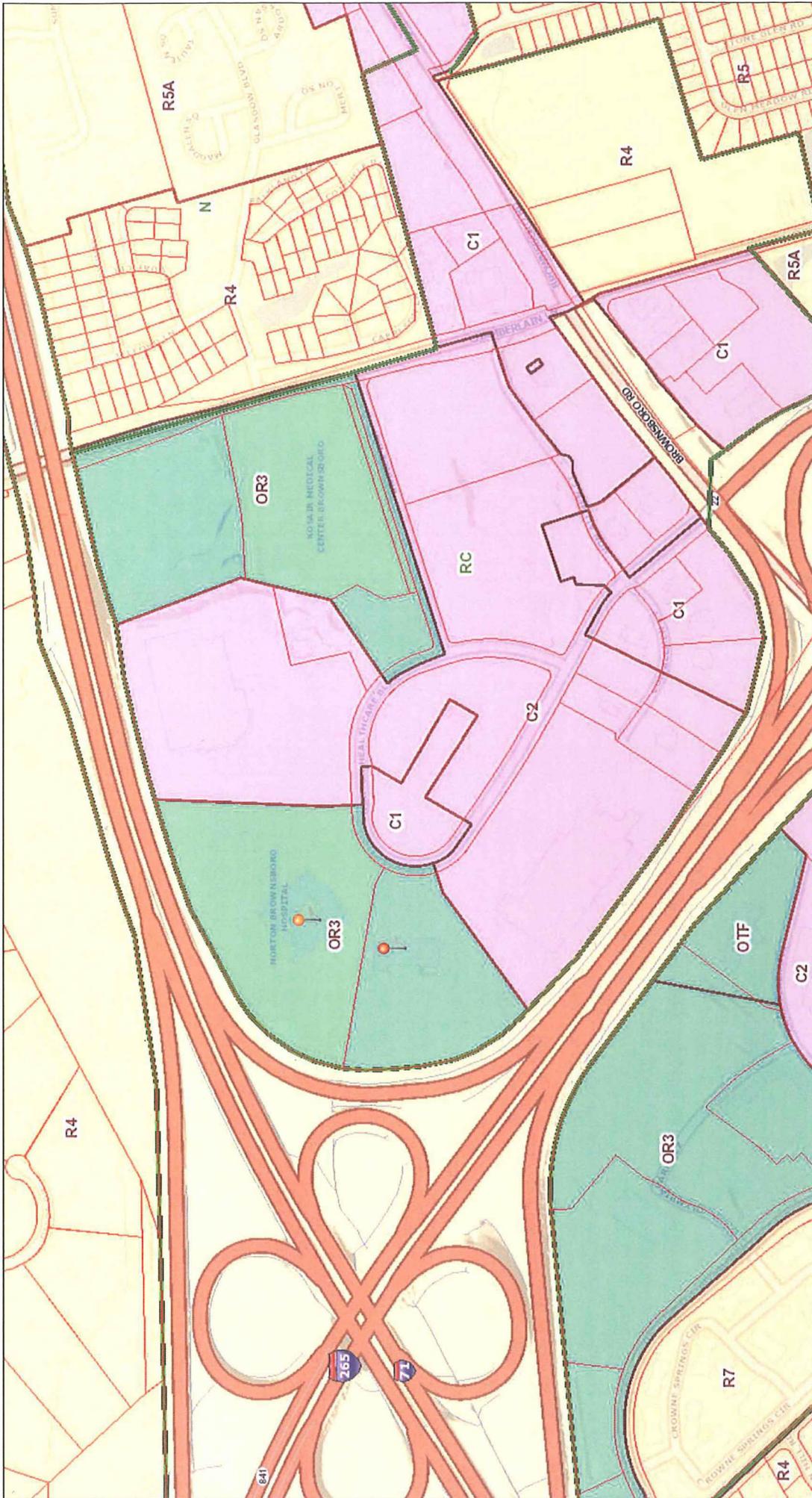


**EXHIBITS FOR APPLICANT
NORTON HEALTHCARE, LLC
4950 & 4960 NORTON HEALTHCARE BLVD**

**Louisville Metro Board of Zoning Adjustment
Case Nos. 13CUP1020 & 13CUP1021**

- 1) Zoning Map
- 2) Site Photography
- 3) Proposed Renderings
- 4) Development Plans
- 5) Proposed Parking Layout Changes
- 6) Conditional Use Permit Demonstration of Appropriateness

