

WAIVER JUSTIFICATION STATEMENT

Norton West Louisville Hospital

2820 West Broadway

The proposed waiver, which will permit the applicant to provide less than 50% clear glazing on the south-facing façade of the proposed hospital building, 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 a buffer wall and associated landscaping along the south-facing façade of the building. Further, the applicant will include significant architectural elements on the building, including variations in the façade, green roof areas, and a stepped back second floor.

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 the proposed hospital building in the most efficient way possible from a patient care standpoint and to provide needed screening in front of the service area. In addition, the applicant is providing screening along Garland Avenue and a community focal point at the corner of 28th Street and Garland Avenue.

The proposed waiver is the minimum necessary to provide relief to the applicant. The applicant has designed the proposed hospital to provide a variety of services to the neighborhood and this area of the overall community. This design includes the community focal point at the corner of 28th Street and Garland Avenue but does not include glazing within the wall screening the service area.

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 provide glazing in a wall that is designed to prevent views into the service area of the proposed hospital building.

22. WAIVER - 0205