14MOD1000
Request: Binding Element Amendment
Project Name: Masonic Homes of Kentucky
Location: 3701 Frankfort Avenue
Owner: Masonic Home Independent Living II

Attorney: J. Bissell Roberts for City of St. Matthews, KY
Bardenwerper Talbott & Roberts, PLLC

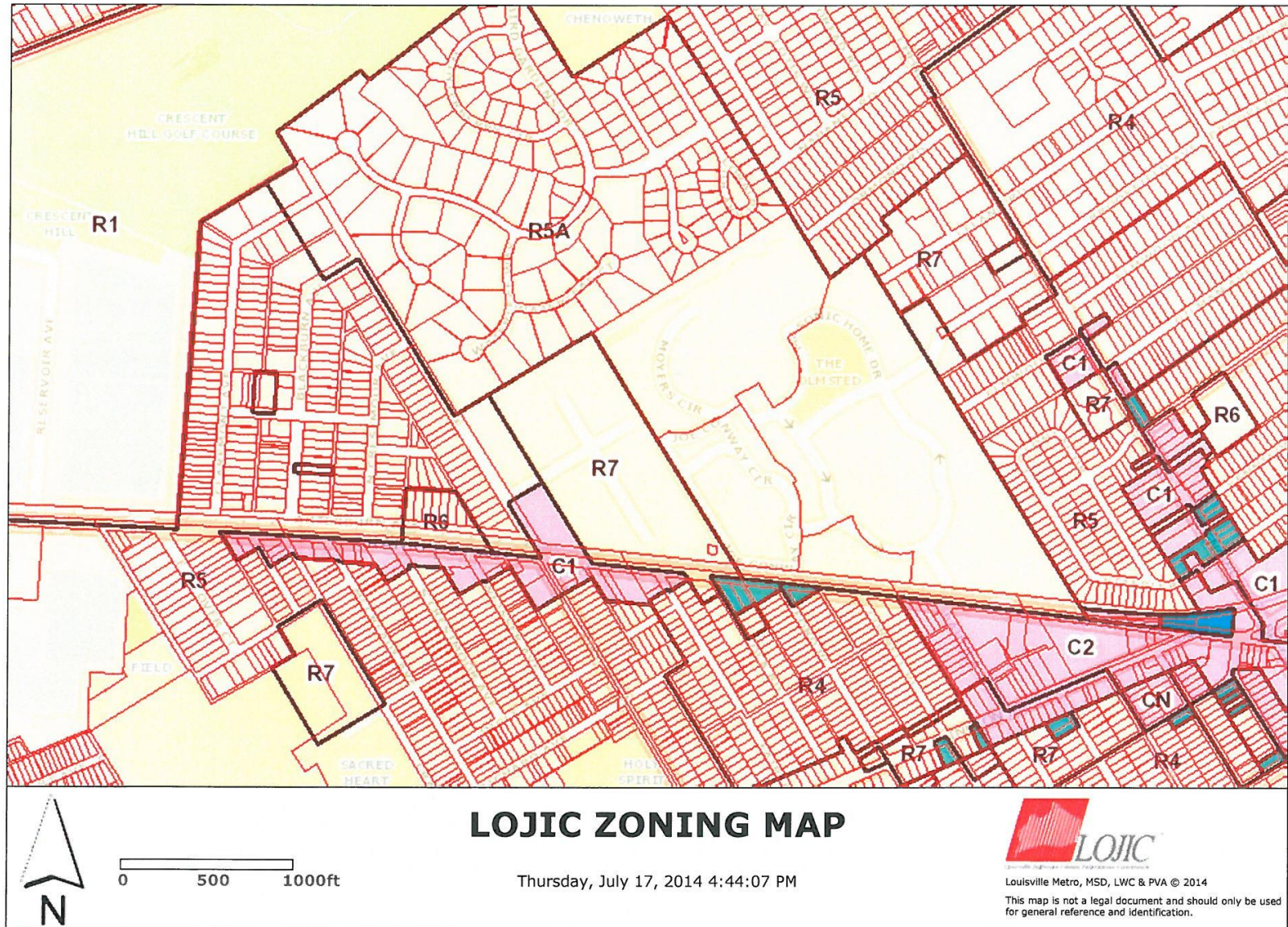
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TAB 1

LOJIC ZONING MAP 2014



Tab 2

AERIAL PHOTOS 1997 AND 2012



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MASONIC HOMES 1997

Thursday, July 17, 2014 1:51:48 PM



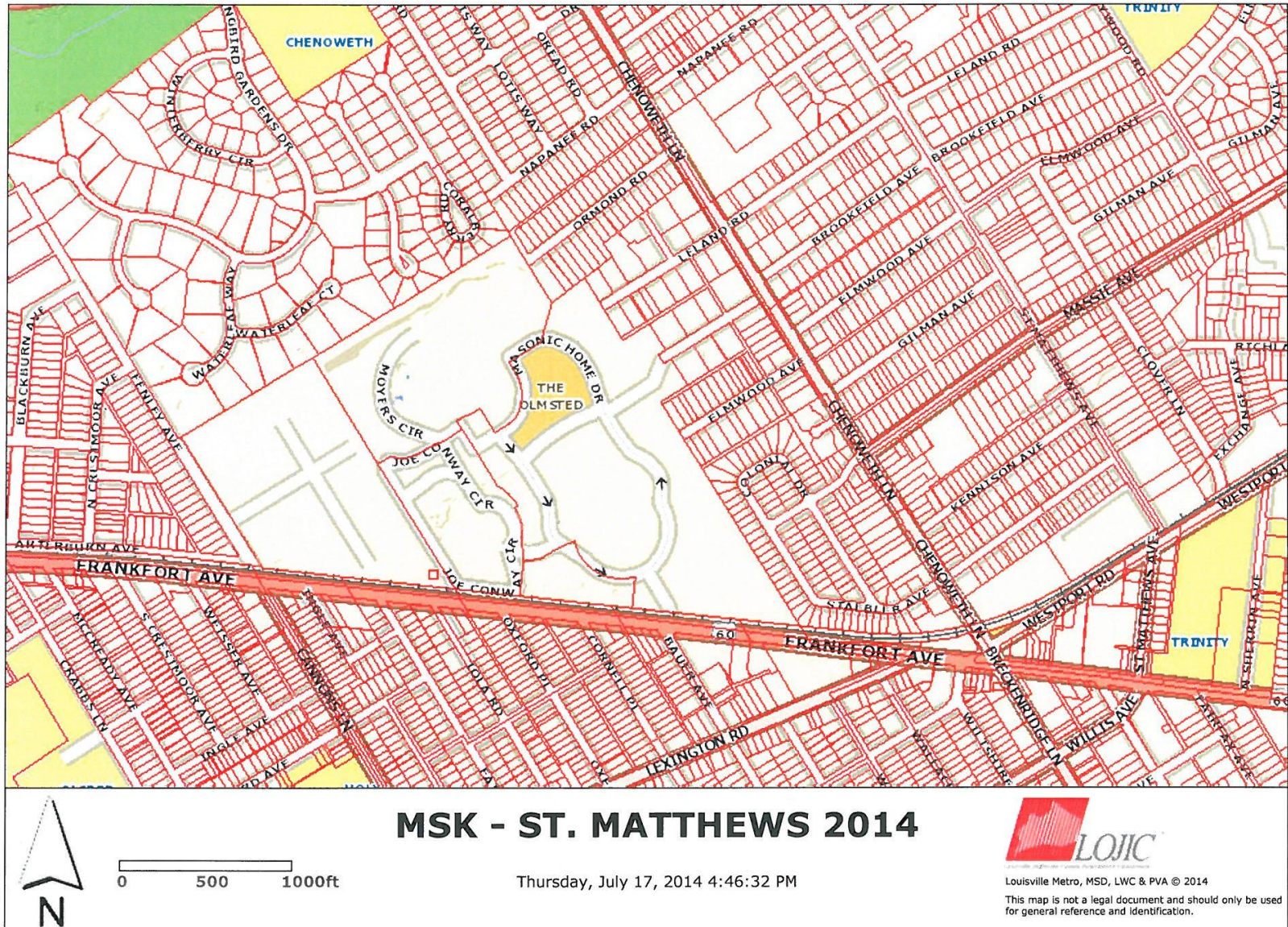
Louisville Metro, MSD, LWC & PVA © 2014

This map is not a legal document and should only be used for general reference and identification.