**Glenn A. Price, Jr.
Attorney for Applicant
Frost Brown Todd LLC
400 West Market Street, 32nd Floor
Louisville, Kentucky 40202
502/779-8511
gaprice@fbtlaw.com**



Zoning Map

Wednesday, January 08, 2014 1:41:02 PM



Louisville Metro, MSD, LWC & PVA © 2014
 This map is not a legal document and should only be used for general reference and identification.















PEDESTRIAN CONNECTOR - SOUTHERN EDGE PERSPECTIVE - *NORTON HEALTHCARE BOULEVARD*

NORTON BROWNSBORO
MOB & HOSPITAL ADDITIONS / RENOVATION



DesignGroup



Land Design & Development, Inc.



PEDESTRIAN CONNECTOR - NORTHERN EDGE PERSPECTIVE - *INTERSTATE 71*

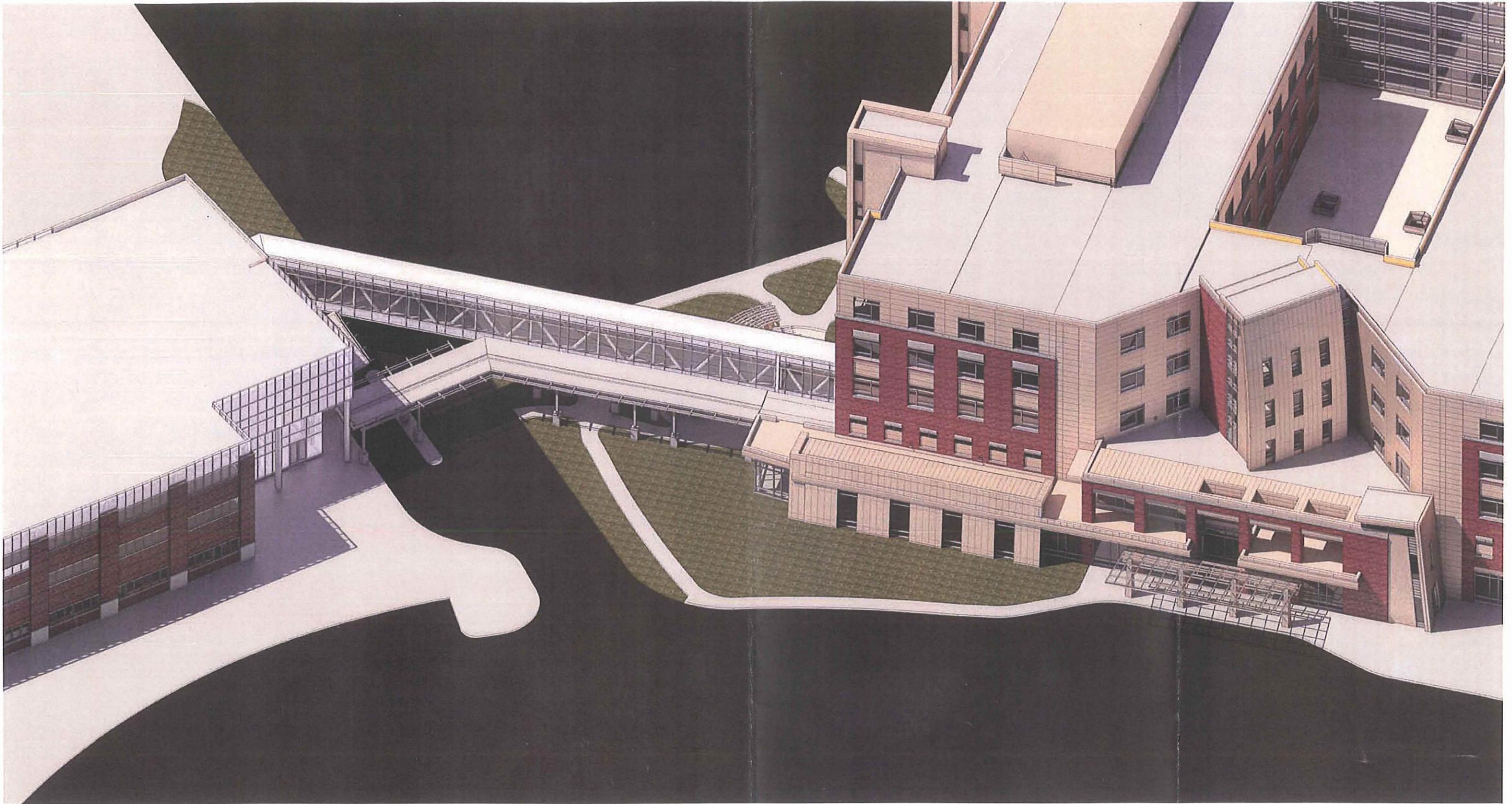
NORTON BROWNSBORO
MOB & HOSPITAL ADDITIONS / RENOVATION



DesignGroup



Land Design & Development, Inc.



PEDESTRIAN CONNECTOR - AERIAL VIEW - *NORTON HEALTHCARE BOULEVARD*

NORTON BROWNSBORO
MOB & HOSPITAL ADDITIONS / RENOVATION



DesignGroup



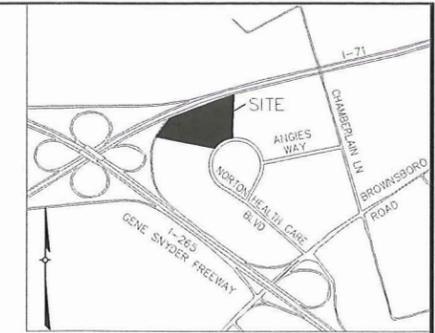
Land Design & Development, Inc.

GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111C00BE dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.

Conditional Use Permit Granted

1. A Conditional Use Permit was granted to locate a Hospital on the subject site by Section 4.2.28 of the Louisville Metro Land Development Code on July 11, 2007, Docket No. 8764.
