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**District Development Plan Justification Addendum
Norton Brownsboro Hospital
Norton Hospitals, Inc., Applicant**

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

Other than landscaping associated with the development there are no previously existing trees on the development site or other natural resources. The site has no steep slopes, water courses, flood plains or historic sites thereon. The site has no air quality exceedances. Being bounded by Interstate-71, Interstate-265 and KY Route 22, the site has no scenic views.

- 2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

Yes. It is anticipated that Transportation Review will report that the internal circulation of the site is safe and efficient for both vehicles and pedestrians. The Old Brownsboro Crossings development has been previously approved and has been built out. Internal and external transportation network will remain safe and efficient.

- 3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Open space is not required for this development.

- 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?**

Yes. Adequate on-site detention is provided. It is anticipated that the proposal will receive approval from the Metropolitan Sewer District. This approval will indicate, among other things, that on-site drainage facilities will prevent drainage problems from occurring on-site and off-site.

- 5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes. The proposal constitutes an expansion of Norton Brownsboro Hospital, which has been previously approved by the Louisville Metro Board of Zoning Adjustment. The hospital, its parking facilities and landscaping areas are compatible with existing development in the Old Brownsboro Crossings development.

6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

Yes. Conformance with the Comprehensive Plan and the Land Development Code are discussed below.

Comprehensive Plan. The proposal conforms to all applicable Goals, Objectives, Guidelines and Policies of the Comprehensive Plan. The site lies in the Regional Center Form District and is compliant therewith. The amendment conforms to Compatibility Guideline 3 and all applicable policies adopted thereunder, including Policies 2, 4, 5, 6, 7, 8, 9, 23, 24, 25 and 28. Building materials for the addition are appropriate and are consistent with the materials for the existing building. The hospital addition will not be associated with odors or increased air quality emissions, substantially increased traffic or noise. There will be no excessive lighting or adverse visual impacts. Setbacks and maximum building heights will be observed. The parking facilities will be appropriately integrated into their surroundings. Signage will be appropriate for a hospital and there will be adequate way-finding signage. The amendment conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 3, 4, 6, 10 and 16. The site is located on a transit route; transit services are provided by the Transit Authority of River City ("TARC"). A previously approved and adequate roadway network exists to provide access to the hospital and surrounding land uses in Old Brownsboro Crossings. Adequate parking is provided by the proposal, as is indicated on the development plan. The amendment conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted thereunder, including Policies 1, 2 and 4. Transit service, as indicated above, is provided to the site. Bicycle storage facilities are provided within the building. Pedestrian access is facilitated by the many sidewalks throughout the vicinity and in Old Brownsboro Crossings. The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 1, 3, 7, 10 and 11. It is anticipated that the amendment will be approved by the Metropolitan Sewer District. The approval will indicate that the amendment, when implemented, will not adversely impact the capacity of the watershed to handle surface water run-off, which will be accommodated by on-site detention facilities. "Through" drainage will be accommodated based on a fully developed watershed model. Peak stormwater runoff rates or volumes after development will be mitigated on-site. The amendment conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, and 8. It is anticipated that the Louisville Air Pollution Control District will approve the amendment. The approval will indicate that the amendment will not be a source of adverse air quality emissions.

Land Development Code. The amendment conforms to all provisions of the Land Development Code. No waivers or variances are required. All listed requirements of Land Development Code §4.2.29 will be met.

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