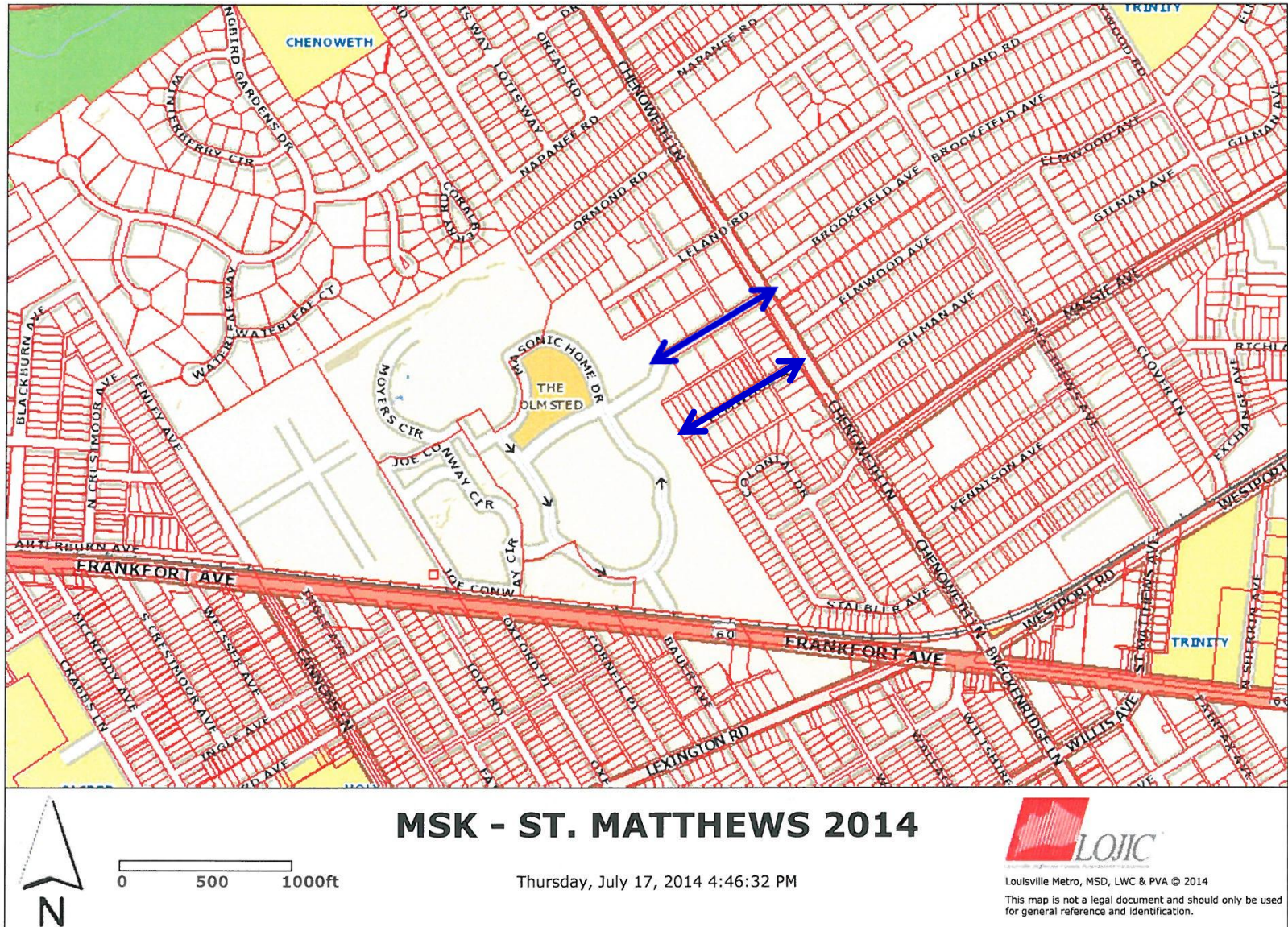
TAB 3

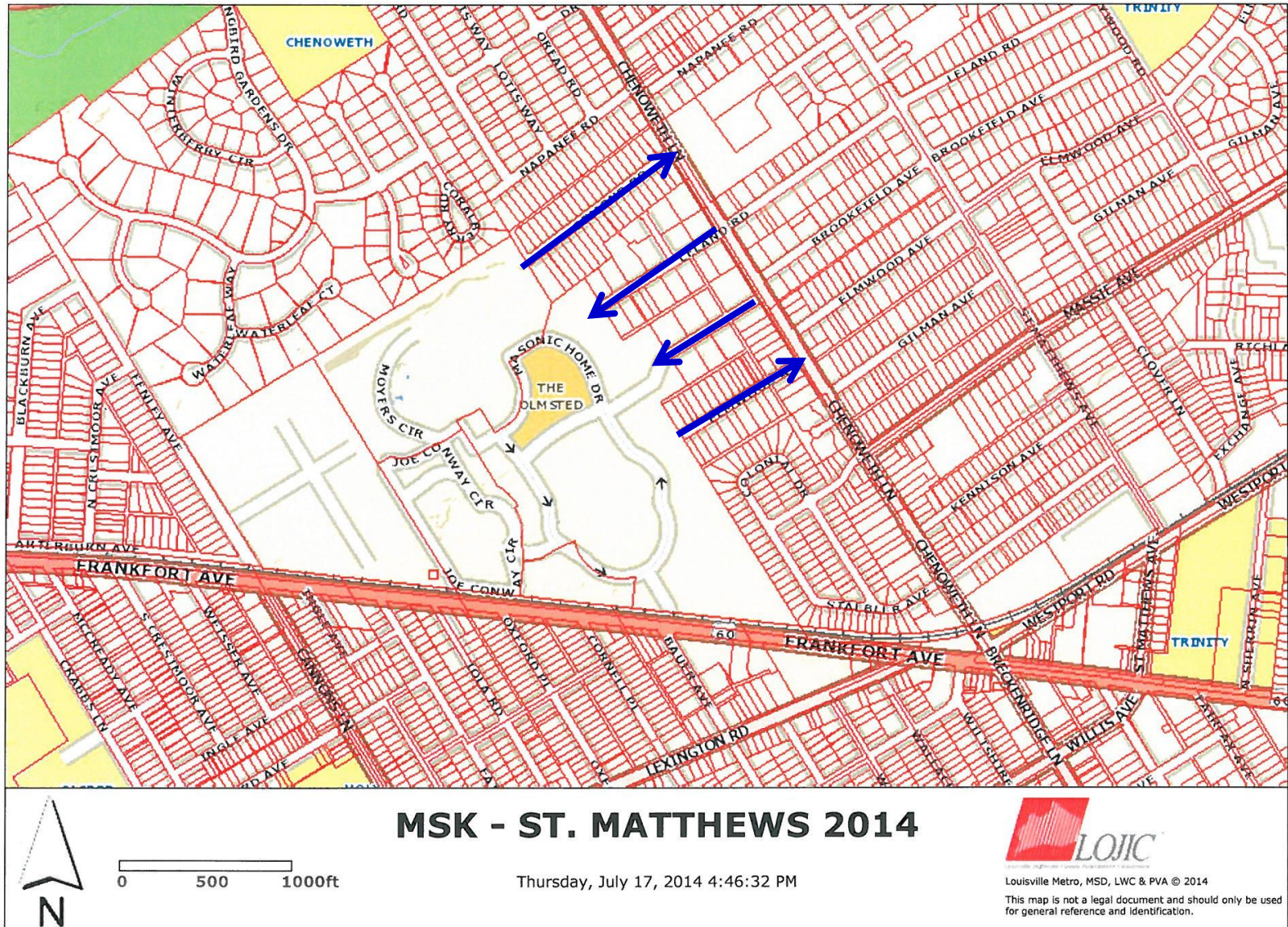
MHK – ST. MATTHEWS 2014



TAB 4
JANUARY 2014 PLAN &
JULY 9, 2014 PLAN

JANUARY 2014 SUBMITTAL





Tab 5

**PROPOSED BINDING ELEMENT
AMENDMENT**

PROPOSED BINDING ELEMENT 3 AMENDMENT

“Site employees and residents, but no other parties, may access this site from Ormond and Leland Roads, Washington Square, and Elmwood Avenue. In the event of an emergency or safety situation, Washington Square will provide direct access to the site to non-resident and non-employee vehicles and personnel.”

Tab 6

LDC STANDARDS FOR REVIEW

D. Enforcement of Binding Elements

Building permits for improvement of any property subject to binding elements shall be issued only in conformance with the binding elements of a district development plan conforming to these regulations and approved by the Planning Commission. Binding elements shall be strictly complied with and shall be enforceable in accordance with KRS100, local ordinances and Planning Commission Policy.

E. Amendments to Binding Elements and Revised District Development Plans

1. Review Procedure

Amendment to any binding element of an approved development plan, including any development plan expiration date, shall require Planning Commission approval. Review of amendments to binding elements shall follow Category 3 Review Procedures (Section 11.6.6), except notice also shall be given to those who spoke at a Planning Commission public hearing.

2. Scope of Planning Commission Review

The Planning Commission shall consider, but not be limited to, the following factors in review of a request to amend a binding element:

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;
- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;
- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;
- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;
- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;
- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

3. Delegation to Planning Director

Unless otherwise specified in these regulations or at the time of binding element adoption, the Planning Director may approve modifications to binding elements relating to changes in building design and layout and site design and layout so long as such changes are in conformance with the design requirements of this

TAB 7

JANUARY 6, 2014 APPLICATION



1046 East Chestnut Street
Louisville, Kentucky 40204
Ph. 502-585-2222
Fx. 502-581-0466
www.qk4.com

January 6, 2014

Planning and Design Services
Louisville / Jefferson County Metro Government
444 South 5th Street
Suite 300
Louisville, Kentucky 40202

**Masonic Homes Modified Conditional Use Permit
Revised Detailed District Development Plan
Waiver Request
3671 Johnson Hall Drive
Masonic Home KY 40041
Proposed Independent Living Facilities**

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To Whom It May Concern,

Pursuant to Development Code Guidelines, we are providing this description of the referenced project. Masonic Homes of Kentucky is proposing an amendment to binding element number three which states:

There shall be no access to this site from Napanee, Ormond, and Leland Roads and Elmwood Avenue. In the event of an emergency Washington Square will provide access to the site. Washington Square will not be used for access except in emergency and safety situations and during the annual Masonic Picnic.

Masonic Homes of Kentucky wishes to open up two additional access points: Washington Square and Elmwood Avenue. These entrances would be restricted to employees and residents and would give the growing campus population additional access to the property. The access would be restricted through gates and other means to only allow employee and resident access to the property. Visitors to campus, in the form of resident guests or The Olmsted event guests, would still utilize the Frankfort Avenue entrance and not be permitted to use either the Washington Square or Elmwood Avenue accesses. The binding element may be revised to read as follows:

There shall be no access to this site from Napanee, Ormond, and Leland Roads, and Elmwood Avenue. In the event of an emergency and safety Washington Square will provide access to the site. Washington Square will not be used for access except in emergency and safety situations and during the annual Masonic Picnic.

14M0D1000



Please call if you have any further questions regarding this matter.

Sincerely,

Ashley W. Bartley, RLA

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Amendment to Binding Element Application

Louisville Metro Planning & Design Services

Case No.: 14MOD1000 Intake Staff: JD
Date: 1/6/14 Fee: 363.50

Once complete, please bring the application and supporting documentation to Planning and Design Services, 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Note: This application is not required in conjunction with an application for a District Development Plan.