2. A Conditional Use Permit was granted for a heliport to be constructed on the subject site by Section 4.2.4 of the Louisville Metro Land Development Code on August 16, 2010, Case B-14374-10.



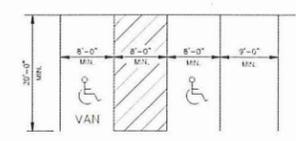
THE ADDITION OF AN ENCLOSED PEDESTRIAN BRIDGE & THE ADDITION OF 7 SPACES ARE THE ONLY REVISION FOR THIS MODIFIED CONDITIONAL USE PERMIT.

PROJECT DATA

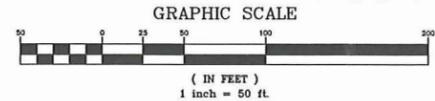
TOTAL SITE AREA	= 15.10 Ac.
EXISTING ZONING	= OR-3 (CUP FOR HOSPITAL & HELIPORT)
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE TO REMAIN	= HOSPITAL
EXISTING BUILDING AREA TO REMAIN	= 298,000 SF
PROPOSED ENCLOSED PEDESTRIAN BRIDGE ON SUBJECT SITE	= 2,100 SF
F.A.R.	= 0.5 (4.0 MAX.)
EXISTING BUILDING HEIGHT	= 79' (5 STORY)
PARKING REQUIRED	= TO BE DETERMINED BY PLANNING DIRECTOR
EXISTING PARKING PROVIDED	= 531 SPACES
PROPOSED PARKING PROVIDED	= 7 SPACES
TOTAL PARKING PROVIDED	= 538 SPACES
	INCLUDES 12 HC SP.
EXISTING VEHICULAR USE AREA	= 284,504 SF
PROPOSED VEHICULAR USE AREA	= 1,310 SF
	(< 0.01% INCREASE)
TOTAL VEHICULAR USE AREA	= 285,814 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 21,436 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 23,825 SF

TREE CANOPY CALCULATIONS

TOTAL SITE AREA	= 657,756 S.F.
EXISTING TREE COVERAGE	= 15% (98,663 S.F.)
EXISTING TREE CANOPY TO BE PRESERVED	= 15% (98,663 S.F.)
EXISTING TREE CANOPY TO BE REQUIRED	= 15% (98,663 S.F.)



