

## WAIVER JUSTIFICATION STATEMENT

### Norton West Louisville Hospital

#### 2820 West Broadway

The proposed waiver, which will permit surface parking in front of the principal structure, will not adversely affect the adjacent property owners. The applicant is proposing to develop this vacant property into the first hospital located in West Louisville in over 150 years. The applicant proposes to provide front surface parking in order to provide for patient convenience and maximize the functionality of the hospital building. The applicant will also include a street wall and landscaping along 28<sup>th</sup> Street and Garland Avenue to screen the parking area from adjacent uses.

The proposed waiver will not violate the Comprehensive Plan. The property is within the Traditional Workplace Form District, which recognizes the need to be flexible in site design when redeveloping older industrial and commercial sites like the subject property. The waiver will permit the applicant to construct front surface parking needed for patient accessibility. Front surface parking provides better patient access to those parking near the drop off zone and those using the bus shelter at the corner of South 28<sup>th</sup> Street and Garland Avenue. It further allows for the use of all four sides of the proposed hospital building.

The proposed waiver is the minimum necessary because of the size and scope of the proposed development along South 28<sup>th</sup> Street, a high traffic corridor. Given the intensity of the use, the front surface parking gives patients in urgent need accessible parking. Additionally, the code-required parking configuration may not be sufficient to accommodate all patients, visitors, and employees.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant as it would require the applicant to operate with limited parking not suited for the proposed use, and complicate accessibility for patients.

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