Project Information:

Project Description (e.g., retail center and office development, etc.): Senior Living Campus
Project Name: Masonic Homes of Kentucky
Primary Project Address: 3701 Frankfort Avenue 40041
Additional Address(es): 200, 240, 300 Masonic Home Dr., 320 Joe Conway Cir., 3501/3 Moyers Cir.
Primary Parcel ID: 073J00030000
Additional Parcel ID(s): 073J00250000, 073J00260000, 073J00240000
of Residential Units: 251 current; 30 prop. Commercial Square Footage: 0

Proposed Use: Senior Living Existing Use: Senior Living
Existing Zoning District: R5A Existing Form District: Campus
Deed Book(s) / Page Numbers: _____
The subject property contains 80.5 acres. Number of Adjoining Property Owners: 178

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? This information can be found in the Land Development Report (Related Cases) ☒ Yes ☐ No

If yes, please list the docket/case numbers:

Docket/Case #: 14169 Docket/Case #: 15987
Docket/Case #: 09-019-83 Docket/Case #: 13DEVPLAN1105

Contact Information:

Owner: ☐ Check if primary contact Applicant: ☐ Check if primary contact
Name: Gary Marsh Name: Same as Owner
Company: Masonic Home Independent Living II Company: _____
Address: 3671 Johnson Hall Drive Address: _____
City: Masonic Home State: KY Zip: 40041 City: _____ State: _____ Zip: _____
Primary Phone: 502-753-8801 Primary Phone: _____
Alternate Phone: _____ Alternate Phone: _____
Email: gmarsh@MHKY.COM Email: _____
Owner Signature (required): _____
Attorney: ☐ Check if primary contact Plan prepared by: ☒ Check if primary contact
Name: _____ Name: Ashley Bartley
Company: _____ Company: Qk4
Address: _____ Address: 1046 East Chestnut Street
City: _____ State: _____ Zip: _____ City: Louisville State: KY Zip: 40204
Primary Phone: _____ Primary Phone: 502-585-2222
Alternate Phone: _____ Alternate Phone: _____
Email: _____ Email: abartley@qk4.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Gary Marsh, in my capacity as President & CEO, hereby
representative/authorized agent/other

certify that Masonic Home Independent Living II is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.
is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: G. R. Marsh Date: 1/15/13

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq., knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

Modified Conditional Use Permit Application - Planning & Design Services

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14MOD1000

Please submit the completed application along with the following items:

Project application and description

- ☒ Land Development Report¹
- ☒ Letter of explanation for the amendment to binding element

Mailing labels to notify Adjoining Property Owners (APOs)²

For applications that are not staff approvable:

- ☒ One set of mailing label sheets for: 1st tier APOs; those listed on the application; and individuals who provided oral or written testimony in support or opposition of previous rezoning of the site
- ☒ One copy of the APO mailing label sheets

Fee (Cash, charge or check made payable to the Department of Codes & Regulations)

- ☒ Application Fee: \$ 160.00
- ☒ Clerk's Fee: \$ 25.50
(If two or more applications are submitted simultaneously for the same site, only one Clerk's Fee is required.)
- ☒ Notice Fee: \$1 per Adjoining Property Owner
(Not required for applications that are staff approvable, or for any case filed under the same case number with a Rezoning or Conditional Use Permit.)

Resources:

1. Detailed instructions to obtain a Land Development Report are available online at: <http://www.louisvilleky.gov/PlanningDesign/IfWantToFind+a+Zoning+District.htm>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2nd floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504. Instructions to obtain APO information: <http://www.louisvilleky.gov/PlanningDesign/APO>

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MASONIC HOMES OF KENTUCKY
BINDING ELEMENT MODIFICATION JUSTIFICATION

Binding Element Amendment Justification
Masonic Homes of Kentucky

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1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are those natural resources being preserved?

The campus is on the National Register of Historic Places. Much of the original landscape design by The Olmsted Brothers is still followed today. Current roadway patterns have been respected and mimicked with the recent development of Sproutlings Day Care and its relationship to the circle. New roadways and building placement with Sam Swope Care Center and Miralea are also consistent with existing patterns.

The campus in general is of historic nature, as the Kentucky Masons opened the widow and orphans home in 1867 near the current location of DuPont Manual High School. In 1927, the campus was moved to its current property. Throughout the next 60 years, it transitioned from an orphanage to a senior living community, which it fully operates as today.
2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Well signed vehicular infrastructure is provided throughout campus. Low speed limits, speed humps, meandering roads, 24/7 campus security patrols, and pedestrian access gates provide a safe and accessible place for residents and adjacent neighbors to walk and bike. Currently there is only one full-time entrance onto campus via Frankfort Avenue, which may be blocked by rail traffic throughout the day (approximately 50 trains a day on average). Emergency response vehicles and limousines (which cannot traverse the existing steep rail crossing at the Frankfort Avenue entrance) are currently permitted to utilize a secured, gated Washington Square access.

On its campus, Masonic Homes of Kentucky currently has 251 independent living units, 136 skilled nursing units, 84 personal care units and 20 memory care units. It is staffed by 425 full- and part-time employees, with an additional 30 PRN employees, who work in shifts 365 days a year. Masonic Homes also operates a dialysis clinic, provides outpatient rehab services, accepts deliveries from vendors, and encourages visits from friends and families of campus residents. In addition to its operations, Masonic Homes campus includes the offices of the Grand Lodge of Kentucky Free and Accepted Masons, a U.S. Post Office, and The Olmsted operated by Masterson's Catering. Now, campus staff and residents access the campus through the Frankfort Avenue entrance, along with all of the other traffic to the campus. Another entrance, restricted to only campus residents and staff, would be helpful and provide safe means on and off campus and greater community connectivity.

Furthermore, providing two additional access points (Washington Square and Elmwood Avenue) would lessen the impact to each individual street by dividing traffic between the two. Based on resident and employees polling, 62 additional trips per shift by employees (three shifts) and 216 trips by residents (spread throughout the day) would occur if everyone polled, stating they would use the entrance at least once per week, used it on the same day (worst

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case scenario). Additionally, shift changes occur during non-peak roadway hours and resident trips are also likely to occur during non-peak roadway hours. Further, if one street is designated solely for employees and the other for residents, worst-case daily traffic numbers would essentially be split between the two streets.

All of the other traffic approaching and exiting the campus (including: Masonic Homes residents' families and friends, vendors, other guests and deliveries; dialysis clinic and outpatient rehab patients; guests and employees of The Olmsted; guests and employees of the Grand Lodge of Kentucky Free and Accepted Masons; and customers and employees of the U.S. Post Office) would continue to access and depart the campus through the Frankfort Avenue entrance, except during emergency situations (i.e., train blocking the Frankfort Avenue entrance due to an accident).

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?
Open space requirements exceed current standards. Campus wide, there is adequate general open space. Courtyard areas, private and/or community patios and balconies are also provided within the larger developments. The day care has a state of the art accessible outdoor play area. The campus includes approximately 82 acres.
4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?
A large detention basin was constructed for the Sam Swope Care Center. Other new infrastructure, including pump system, rain gardens, and bioswales have provided storage and infiltration for all new development over the past seven years, and reduced the runoff volume into the combined city sewers by means of infiltration.
5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and project future development of the area?
Yes. Over the past six years, Sam Swope Care Center, Sproutlings Day Care, and Miralea have infilled on the western portion of the campus, tying into existing roadway network and buildings. The development continues to support the growing aging population from independent living to memory care and rehabilitation throughout most of campus, as well as providing specialized prescribed pediatric care at Sproutlings.
6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?
The proposal to open up additional access to campus actually provides greater compliance with the LDC than what exists today. Per 6.1.3, developments with 200 or greater residential units shall have at least two separate access roadways connecting directly to existing roadway(s). Masonic Homes currently has 282 units, and have future plans for expansion as well. While Washington Square currently serves as the second access, it is restricted to emergency vehicles, limousines and the annual picnic (which was discontinued in 2005) and is not intended to serve residents and staff on a daily basis.

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Providing additional access will support the Cornerstone 2020:

- Community Form Strategy, Goal H2, Objective H2.4 of the Plan: "Provide well connected streets that: relate to the function of the major roadway network in surrounding districts; respond to the function and orientation of structures within the district; and encourage bicycle, pedestrian, and transit travel."
- Community Form Strategy, Goal K3: "Improve transportation and infrastructure linkages between people, jobs, and housing."
- Mobility Strategy, Goal E1, "Direct and encourage regional, sub-regional, and local land use patterns that build upon Community Form goals, encourage compatible land uses, and establish connections between land uses and the mobility system."

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TAB 8

BINDING ELEMENT AMENDMENT
JUSTIFICATION MARCH 24, 2014

Binding Element Amendment Justification – March 24, 2014 (Revision 1)
Masonic Homes of Kentucky

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MAR 24 2014
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DESIGN SERVICES

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are those natural resources being preserved?
The campus is on the National Register of Historic Places. Much of the original landscape design by The Olmsted Brothers is still followed today. Current roadway patterns have been respected and mimicked with the recent development of Sproutlings Day Care and its relationship to the circle. New roadways and building placement with Sam Swope Care Center and Miralea are also consistent with existing patterns.

The campus in general is of historic nature, as the Kentucky Masons opened the widow and orphans home in 1867 near the current location of DuPont Manual High School. In 1927, the campus was moved to its current property. Throughout the next 60 years, it transitioned from an orphanage to a senior living community, which it fully operates as today.

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?
Well signed vehicular infrastructure is provided throughout campus. The campus speed limit of 20 miles per hour, speed humps, meandering roads, and 24/7 campus security are designed to ensure a safe driving environment. Pedestrian access gates allow residents from neighboring streets to the east, along with campus residents and staff, to enjoy walking or biking in designated lanes along campus roadways.

Currently there is only one full-time entrance onto campus via Frankfort Avenue, which may be blocked by rail traffic multiple times each day (approximately 50 trains a day on average, or one train every 28 minutes), for several minutes at a time. Emergency response vehicles and limousines (which cannot traverse the existing steep rail crossing at the Frankfort Avenue entrance) are currently permitted to utilize a secured, gated Washington Square access.