TYPICAL PARKING SPACE LAYOUT NO SCALE



C-2/RC
DABS Investments
500 West Main Street
Louisville, KY 40202
D.B. 5690 Pg. 478

Melchior Group Ventures
3034 Hunsinger Lane
Louisville, KY 40220
D.B. 6254 Pg. 686

OR-3/RC
MSR Medical LLC
111 W Washington St
Louisville, KY 40202
D.B. 8540, Pg. 26

C-1/RC
DABS Investments
500 West Main Street
Louisville, KY 40202
D.B. 5690 Pg. 478

Melchior Group Ventures
3034 Hunsinger Lane
Louisville, KY 40220
D.B. 6254 Pg. 686

NO.	DATE	DESCRIPTION	BY

PROJECT DATA

FILE NAME: DRUGS MOD CUP FOR PED BRIDGE
DATE: 11-14-13
CHECKED BY: AJP
DRAWN BY: JH

ENGINEER'S SEAL
SURVEYOR'S SEAL

LD&D
LAND DESIGN & DEVELOPMENT, INC.
ENGINEERS - LAND SURVEYING - LANDSCAPE ARCHITECTURE
505 WASHINGTON STREET, SUITE 213
LOUISVILLE, KY 40202
TEL: 502.251.2971 FAX: 502.251.2974
WWW.LD&D.COM

MODIFIED CONDITIONAL USE PERMIT & REVISED DETAILED DISTRICT DEVELOPMENT PLAN

NORTON HOSPITAL
OWNER/DEVELOPER

OLD BROWNSBORO CROSSING
NORTON HOSPITALS, INC.
233 E. GRAY STREET, SUITE 213
LOUISVILLE, KY 40202

JOB NO. 06102
SHEET 1 OF 1

SITE ADDRESS: 4960 NORTON HEALTHCARE BLVD. LOUISVILLE, KY 40241 D.B. 8914, PG. 404 PLAT BOOK 50, PAGE 65

CURRENT CASE: 13CUP1020 RELATED CASES: B-14374-10, 8764 8693, 11684, 9-55-01

WM # 9607

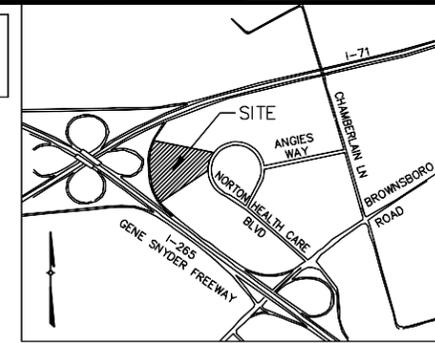
GENERAL NOTES

1. Parking areas and drive lanes to be a hard and durable surface.
2. No portion of the site is within the 100 year flood plain per FIRM Map No. 21111 C 0008 E dated December 5, 2006.
3. Drainage pattern depicted by arrows (→) is for conceptual purposes. Final configuration and size of drainage pipes and channels shall be determined during the construction plan design process. Drainage facilities shall conform to MSD requirements.
4. Erosion & Silt Control: Prior to any construction activities on the site a Erosion & Silt Control Plan shall be provided to MSD for approval.
5. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root systems of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking, material storage, or construction activities shall be permitted within the fenced area.
6. All dumpsters and service structures are to be screened per Chapter 10.
7. Outdoor lighting shall be directed down and away from surrounding residential properties. Lighting fixtures shall have a 90 degree cutoff and height of the light standard shall be set so that no light source is visible off-site.
8. This site is subject to the Binding Elements in Docket No. 9-55-01V & 10-9-02 of record in the Office of the Metro Louisville Planning and Design Services.
9. The drainage shall conform to approved Old Brownsboro Crossing plans.
10. The existing detention basin will be modified if necessary to accommodate the increase in impervious area.
11. The existing stormwater drainage pipes will remain for the parking lot renovation. Some catch basin rims may need to be raised.