On its campus, Masonic Homes of Kentucky has 251 independent living units, 136 skilled nursing units, 84 personal care units, 20 memory care units, and a pediatric day care and preschool currently serving approximately 76 typical and 24 medically fragile children. Masonic Homes also operates a dialysis clinic, provides outpatient rehab services, accepts deliveries from vendors, and encourages visits from friends and families of campus residents. In addition to its operations, Masonic Homes campus includes the offices of the Grand Lodge of Kentucky Free and Accepted Masons, a U.S. Post Office, and The Olmsted operated by Masterson's Catering.

Currently, all campus staff, residents, visitors, vendors and guests to the property must access the campus through the Frankfort Avenue entrance. An emergency entrance to the campus

from Washington Square allows emergency access to the campus for fire and EMS vehicles. In 2013, EMS made 292 emergency and transport runs to the campus, while the fire department responded to 56 alarms and responded to an additional 45 EMS runs. Most Campus employees work on shifts, which change daily from 6 a.m. to 7 a.m., at 2 p.m., from 6 p.m. to 7 p.m., and at 10 p.m., depending on the specific facility where the employee works. Management personnel generally arrive between 8 a.m. to 9 a.m. and leave the campus between 4 p.m. and 6 p.m. Campus residents are predominately retired and travel on a leisurely schedule mostly during daylight hours.

In addition to the normal traffic congestion caused by all traffic to and from campus being routed through a single entrance, in some instances that traffic congestion can be significant, both on the campus and on Frankfort Avenue, when a train blocking the entrance coincides with an employee shift change or an event being held at The Olmstead.

Additional access points to and from the campus, restricted for use only by campus residents and employees, are necessary to improve roadway safety on the campus, increase community connectivity, and provide more timely, efficient access on and off the property, especially in emergency situations when minutes count. By providing access from the campus to the Chenoweth Lane corridor from multiple access streets restricted to use by campus residents and employees, as the Masonic Homes is now requesting, the additional vehicle flow is reduced on each individual street. Moreover, any minimal impact on the Chenoweth Lane corridor will be further mitigated by the completion of the planned addition of a turn lane on Chenoweth Lane.

All campus residents and employees who drive a vehicle on the property are required each year to register their vehicles with campus security. In 2014, 380 employees and 190 residents registered vehicles with campus security. In a response to a Masonic Homes survey, 128 campus residents and 94 employees said they would use an east side gate to enter or leave the campus (note: 178 employees and 147 residents completed the survey).

An exhibit showing access via Ormond Road, Leland Road, Washington Square, and Elmwood Avenue to the campus is provided with this application. In order to prevent the Masonic Homes' campus from becoming a cut-through for the general public from Chenoweth Lane to Frankfort Avenue, access to and exit from the Masonic Homes' campus would be restricted to campus residents and employees only. Emergency vehicle and limousine ingress and egress will continue on Washington Square only. Roads would be restricted in the following ways:

- Security gates would be installed at each access point. These would be controlled by card, key fob, or some other security measure for entrance and exit so only those given access could use these access points.

It is the intent to provide one way in and one way exit traffic between roads. In other words, if all four access points are granted, two would be enter only to campus while the other would be exit only from campus.

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MASONIC HOMES OF KENTUCKY
BINDING ELEMENT MODIFICATION JUSTIFICATION

- Roads would be narrow (12') on campus side and in some instances provide roundabouts to provide traffic calming and slow speeds exiting campus prior to entering St. Matthews roadways.

The above measures would help to divide traffic among the access roads and provide restrictions on who could use these roads for access. The new roadway network would provide the necessary safe access to existing campus road infrastructure and mimic existing traffic patterns.

All of the other traffic approaching and exiting the campus (including: Masonic Homes residents' families and friends, vendors, other guests and deliveries; dialysis clinic and outpatient rehab patients; parents of children enrolled at Sproutlings; guests and employees of The Olmsted; guests and employees of the Grand Lodge of Kentucky Free and Accepted Masons; and customers and employees of the U.S. Post Office) would continue to access and depart the campus through the Frankfort Avenue entrance.

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?
Open space requirements exceed current standards. Campus wide, there is adequate general open space. Courtyard areas, private and/or community patios and balconies are also provided within the larger developments. The day care has a state of the art accessible outdoor play area. The campus includes approximately 82 acres.
4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?
A large detention basin was constructed for the Sam Swope Care Center. Other new infrastructure, including pump system, rain gardens, and bioswales have provided storage and infiltration for all new development over the past seven years, and reduced the runoff volume into the combined city sewers by means of infiltration.
5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and project future development of the area?
Yes. Over the past six years, Sam Swope Care Center, Sproutlings Pediatric Day Care & Preschool, and Miralea have infilled on the western portion of the campus, tying into existing roadway network and buildings. This proposal would also resemble existing infrastructure and tie in at appropriate and safe locations. The development continues to support the growing aging population from independent living to memory care and rehabilitation throughout most of campus, as well as providing specialized prescribed pediatric care at Sproutlings.
6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

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04/03/2014

MASONIC HOMES OF KENTUCKY
BINDING ELEMENT MODIFICATION JUSTIFICATION

The proposal to open up additional access to campus actually provides greater compliance with the LDC than what exists today. Per 6.1.3, developments with 200 or greater residential units shall have at least two separate access roadways connecting directly to existing roadway(s). Masonic Homes currently has 282 units, and was recently approved to add 30 additional independent living apartments to its campus. While Washington Square currently serves as the second access, it is restricted to emergency vehicles, limousines and the annual picnic (which was discontinued in 2005) and is not intended to serve residents and staff on a daily basis.

Providing additional access will support the Cornerstone 2020:

- Community Form Strategy, Goal H2, Objective H2.4 of the Plan: "Provide well connected streets that: relate to the function of the major roadway network in surrounding districts; respond to the function and orientation of structures within the district; and encourage bicycle, pedestrian, and transit travel."
- Community Form Strategy, Goal K3: "Improve transportation and infrastructure linkages between people, jobs, and housing."
- Mobility Strategy, Goal E1, "Direct and encourage regional, sub-regional, and local land use patterns that build upon Community Form goals, encourage compatible land uses, and establish connections between land uses and the mobility system."

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04/03/2014

TAB 9

MARCH 31, 2014 LETTER TO PLANNING
& DESIGN SERVICES

Engineering
Planning

TX 302-581-0426

www.gtd.com

March 31, 2014

Planning and Design Services
Louisville / Jefferson County Metro Government
444 South 5th Street
Suite 300
Louisville, Kentucky 40202

Masonic Homes of Kentucky
Amendment to Binding Elements
3671 Johnson Hall Drive
Masonic Home KY 40041

To Whom It May Concern,

Pursuant to Development Code Guidelines, we are providing this description of the referenced project. Masonic Homes of Kentucky is proposing an amendment to binding element number three which states:

There shall be no access to this site from Napanee, Ormond, and Leland Roads and Elmwood Avenue. In the event of an emergency Washington Square will provide access to the site. Washington Square will not be used for access except in emergency and safety situations and during the annual Masonic Picnic.

Masonic Homes of Kentucky wishes to open up additional access points at Leland and Ormond Roads, Washington Square, and Elmwood Avenue. These entrances would be restricted to employees and residents and would give the increased campus population additional access to the property. The access would be restricted through gates and other means to only allow employee and resident access to the property. All other traffic to the campus including resident guests, The Olmsted event guests (other than guests those utilizing limousines whose long wheelbases makes traveling over the railroad tracks at Frankfort Avenue unsafe), Post Office customers and delivery vehicles, would still utilize the Frankfort Avenue entrance and not be permitted to use Ormond or Leland Roads, Washington Square or Elmwood Avenue. The binding element may be revised to read as follows:

Site employees and residents, but no other parties, may access this site from Ormond and Leland Roads, Washington Square, and Elmwood Avenue. In the event of an emergency or safety situation, Washington Square will provide direct access to the site to non-resident and non-employee vehicles and personnel.

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Please call if you have any further questions regarding this matter.

Sincerely,

Ashley W. Bartley
Ashley W. Bartley, RLA
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MAR 31 2014

PLANNING &
DESIGN SERVICES

14 MOD 1000

TAB 10

**APPLICANT'S APRIL 28, 2014 LETTER
TO NEIGHBORS**



April 28, 2014

RE: Case number 14MOD1000

Dear Neighbor:

Masonic Homes of Kentucky seeks to open additional access to its Louisville campus from Leland and Ormond Roads, Washington Square and Elmwood Avenue. These proposed accesses would be restricted solely to Masonic Homes' employees and residents who work and live on the Louisville campus.

We have proposed that Ormond Road and Washington Square provide entrances only to the campus by employees and residents, and that Leland Road and Elmwood Avenue provide only exits from the campus by employees and residents. Gates would be installed to restrict using these entrances and exits solely to campus employees and residents. The gates would be controlled by card, key fob, barcode or other device given and registered to only Masonic Homes employees and residents. Washington Square would continue to provide campus access to emergency response vehicles and vehicles such as limousines with long wheelbases that make traveling over the railroad tracks at the Frankfort Avenue entrance unsafe.

Please note that all other traffic approaching and leaving the campus would still use the Frankfort Avenue entrance and not be permitted to use Ormond Road, Leland Road, Washington Square and Elmwood Avenue, except in emergency situations when the Frankfort Avenue entrance is restricted. Resident guests, The Olmsted event guests, customers of the U.S. Post Office on campus, parents of children enrolled at Sproutlings Day Care & Preschool, and all delivery vehicles would still have to use the Frankfort Avenue entrance.

In addition to this letter from Masonic Homes of Kentucky, owners of properties that adjoin the campus should receive notice from Louisville Metro Design Review Committee regarding the date, time and location of a public hearing on this request.

Very truly yours,

CJ Parrish

Sr. Vice President/Communications &
Chief Communications Officer

Direct: 502.753.8806

Switchboard: 502.259.9627

e-mail: cjparrish@mhky.com



TAB 11
APPLICANT'S JULY 9, 2014 LETTER
TO NEIGHBORS



July 9, 2014

RE: Case number 14MOD1000

Dear Neighbor:

The Louisville Metro Planning Commission has scheduled a public hearing on Masonic Homes' request to open additional access to its Louisville campus from Leland and Ormond Roads, Washington Square and Elmwood Avenue. *The hearing will begin at 6 p.m. on Monday, July 28 at the East Government Center, 200 Juneau Drive.* In addition to this letter, owners of properties adjacent to the campus should also receive notice of the hearing from the Planning Commission.

Since filing our request, we have observed a great deal of interest from surrounding neighborhoods, as well as a great deal of misinformation about Masonic Homes' request to amend Binding Element 3.

You may have heard someone who opposes Masonic Homes' request say, **"The plan will increase traffic by many hundreds of cars at all hours of the day on Chenoweth Lane and these four streets."** Our plan calls for these accesses to be gated and restricted for use by Louisville campus residents and employees who have registered vehicles with Campus Security. In 2014, 380 employees and 190 residents registered vehicles; of that number 94 employees and 128 residents indicated they would use an east campus access, in response to an MHKY survey. Campus residents and employees will also still use the Frankfort Avenue entrance. All other traffic entering or exiting the campus—including resident guests, The Olmsted event guests, U.S. Post Office customers, parents of children enrolled at Sproutlings Day Care & Preschool, and all delivery vehicles would use the Frankfort Avenue entry and exit.

St. Matthews City Engineer Jim Burch has reviewed a traffic impact study showing that increased traffic on the streets, due to the modification of the binding element, would not result in an unacceptable degree of traffic interference or street overload.

People opposing Masonic Homes' plan often state, **"The increased traffic along Chenoweth Lane would create unsafe conditions."** Campus residents and employees are already using Chenoweth Lane; they are simply accessing it from a less direct route. Roughly 40% of the people currently living at Miralca on our campus moved from St. Matthews (40207). They continue to attend church, shop, visit friends and participate in other activities in St. Matthews, and they are driving on Chenoweth Lane. So are our employees who live in eastern Jefferson County and beyond, as well as those who live in the St. Matthews/Crescent Hill area. Further, the City of St. Matthews has been working with the state Transportation Cabinet on plans to improve Chenoweth Lane by adding a center turning lane and making sidewalks ADA compliant.

Those opposing Masonic Homes' plan have said, **"The increased traffic this poses will forever disrupt our quality of life by affecting our right to quiet enjoyment, prosperity, health and general welfare."** Masonic Homes has proposed two streets as entries for campus staff and residents, and two streets as exits for staff and residents. This would spread cars using the accesses over four streets and also improve traffic flow on the campus. To assess potential impacts of campus traffic on the four streets at the Chenoweth Lane intersections, Qk4 Engineering conducted two traffic studies in June 2013 and June 2014. The 2014 data showed that designating Leland Road as an entrance rather than an exit would prevent possible adverse impacts to that street because it is a cross-street. **On July 8, Masonic Homes revised the proposed traffic plan by designating Leland Road and Washington Square as entries, and Ormond Road and Elmwood Avenue as exits for campus staff and residents.** As a result, projected traffic impact on the four streets, particularly at their intersections with Chenoweth Lane, remains within acceptable standards for urban areas.

People in opposition to Masonic Homes' plan say, **"There is no scenario where this plan doesn't adversely impact property values."** Since 1983, residents of Ormond, Leland, Washington Square and Elmwood have used proximity to Masonic Homes campus to market properties for sale. Residents all along the Chenoweth Lane corridor enjoy access to our campus via walking gates, taking advantage of the roads and lawns that Masonic Homes maintains and secures. At a May 13, 2014, St. Matthews City Council meeting, a council member stated that increased traffic connectivity would more likely increase property values on the four streets, or allow them to remain steady rather than decrease property values.

You also may have heard, **"In 1983 Masonic Homes agreed to the binding elements; we should not be forced to bear the burden for their decisions."** In the adoption of these binding elements in 1983, amendment was anticipated as Item 13 reads, "These binding elements may be amended as provided for in the zoning district regulations."

We hope you will plan to attend the hearing on July 28 beginning at 6 p.m. at the East Government Center.

Very truly yours,

CJ Parrish
Sr. Vice President/Communications &
Chief Communications Officer

Direct: 502.753.8806

Corporate Office: 502.259.9627

e-mail: cjparrish@mhky.com

3.0 PROPOSED CHANGES TO ROADWAY CONNECTIVITY AND FUTURE DEVELOPMENT PLANS

Louisville Masonic Homes is proposing to make connections to four neighborhood streets that connect to Chenoweth Lane: Washington Square and Leland Road would allow the one-way flow of traffic onto campus while Elmwood Avenue and Ormond Road would allow one-way flow of traffic off of campus.

All four points of access to the campus would be controlled by gates that would permit entry/exit by employees and residents, only. Other visitors to campus, including people accessing Sproutlings daycare, The Olmsted, post office, and other guests would still be required to use the Frankfort Avenue access point rather than any of the connections to Chenoweth Lane. Figure 3 below illustrates the proposed access points to Chenoweth Lane.

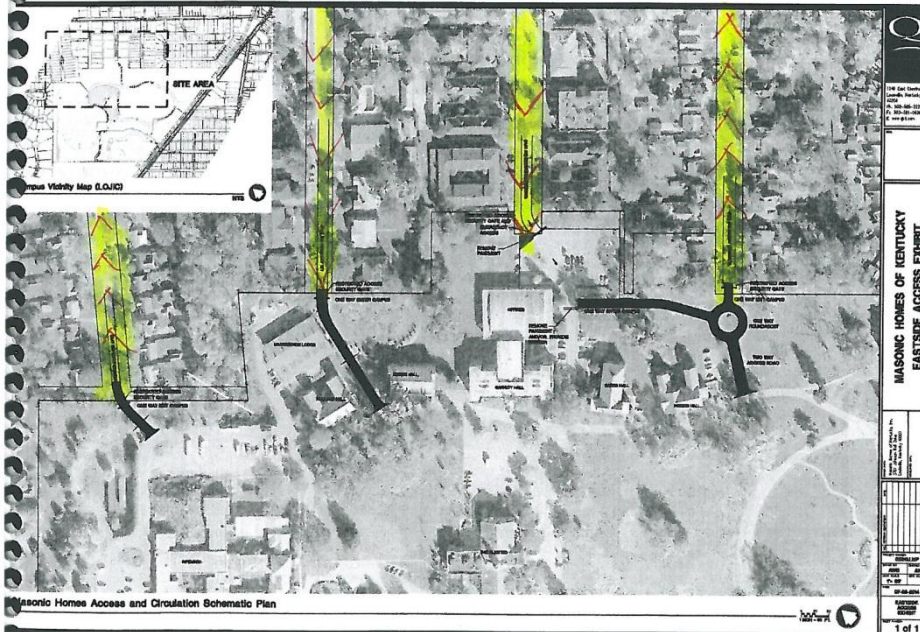


FIGURE 3: Proposed Connections from Campus to Chenoweth Lane

TAB 12

HISTORY OF BINDING ELEMENT 3

This is a brief summary of the history of the issue of access to and from neighborhood dead-end streets for Masonic Home traffic. Where bold type is used, the text is quoted from planning commission or LDT minutes.

On July 21, 1983 Masonic Home requested and the planning commission unanimously adopted resolutions to change zoning of the Masonic Home property from R-1 Residential and R-5 Residential to R-5A Residential-Apartment. Because of the great concern of neighboring property owners for the impact of traffic and drainage, the following binding elements were agreed upon:

Binding Element #1: The density of the portions of this site known as the South Campus shall not exceed 3.47 units per acre (206 units on 59.33 acres. The density on the phase of the site known as the North Campus shall not exceed 6 units per acre (680 units on 113.51 acres).

Binding Element #3: **There shall be no access to this site from Napanee, Ormond, and Leland Roads and Elmwood Avenue. In the event of an emergency Washington Square will provide access to the site. Washington Square will not be used for access except in emergency situations and during the annual Masonic Picnic.**

In his presentation of plans for this development, William Buckaway, lawyer for Masonic Homes, said: "We have also spent a year and a half negotiating with the City of Louisville and Louisville Water Company to acquire access out to Brownsboro Road..." He continued, "We have purchased that property, and we are in a position to construct an access out to Brownsboro Road, which will probably...become one of the major access routes to and from the property. This was done to also alleviate any problem of impacting upon the neighborhood, the Fenley Avenue neighborhood and also the neighborhood where the streets come off of Chenoweth Lane. In his response to Mr. Buckaway's presentation, Chairman Hutchinson stated, "We do hope, however, that the Planning Commission will encourage the applicant to consider an earlier completion date for the roads linking this project to Brownsboro Road and Fenley Avenue. These roads will provide the necessary link for the EMS and fire department to reach our Reservoir (sic) Park area in a life threatening situation. At this time the only available access to the area depends on the Amtrak's remaining clear."

On September 26, 2002, Masonic Home attempted to have binding element 3 amended. In minutes from that meeting: The applicant believes two entrances for the residents would best serve this site, with the existing entrance on Frankfort Avenue, and by a secondary entrance on Washington Square. The applicant states that this secondary entrance will only be for residents and staff of the Masonic Homes, not for through traffic. The residents and staff will use key cards for entry through a gate that is already across this exit. The item was deterred by LD&T so the applicant could provide more data, review the options, and for Public Works to review the traffic study data. At this meeting, Mr. Buckaway spoke. He said in 1982 the Masonic Home was planning to build a retirement community, and needed additional access (Fenley Avenue to Brownsboro Road.) These were limited accesses (gated.) This parcel was sold off by the Masonic Home to become Mockingbird Gardens when it was felt to be too expensive to maintain this limited gated access. It was at this time that the disputed binding element was agreed to. Now, the situation is that the only primary entrance the Masonic Home has is from Frankfort Avenue. (It should be noted that they still had Washington Square as a secondary access in case of emergency).