IN ADDITION TO THE CONDITIONAL USE PERMIT REQUEST THE OTHER REVISIONS ARE THE ADDITION OF AN ENCLOSED PEDESTRIAN BRIDGE & THE REVISED PARKING LAYOUT.

CONDITIONAL USE PERMIT REQUESTED

A Conditional Use Permit is requested from Section 4.2.29 of the Louisville Metro Land Development Code for an Ambulatory Surgery Center.



LOCATION MAP
NOT TO SCALE



PROJECT DATA

TOTAL SITE AREA	= 9.14 Acres
EXISTING ZONING	= OR-3 (CUP REQUESTED)
FORM DISTRICT	= REGIONAL CENTER
EXISTING USE	= MEDICAL OFFICE BUILDING
PROPOSED USE	= 1ST FLOOR OUTPATIENT SURGERY EXPANSION 2ND & 3RD FLOORS MEDICAL OFFICE
EXISTING BUILDING TO REMAIN	= 86,500 S.F.
PROPOSED ENCLOSED PEDESTRIAN BRIDGE ON SUBJECT SITE	= 700± S.F.
FAR	= 0.2 (4.0 MAX ALLOWED)
BUILDING HEIGHT	= 3-STORY, 46 FT
PARKING	= 346 SP MIN.; 577 SP MAX.
86500/250 MIN; 86500/150 MAX.	
TOTAL PARKING PROVIDED	= 443 SPACES (INCLUDES 15 HC SPACES)
EXISTING VEHICULAR USE AREA	= 180,530 SF
PROPOSED VEHICULAR USE AREA	= 191,297 SF (6% INCREASE)
INTERIOR LANDSCAPE AREA REQUIRED	= 14,347 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 17,500 SF

TREE CANOPY CALCULATIONS (CLASS C)

GROSS SITE AREA	398,138 S.F.
EXISTING TREE CANOPY COVERAGE CLASS C	25% (97,976 S.F.)
PROPOSED TREE CANOPY WILL BE PROVIDED TO REPLACE THE EXISTING TREES WHICH HAVE TO BE REMOVED FOR THE PROPOSED PARKING LOT RENOVATIONS. SUFFICIENT TREE CANOPY TO MEET THE REQUIREMENTS OF CHAPTER 10 WILL BE PROVIDED.	

NO.	DATE	DESCRIPTION	BY

PROJECT DATA
FILE NAME: 0809B-1000P.dwg
PLAT DATE: 11-4-13
SCALE: AS SHOWN
CHECKED BY: AER
DRAWN BY: JH

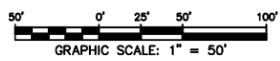
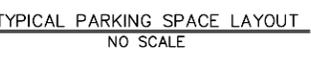
ENGINEER'S SEAL
SURVEYOR'S SEAL

LAND DESIGN & DEVELOPMENT, INC.
ENGINEERING
507 WESTERN AVENUE SUITE 404
LOUISVILLE, KENTUCKY 40202
PHONE: (502) 441-9754 FAX: (502) 441-9755
WEBSITE: WWW.LDD-INC.COM

NORTON HEALTHCARE BUILDING
OWNER:
MSR MEDICAL LLC
471 WEST MAIN STREET SUITE 203
LOUISVILLE, KENTUCKY 40202-4251

NORTON HEALTHCARE
MEDICAL OFFICE BUILDING

JOB NO. **0809B**
SHEET **1** OF **1**



DEMONSTRATION OF APPROPRIATENESS

A PROPOSED CONDITIONAL USE PERMIT TO ALLOW AN OUTPATIENT SURGERY EXPANSION WITHIN THE EXISTING FIRST FLOOR OF NORTON MEDICAL PLAZA I, PURSUANT TO LAND DEVELOPMENT CODE ("LDC") §4.2.29 4950 Norton Healthcare Boulevard Louisville, Kentucky

This is an application for a Conditional Use Permit to allow an outpatient surgery expansion of Norton Brownsboro Hospital (4960 Norton Healthcare Boulevard) to be located within the existing first floor of Norton Medical Plaza I (4950 Norton Healthcare Boulevard).