On October 27, 2010, Masonic Homes presented a revised district development plan to develop the southwest portion of their property with an independent living facility for senior citizens. The proposed a 117 unit facility with a health care center and 12 cottage units separate from the main building with a total of 128 units. Neighboring residents expressed concern over possible attempts to amend binding element 3 to allow restricted gated access to dead end streets in St. Matthews. Mr. James Lobb, representing the Masonic Home remarked: Masonic Homes has met on numerous occasions, with its neighbors at Elmwood and Washington Square and we have heard them very loud and clear when they say they don't want those roads opened. We will not come back asking for that and we don't expect to come back asking for it in the future." Olmstead had plenty of parking and a very large area for stacking. "We don't anticipate there will be an issue at all."

C.J. Parrish of the Masonic Home administration stated: Other concerns about traffic relating to staff - we're a 24/7 operation and not all of us come in at 9:00 and leave at 5:00. We are coming and going all of the time.

Mr. Lobb also defended the development's threat to side streets with an additional statement: "The difference that gives us reason to believe we can build with this density, when we couldn't do it in 1983 is the traffic light." (referring to the light at Frankfort Avenue and Baur exiting Masonic Home)

In 2013, Masonic Homes asked for a conditional use permit to add additional units to Miralea which had previously been in the 2010 development plan but had not been built before their permit expired. They made some changes, including an additional unit, underground parking, an additional covered strip of parking spots, and decreased landscape buffer. There was no mention of changes to the binding element until it was raised by neighbors present at the meeting. It was revealed at that time that an application was in progress but was not a part of that day's application.

TAB 13

JULY 17, 2014 LETTER OF MAYOR
OF ST. MATTHEWS

CITY OF ST. MATTHEWS

3940 Grandview Avenue
P. O. Box 7097
St. Matthews, Kentucky 40207

Bernard Bowling, Jr., Mayor

Arthur K. Draut
Frank Flynn
Stuart Monahan
Mary Jo Nay

(502) 895-9444
(502) 895-0510

Richard Tonini
Martha Schade
Tony Weiler
Patrick Wising

July 17, 2014

Louisville Metro Planning & Design Services
Louisville Metro Planning Commission
Attn: Christopher Brown
444 S. Fifth Street
Louisville, KY 40202

**RE: Case Number 14MOD1000
3701 Frankfort Avenue, Louisville, KY
Masonic Homes of Kentucky**

TO WHOM IT MAY CONCERN:

I am writing this letter as Mayor of the City of St. Matthews, Kentucky (the "City") on behalf of the City, the City Council and the Mayor's office. The City respectfully requests that the Planning Commission deny the request of the Applicant to amend Binding Element 3 (as previously amended) (the "Proposed Amendment") that was imposed by the Planning Commission and the City of Louisville, when the subject property was rezoned to R-5 and R-5A under Docket 9-19-83. Please include this letter in the public record in the above case.

During a City Council Meeting on May 13, 2014, the City publicly announced the City's opposition to the Proposed Amendment which, at that time, involved the Applicant's request to increase its limited use of Washington Square and to construct a new gate for limited private ingress and egress by its residents and employees to Elmwood Avenue to and from its property. Since the City's May 13, 2014 meeting the Applicant, by letter dated July 9, 2014, notified the City and some neighbors that it was proposing an even more intrusive traffic plan to construct three new private gates at the boundary of the City at Elmwood Avenue (ingress only), Leland Road (egress only), and Ormond Road (ingress only).

I will summarize some of the more compelling reasons the Proposed Amendment should properly be denied following the Public Hearing and the Planning Commission's consideration its numerous records concerning this property, and the input and testimony of interested parties.

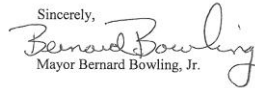
- The proposal does not allow for "safe and efficient vehicular and pedestrian transportation" within St. Matthews.
- The Proposed Amendment is opposed by nearly all residents of Elmwood Avenue Washington Square, Leland Road and Ormond Road living west of Chenoweth lane.
- The proposal for use of City streets is not compatible with land use of existing uses in the area.
- The Proposed Amendment does not conform to the Applicant's development plan, the Cornerstone 2020 Comprehensive Plan or the Land Development Code. It does not conform to the intent of the form districts and comprehensive plan.
- "Connectivity" is not provided. The four private gates are not open to the public and may be used (for new uses) only by 570 Masonic Home residents and employees 24 hours a day – 7 days a week. What is being proposed is not "connectivity" of streets, but instead a private gated property. This is contrary to good planning and design principles.
- The proposed use is not compatible with the quiet St. Matthews' neighborhoods and streets that will be impacted.
- The Proposed Amendment provides no benefit to the City or its residents.
- Additional traffic on Chenoweth Lane is totally unwarranted and hazardous. Chenoweth Lane is a Kentucky state highway connecting U.S. 42 and Shelbyville Road. It carries thousands and thousands of motor vehicles daily and additional traffic would only create more traffic problems for this over-used highway. The use of the signalized intersection at Masonic Home and Shelbyville Road is safer for Masonic Home residents and employees than Chenoweth Lane which has no signalized intersection or turning lanes on the effected streets. The Kentucky Transportation Cabinet has no current plan for any improvements on Chenoweth Lane in the near term, and no funding is available for improvements.
- The Proposed Amendment, if approved, will unnecessarily cause the City to incur unwarranted expenses for additional police services, additional street maintenance, repairs and replacement expenses (that will occur sooner because of a great increase in traffic), as well as anticipated drainage and utility related expenses. The Applicant has offered no proposal to The City to reimburse it for the costs of these additional City expenses.
- In 1983 the Applicant knowingly relinquished access to public roads on Brownsboro Road and Fenley Avenue. Subsequently, the Planning Commission permitted limited access to the property for emergency vehicles and safety reasons through a gate constructed on Washington Square. These amendments to

the original Binding Element 3 was allowed in order to address safety issues if the Frankfort Avenue entrance was impassable.

- The Applicant has not made full disclosures to the City and others regarding its development plans, which have changed on multiple occasions, since its Application was filed. The latest change announced in the July 9, 2014 letter occurred after the Public Hearing in this matter was scheduled.
- The Proposed Amendment is an application solely for convenience only for employees and residents of Masonic Homes.

Although the Masonic Home Campus has changed throughout the years due to intensified development by the owner, the residential nature of St. Matthews Street located on the east side of its Campus, has not. These are four narrow streets which are used by the residents for walking (no sidewalks exist) and for on street parking. Many of the residents of these streets are retired or senior citizens and many have small children. Under the Applicant's proposal 570 employees and residents could use these streets multiple times a day. This use would far exceed by many times the present use of those streets and, clearly, would create additional safety hazards for the St. Matthews residents on these streets.

The Masonic Homes has expressed to the City future plans to construct retail businesses and doctor's offices on its property, but it has never provided to the City or the Planning Commission with any Master Plan for the development of its property. The history of the Masonic Home has been to return to the Planning Commission repeatedly for changes in the use of its property and it has repeatedly sought additional access through these same City streets which, for good cause, has always been denied and should be denied in this case.

Sincerely,

Mayor Bernard Bowling, Jr.

TAB 14

FRANKFORT AVENUE ENTRANCE



MASONIC HOMES
of
KENTUCKY
*Louisville
Campus*

1701 FRANKFORT AVENUE

<i>Sam Swope</i> <i>Care Center</i>	<i>Miralea</i> <i>Adult Daycare Community</i>
<i>Sproutlings</i> <i>Preschool & Preschool</i>	<i>The Pillars</i> <i>Assisted Care Center</i>
<i>Masonic Home</i> <i>Village</i>	<i>Grand Lodge</i> <i>of Kentucky U.S.A.</i>
<i>Club Olmsted</i> <i>& the Bower</i>	<i>The Olmsted</i>
	U.S. Post Office
	<i>Fresenius</i> <i>Dialysis Center</i>

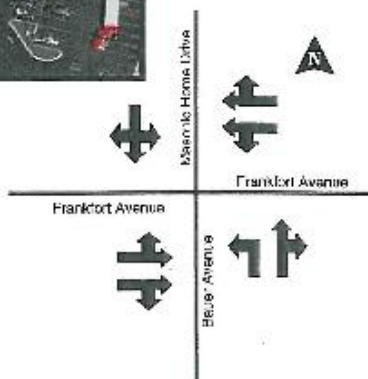
Walgreens

4.1 MASONIC HOME DRIVE / BAUER AVENUE / FRANKFORT AVENUE

The existing intersection of Masonic Home Drive / Bauer Avenue / Frankfort Avenue is a signal controlled intersection. This signal operates independently: Frankfort Avenue has a signal system east of this location that includes Chenoweth Lane and runs east to the intersection with Hurstbourne Lane. A CSX railroad track runs between the stop bar for the southbound approach to the campus and Frankfort Avenue. When trains are moving through the area, the single access point to the campus is blocked. There are no exclusive turn lanes at this intersection, so the following lanes are blocked by traffic trying to enter the campus when a train is present: the eastbound left/through and westbound through/right movements on Frankfort Avenue and the northbound through/right movements on Bauer Avenue. The aerial photograph (Figure 5) depicts the way the intersection is currently configured. The lane geometry is also depicted below.

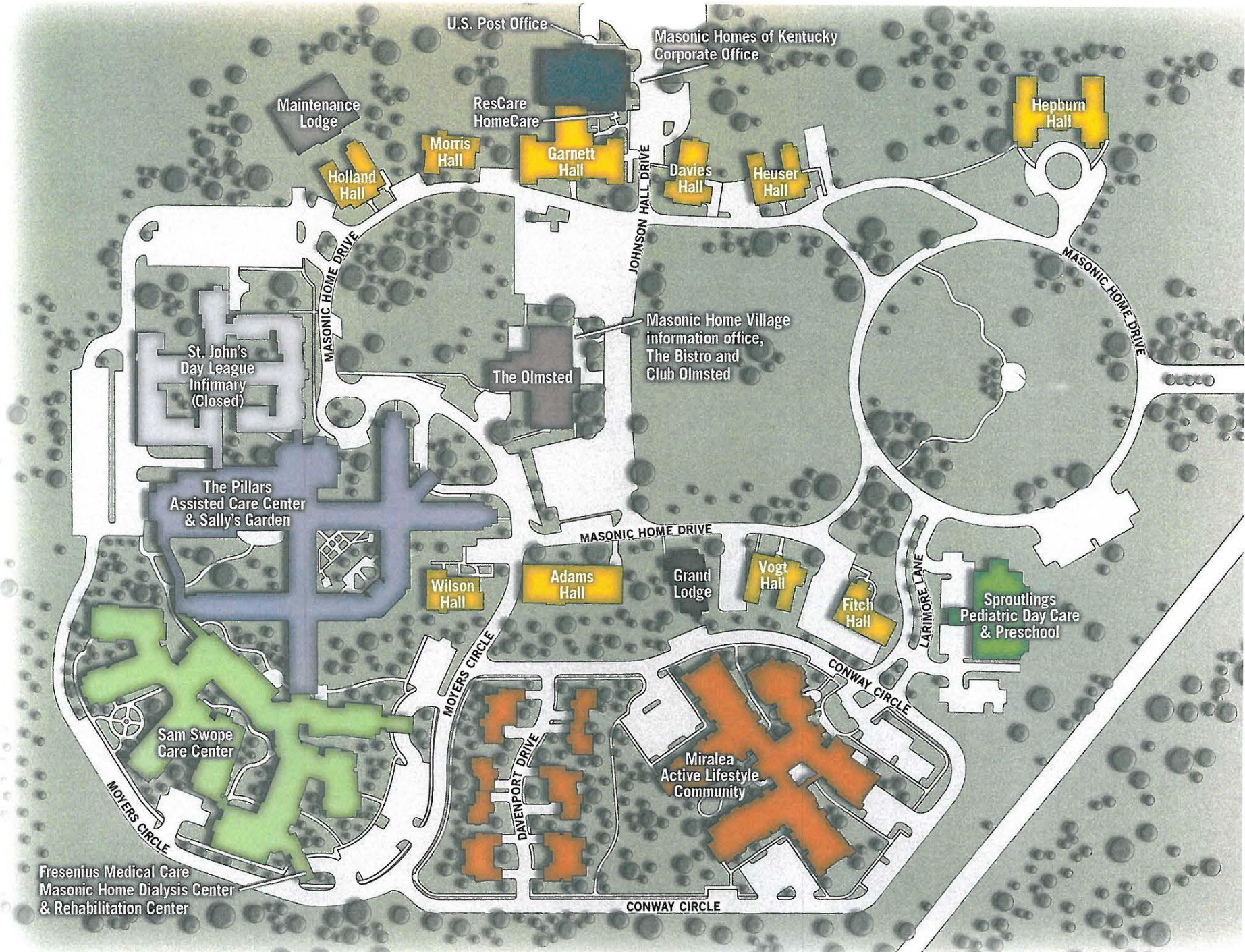


FIGURE 5
Masonic Home Drive / Bauer Avenue /
Frankfort Avenue



TAB 15

MAP OF MASONIC HOMES PROPERTY



U.S. Post Office

Masonic Homes of Kentucky
Corporate Office

Maintenance
Lodge

ResCare
HomeCare

Morris
Hall

Garnett
Hall

Davies
Hall

Heuser
Hall

Hepburn
Hall

Holland
Hall

St. John's
Day League
Infirmary
(Closed)

The Olmsted

Masonic Home Village
information office,
The Bistro and
Club Olmsted

The Pillars
Assisted Care Center
& Sally's Garden

Wilson
Hall

Adams
Hall

Grand
Lodge

Vogt
Hall

Fitch
Hall

Sproutlings
Pediatric Day Care
& Preschool

Sam Swope
Care Center

Miralea
Active Lifestyle
Community

Fresenius Medical Care
Masonic Home Dialysis Center
& Rehabilitation Center

TAB 16
ELMWOOD AVENUE



TYPICAL “NO OUTLET SIGN” FOR ELMWOOD,
WASHINGTON SQ., LELAND, AND ORMOND



VIEW EAST TOWARDS ELMWOOD AVE



ELMWOOD AVENUE – VIEW EAST



VIEW WEST FROM ELMWOOD AVE.



3801 ELMWOOD RESIDENCE OF MHK MAINTENANCE EMPLOYEE



VIEW WEST ON ELMWOOD AVE.

TAB 17
WASHINGTON SQUARE



VIEW WEST ON WASHINGTON SQUARE



VIEW WEST ON WASHINGTON SQUARE



EMERGENCY GATE ON WASHINGTON SQUARE



FIRE DEPARTMENT ACCESS @ WASHINGTON SQUARE GATE



WASHINGTON SQ GATE LOOKING SOUTH



Masonic Homes
of Kentucky
Gate Open
Hours
7:30^{AM} - 9:00^{PM}

ALL PETS MUST
BE ON LEASH

PLEASE CLEAN UP
AFTER YOUR PET

PEDESTRIAN GATE – LOOKING WEST



MHK BUILDING ON WASHINGTON SQ IN ST. MATTHEWS



FENCE ENCLOSING WASHINGTON SQ BUILDING – VIEW EAST



VIEW EAST ACROSS PARKING LOT TO WASHINGTON SQ GATE

TAB 18

ALLEY NORTH OF WASHINGTON
SQUARE



ALLEY GATE BETWEEN WASHINGTON SQ AND ELMWOOD



ALLEY BETWEEN WASHINGTON SQ AND ELMWOOD

TAB 19
LELAND ROAD



VIEW FROM LELAND ROAD TOWARDS NEW FENCE JULY 2014



VIEW WEST FROM LELAND ROAD TO MHK



VIEW WEST FROM LELAND ROAD



NEW FENCE



NEW FENCE NEAR LELAND – JULY 2014



VIEW FROM LELAND TOWARDS NEW FENCE, INSTALLERS
AND MAINTANENCE BUILDING – JULY 2014



VIEW FROM MAINTAINENCE BUILDING TOWARDS LELAND ROAD



NEW FENCING – JULY 2014

TAB 20
ORMOND ROAD



WEST VIEW ON ORMOND



VIEW WEST ON ORMOND ROAD – 15 FEET WIDE



ORMAND ROAD VIEW WEST TO MHK



VIEW WEST NEAR ORMOND ROAD



VIEW EAST ON ORMOND ROAD – THREE HOUSE SOLD



VIEW EAST FROM MHK TO ORMOND ROAD



VIEW EAST OF LOCKED ORMOND MAN GATE



NEW FENCE NEAR ORMOND – JULY 2014



TYPICAL NARROW STREETS IN NEIGHBORHOOD

TAB 21

BERM AND PARKING



VIEW WEST TOWARDS ORMOND ROAD



BERM BETWEEN MHK AND MOCKINGBIRD GARDENS



VIEW NORTH TOWARDS MOCKINGBIRD GARDENS – BERM ON LEFT



BERM AT MOCKINGBIRD GARDENS



LANDSCAPED BERM NEAR MOCKINGBIRD GARDENS BOUNDRY



EMPLOYEE PARKING ON NORTH SIDE OF PROPERTY

TAB 22

WEST SIDE OF MHK PROPERTY



MIRALEA



NEW GARAGE ON WEST SIDE



RESIDENT AND EMPLOYEE PARKING




MIRALEA PATIO HOMES



STOCKADE FENCE ON ENTIRE WEST PROPERTY LINE

TAB 23

SEMINARY VILLAGE APARTMENTS



SEMINARY VILLAGE DRIVE – VIEW EAST TOWARDS MHK



VIEW EAST FROM SEMINARY VILLAGE APARTMENTS

TAB 24

CELL TOWER



CELL TOWER NEAR SOUTHWEST CORNER OF
MHK AND MIRALEA COMMUNITY



CELL TOWER

TAB 25

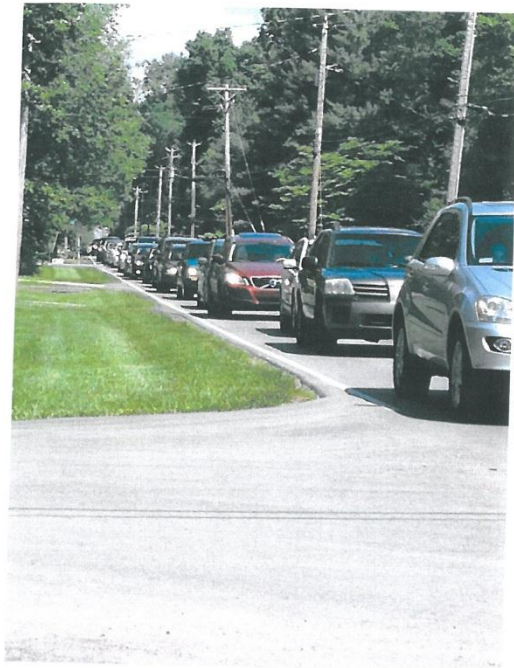
CHENOWETH LANE

Access points from the east side of Chenoweth Lane, proceeding southwest from Brownsboro Rd:

1. residential driveway for 507 Chenoweth Lane
2. residential driveway for 505 Chenoweth Lane
3. residential driveway for 503 Chenoweth Lane
4. Olympic Avenue – dead-end street
5. residential driveway for 405 Chenoweth Lane
6. Druid Hills Rd.
7. residential driveway for 351 Chenoweth Lane
8. residential driveway for 347 Chenoweth Lane
9. Elfin Road – dead-end street
10. residential driveway for 315 Chenoweth Lane
11. residential driveway for 303 Chenoweth Lane
12. residential driveway for 3900 Napanee Road
13. Napanee Road
14. residential driveway for 3801 Leland Avenue
15. Leland Avenue (entrance to city of Bellwood)
16. residential driveway for 245 Chenoweth Lane
17. residential driveway for 3901 Brookfield Avenue
18. Brookfield Avenue
19. residential driveway for 3900 Brookfield Avenue
20. residential driveway for 239 Chenoweth Lane
21. residential driveway for 237 Chenoweth Lane
22. Elmwood Avenue
23. residential driveway for 3900 Elmwood Avenue
24. parking lots for Skyn Lounge and St Matthews Feed and Seed
25. Gilman Avenue
26. alley/parking lot access for Stitch, St. Matthews Wellness, and the Frederick Firm
27. Massie Avenue
28. parking lot entrance for Glascock Fashion and Accessories
29. parking lot entrance for Empire Beauty School
30. parking lot entrance for FitLife
31. parking lot entrance for Louisville Spinal Care
32. Kennison Avenue
33. parking lot entrance for Kishore Gupta, MD
34. Staebler Avenue
35. Heine Brothers
36. Entrance to Chenoweth Square shopping strip, Paul's and Cheddar Box
- Railroad tracks
37. entrance from Westport Rd. (no exit from Chenoweth Lane)
- Intersection with Shelbyville Road