Norton Brownsboro Hospital proposes to expand its surgery services to provide outpatient surgeries in Norton Medical Plaza I under the authority of the Certificate of Need issued by the Commonwealth of Kentucky Cabinet for Health and Family Services for the hospital.

The proposed Conditional Use Permit meets the purpose, intent and all requirements of the Land Development Code, with the exception of LDC §4.2.29.B because the existing Norton Medical Plaza I building is 29.70 feet from the property line, instead of 30-feet from the property line..

1. The proposal is consistent with the applicable policies of the Comprehensive Plan.

Community Form Guideline 1. The proposal conforms to Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 1.B. 6 (Regional Center), which advocates located a mixture of high intensity uses, including service uses, such as medical facilities, within the Regional Center.

Compatibility Guideline 3. The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 3.1, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 3.12, 3.22, 3.24 and 3.28. The existing Norton Medical Plaza I building was approved in Planning Commission Docket No. 9-55-01 and 10-9-02, and no changes to the exterior of the building are proposed. The outpatient surgery facilities will be appropriately located in immediate proximity with the facilities of Norton Brownsboro Hospital, which will be connected to the medical plaza building by an enclosed pedestrian bridge. No expansion will occur into residential areas. The proposed use will cause no nuisances such as nuisances from odor, air quality, excessive traffic (surgeries will be scheduled by appointment), noise lighting or adverse visual impacts. The development plan shows changes in parking and access layout to improve patient parking and access.

Circulation Guideline 7. The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 7.1, 7.3, 7.10 and 7.16. The Department of Public Works and Assets approved the proposal on November 20, 2013. The site enjoys immediate transit service availability via Transit Authority of Louisville (“TARC”) Route 25 (“Oak Street – Westport Road”). The proposed access to and through the site will be safe and efficient for vehicles and pedestrians consistent with Norton’s intention to provide safe access for its patients. The site provides adequate parking and utilizes joint and cross access.

Bicycle, Pedestrian and Transit Guideline 9. The proposal conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted thereunder, including Policies 9.1 and 9.2. Sidewalks are available for patients and medical personnel. A bicycle storage rack is located on the exterior of the building. Transit service via TARC Route 25 serves the building.

Flooding and Stormwater Guideline 10. The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 10.1, 10.4, 10.10 and 10.11. The Metropolitan Sewer District (“MSD”) approved the proposal on November 20, 2013. MSD’s approval is based on the full development potential to the entire watershed and the impact of the proposal on the watershed. MSD’s approval indicates that drainage systems will accommodate the “through” drainage capacity in a manner acceptable to MSD, and that peak stormwater run-off rates or volumes post development will be consistent with regional and watershed plans.

Air Quality Guideline 12. The proposal conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder, including Policies 12.1, 12.3 and 12.8. The proposal will cause no additional traffic to or from the site because outpatient surgeries will be scheduled by appointment. TARC Route 25 serves Norton Healthcare Boulevard at the front of the site. The Louisville Air Pollution Control District approved the proposal on November 15, 2013.

Infrastructure Guideline 14. The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 14.2, 14.3, 14.4, 14.6 and 14.7. The site is adequately served by existing utility providers. An adequate supply of potable water and water for fire-fighting purposes serves the site. The site is served by the sanitary sewer service facilities of the Metropolitan Sewer District. Utility easements have been provided to allow maintenance and repair consistent with the needs of each utility.

Community Facilities Guideline 15. The proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 15.9. The site is adequately served by the services of the Worthington Fire Protection District.

The proposal conforms to all other applicable Guidelines and Policies of the Comprehensive Plan.

2. The proposal is compatible with surrounding land uses and the general character of the area.

The proposed outpatient surgery expansion is consistent with existing Norton Healthcare facilities in Old Brownsboro Crossings. Moreover, the proposal is compatible with the general character of Old Brownsboro Crossings. There will be no traffic, noise, odor, drainage, dust, lighting or appearance impacts from this proposal.

3. Existing public facilities are adequate to serve the proposed 162 SF enlargement.

Existing public facilities, such as transportation, sanitation, water, sewer, drainage, and emergency services, are adequate to serve the proposed outpatient surgery expansion.