Access points from the west side of Chenoweth Lane, proceeding southwest from Brownsboro Road:

38. residential driveway for 422 Chenoweth Lane
39. residential driveway for 418 Chenoweth Lane
40. residential driveway for 416 Chenoweth Lane
41. residential driveway for 414 Chenoweth Lane
42. turn-around exit from 414 Chenoweth Lane
43. residential driveway for 412 Chenoweth Lane
44. residential driveway for 410 Chenoweth Lane
45. residential driveway for 406 Chenoweth Lane
46. residential driveway for 404 Chenoweth Lane
47. Druid Hills Road/entrance to Brownsboro Village
48. residential driveway for 312 Chenoweth Lane
49. residential driveway for 310 Chenoweth Lane
50. residential driveway for 308 Chenoweth Lane
51. residential driveway for 306 Chenoweth Lane
52. residential driveway for 304 Chenoweth Lane
53. Napanee Road
54. residential driveway for 272 Chenoweth Lane
55. Ormand Road (dead-end street)
- ✓ 56. entrance to access parking garages for Chenoweth Green (262)
- ✓ 57. driveway to Chenoweth Green front Circle and parking garages (260)
- ✓ 58. driveway for parking garages for Elmwood Manor
59. Leland Road (dead-end street)
- ✓ 60. driveway for parking garages for 250 Chenoweth
- ✓ 61. driveway for apartment complex
62. Washington Square (dead-end street)
63. residential driveway for 236 Chenoweth Lane
64. residential driveway for 232 Chenoweth Lane
65. Elmwood Avenue (dead-end street)
- ✓ 66. driveway to parking lot of apartment complex
- ✓ 67. driveway to circle of apartment complex
- ✓ 68. driveway to additional parking lot of apartment complex
69. Massie Avenue (Y formatted entry with separate entrance and exit)
70. private residential parking spaces for residence on Massie
71. driveway to parking lot for Polished Salon and Spa and Pet Clinic
72. driveway to parking lots for St Matthews Adv. Dentistry and Sassy Fox
73. driveway to parking lot for State Farm Insurance
74. driveway to parking lots for Summe Orthodontist and Foot Doctors PSC
75. driveway to parking lots for Blades Salon & Spa and Merkle Kindrick
76. entry to Sam Meyers drive-through
77. exit from Sam Meyers drive-through
78. Staebler Avenue
79. parking lot for Michel Tires Plus
80. entry for St Matthews Car Wash
81. exit from St Matthews Car Wash
- Railroad tracks
82. entrance/exit from Eclipse bank



Kentucky Transportation Cabinet

Daily Volume from 08/28/2012 through 08/30/2012

Site Names: 056208, 056-KY-1932 -0005.523

County: Jefferson

Funct. Class: U Minor Arterial

Location: 056-KY-1932 -000 @ 5.900 From: US 60 (SHELBYVILLE ROAD) To: US 42 (BROWN)

Seasonal Factor Type: 3

Daily Factor Type: 3


Axle Factor Type: 16

Growth Factor Type: 16

	Sun 08/26/2012			Mon 08/27/2012			Tue 08/28/2012			Wed 08/29/2012			Thu 08/30/2012			Fri 08/31/2012			Sat 09/01/2012		
	ROAD	NEG	POS	ROAD	NEG	POS	ROAD	NEG	POS	ROAD	NEG	POS	ROAD	NEG	POS	ROAD	NEG	POS	ROAD	NEG	POS
00:00										43			30								
01:00										25			26								
02:00										7			21								
03:00										16			13								
04:00										22			23								
05:00										67			90								
06:00										223			232								
07:00										928			892								
08:00										869			814								
09:00										735			766								
10:00										709			740								
11:00							791			762			772								
12:00							813			758											
13:00							703			795											
14:00							825			876											
15:00							816			895											
16:00							920			974											
17:00							1,033			1,075											
18:00							842			923											
19:00							587			546											
20:00							481			484											
21:00							309			347											
22:00							140			170											
23:00							74			94											
Volume							8,334			12,343			4,419								
AM Peak Vol										928			892								
AM Peak Fct										1.00			1.00								
AM Peak Hr										7:00			7:00								
PM Peak Vol							1,033			1,075											
PM Peak Fct							1.00			1.00											
PM Peak Hr							17:00			17:00											
Seasonal Fct							0.955			0.955			0.955								
Daily Fct							0.977			0.958			0.941								
Axle Fct							0.475			0.475			0.475								
Pulse Fct							2.000			2.000			2.000								

TAB 26

OPERATIONAL ISSUES



COMMONWEALTH OF KENTUCKY
ALISON LUNDERGAN GRIMES, SECRETARY OF STATE

0038954.09 matrattion
ASN

Alison Lundergan Grimes
Kentucky Secretary of State
Received and Filed
4/3/2014 2:28 PM
Fee Receipt: \$20.00

<p>Division of Business Filings Business Filings PO Box 718 Frankfort, KY 40602 (502) 564-3490 www.sos.ky.gov</p>	<p>Certificate of Assumed Name (Domestic or Foreign Business Entity)</p>	<p>ASN</p>
--	---	-------------------

Pursuant to the provisions of KRS 365, the undersigned applies to assume a name and, for that purpose, submits the following statement:

- The assumed name is: Compulogical
- The name of the business entity (and in the case of general partnership, the partners) that is/are adopting the assumed name: Masonic Homes of Kentucky, Inc.
Name must be identical to the name on record with the Secretary of State.
- The "real name" is (you must check one):

<input type="checkbox"/> a Domestic General Partnership	<input type="checkbox"/> a Foreign General Partnership
<input type="checkbox"/> a Domestic Limited Liability Partnership	<input type="checkbox"/> a Foreign Limited Liability Partnership
<input type="checkbox"/> a Domestic Limited Partnership	<input type="checkbox"/> a Foreign Limited Partnership
<input type="checkbox"/> a Domestic Business Trust	<input type="checkbox"/> a Foreign Business Trust
<input checked="" type="checkbox"/> a Domestic Corporation	<input type="checkbox"/> a Foreign Corporation
<input type="checkbox"/> a Domestic Limited Liability Company	<input type="checkbox"/> a Foreign Limited Liability Company
- This application will be effective upon filing, unless a delayed effective date and/or time is provided. The effective date or the delayed effective cannot be prior to the date the application is filed. The date and/or time is: _____
(Delayed effective date and/or time)
- The business is organized and existing in the state or country of KENTUCKY
- The mailing address is:

<u>3761 Johnson Hall Dr</u>	<u>Masonic Home</u>	<u>KY</u>	<u>40041</u>
<small>Street Address or Post Office Box Numbers</small>	<small>City</small>	<small>State</small>	<small>Zip</small>

I declare under penalty of perjury under the laws of Kentucky that the foregoing is true and correct.

Gary Marsh Gary Marsh CEO 9/5/13
Authorized Party Signature Printed Name Title Date



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At **CompuLogical**, we specialize in small- to medium-size businesses, where hiring an in-house IT department is not a practical solution. We relieve you of the worries of hiring-and retaining-quality, credentialed IT professionals to support your complex business systems.

Your business systems should be an afterthought, not a source of worry or frustration. Our services allow you to focus on maintaining and developing your business, not maintaining your network infrastructure.

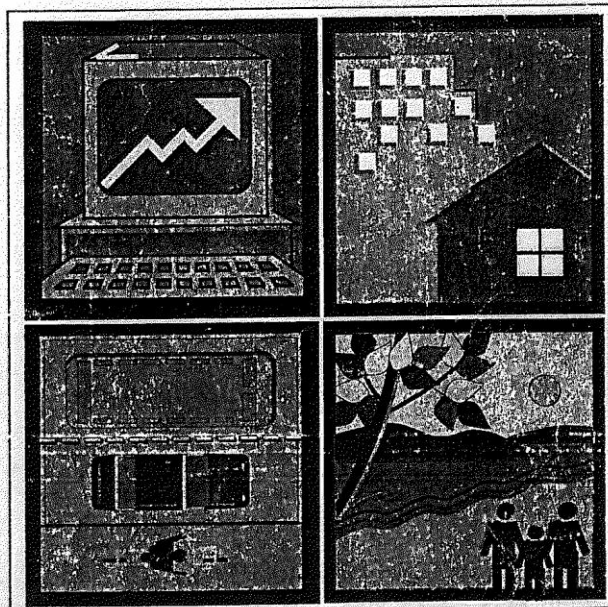
We have a proven track record of success in providing technical support for various market segments including: healthcare, manufacturing, charities/nonprofits, real estate, law firms, service companies, and many more. We pride ourselves on having the technical and communication skills to service your IT needs in a competent and friendly manner.



TAB 27

COMPRHENSIVE PLAN ISSUES

Cornerstone 2020 Comprehensive Plan



Adopted by
Louisville and
Jefferson County
Planning
Commission

June 15, 2000

Note:
The final version of the
Cornerstone 2020
Comprehensive Plan is
expected to contain
graphics not included in
this interim version.

TAB 28

REASONS TO DENY APPLICATION
TO BE PRESENTED AT
PUBLIC HEARING
ON JULY 28, 2014

TAB 29

COMMITMENT OF MHK'S
LEGAL COUNSEL

OCTOBER 27, 2010 PROMISE BY MHK
ATTORNEY JIM LOBB

“Masonic Homes has met on numerous occasions, with its neighbors at Elmwood and Washington Square and we have heard them very loud and clear when they say they don’t want those roads opened. We will not come back asking for that and we don’t expect to come back asking for it in the future.”