

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

John C. Talbott
Direct dial: 426-0388, ext. 133
Email: JOHN@BARDLAW.NET

July 31, 2018

Dear Neighbor,

RE: Proposed Conditional Use Permit (CUP) LDC Section 4.2.31 to allow a Rehabilitation Home in the existing building located on approximately 1 acre on the west side of Dixie Highway at 3608 Dixie Highway

We are writing to invite you to a meeting we have scheduled to present neighbors with our CUP plan to allow a rehabilitation home in the existing building located as above.

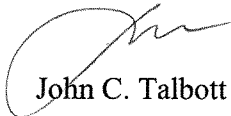
Accordingly, we have filed a plan for pre-application review with the Division of Planning and Design Services (DPDS) that has been assigned case number **18CUP1096** and case manager, **Jon Crumbie**. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Wednesday, August 15th at 7:00 p.m. at the City of Shively Building** located at **3920 Dixie Hwy.**

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or the land planning and engineering firm representative Sarah Beth Sammons at 426-9374.

We look forward to seeing you.

Sincerely,



John C. Talbott

cc: Hon. Sherry C. Conner, Mayor, City of Shively
Hon. Mary C. Woolridge, Councilwoman, District 3
Jon Crumbie, case manager with Division of Planning & Design Services
Sarah Beth Sammons, land planners with Land Design & Development, Inc.
Sanjay Jain, applicant with Jain Holdings, LLC

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18CUP1096

Neighborhood Meeting Summary

A neighborhood meeting was held on Wednesday, August 15th at 7:00 p.m. at the City of Shively Building located at 3920 Dixie Hwy. Those in attendance included the applicant's representatives, John Talbott, attorney with Bardenwerper, Talbott & Roberts, and Sarah Beth Sammons, land planner and engineer with Land Design & Development, Inc., as well as the applicant's representatives, Dr. Sanjay Jain, Amy Spain-Duncan, and Pam Scott.

Mr. Talbott began the meeting explain the process for notice and approval for a CUP request. Jon Crumbie was identified as the case manager with DPDS.

Mr. Talbott then showed a power point presentation with aerials of the area with and without the zoning map, finally zooming in on the property itself. He also showed ground level pictures of the area, surrounding businesses, and the site itself so that everyone knew where the property was located as well as what was around it.

It was explained that the building exterior would remain the same for all practical purposes, but that the interior would undergo renovations for housing overnight patients, totaling about 25, with 3-6 in each room. A question was raised about sprinklers, and it was confirmed that those would be installed. The program would generally be 4-6 weeks for patients. While there would be some outside access, it would be monitored and enclosed, with a privacy fence as high as is permitted and desired by the residents installed.

The applicant and Mr. Talbott explained that the rehabilitation center would be taking patients who were there voluntarily, with insurance or private pay. The patients would be ones with drug and alcohol problems, but who were seeking help to keep their life together, such as their job and family. The business model would not be seeking patients from the criminal justice system or who were not voluntarily there. Some neighbors expressed concern about security to keep patients there, and it was explained that transportation would be called for anyone wanting to leave since it was voluntary admission.

Several neighbors expressed concern having this type of business near them and inquired why this location was chosen. Dr. Jain explained that his medical practice is in this area and Amy Spain-Duncan explained her connections to the area. Most of the objections came down to neighbors simply not wanting a rehabilitation center near them, although most acknowledged that such services are needed.

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Developer's Neighborhood Meeting

Meeting Date and Time: August 15, 2018 @ 7:00 pm Developer's Name: Jain Holdings, LLC **RECEIVED**

Location of Meeting: City of Shively Building, 3920 Dixie Highway AUG 2 / 2018

Description of Proposal: CUP per Section 4.2.31 to allow a Rehabilitation Home PLANNING & DESIGN SERVICES

Subject Site Location: 3608 Dixie Highway

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	EMAIL ADDRESS
✓ Pearl Gillespie Gray	5700 Bridgecrest Rd Lou Ky	40218	pearlggie@gmail.com
✓ R.A. SMITH	1737 THERESA AVE	40216	
✓ Pam Scott	4221 Sunset Dr Lou, Ky	40216	pamscottadd@icloud.com
✓ Melinda Hutcherson	1810 Mary Catherine Dr.	40216	
✓ Doug Hutcherson	1810 Mary Catherine Dr.	40216	
✓ Roslyn Wheat-Beasley	1812 Mary Catherine Dr	40216	wheatrozzy@aol.com
✓ Walter Beasley	" "	" "	
✓ Kim Moore J	1808 MARY Catherine Dr.	40216	
✓ Darryl Moore	" " "		
✓ Joni Jenkins	2010 O'Brien Ct	40214	joni.jenkins@irc.ky.gov
✓ Chester Burrell	3803 Dixie Hwy	40216	
✓ Wendell Vincent	4032 Burrell DR	40216	
✓ SHERRY S. CONNER	1816 Argonne Ave	40216	sherry.conner@shively.gov

PLEASE WRITE LEGIBLY

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Developer's Neighborhood Meeting

Meeting Date and Time August 15, 2018 @ 7:00 pm **Developer's Name** Jain Holdings, LLC **RECEIVED**
Location of Meeting City of Shively Building, 3920 Dixie Highway **AUG 27 2018**
Description of Proposal CUP per Section 4.2.31 to allow a Rehabilitation Home **PLANNING & DESIGN SERVICES**
Subject Site Location 3608 Dixie Highway

NEIGHBORS IN ATTENDANCE

NAME	ADDRESS	ZIP CODE	EMAIL ADDRESS
✓ Marla Johnson	1918 Nelson Avenue	40216	Johnsonmaria@TWC.com
✓ Beverly Burton	2112 East Lane	40216	bburton1@egmail.com
✓ Nima Kulkarni	2409 Sherry Road	40217	NIMA@INDUC-LAW.COM

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18CUP1096

NEW HOPE RECOVERY

CASE NO. 18CUP1096

(CASE MANAGER - JON CRUMBIE)

Conditional Use Permit to allow a rehabilitation home in the existing building that is currently being used as an office on property located at 3608 Dixie Hwy.

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Attorneys: Bardenwerper, Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

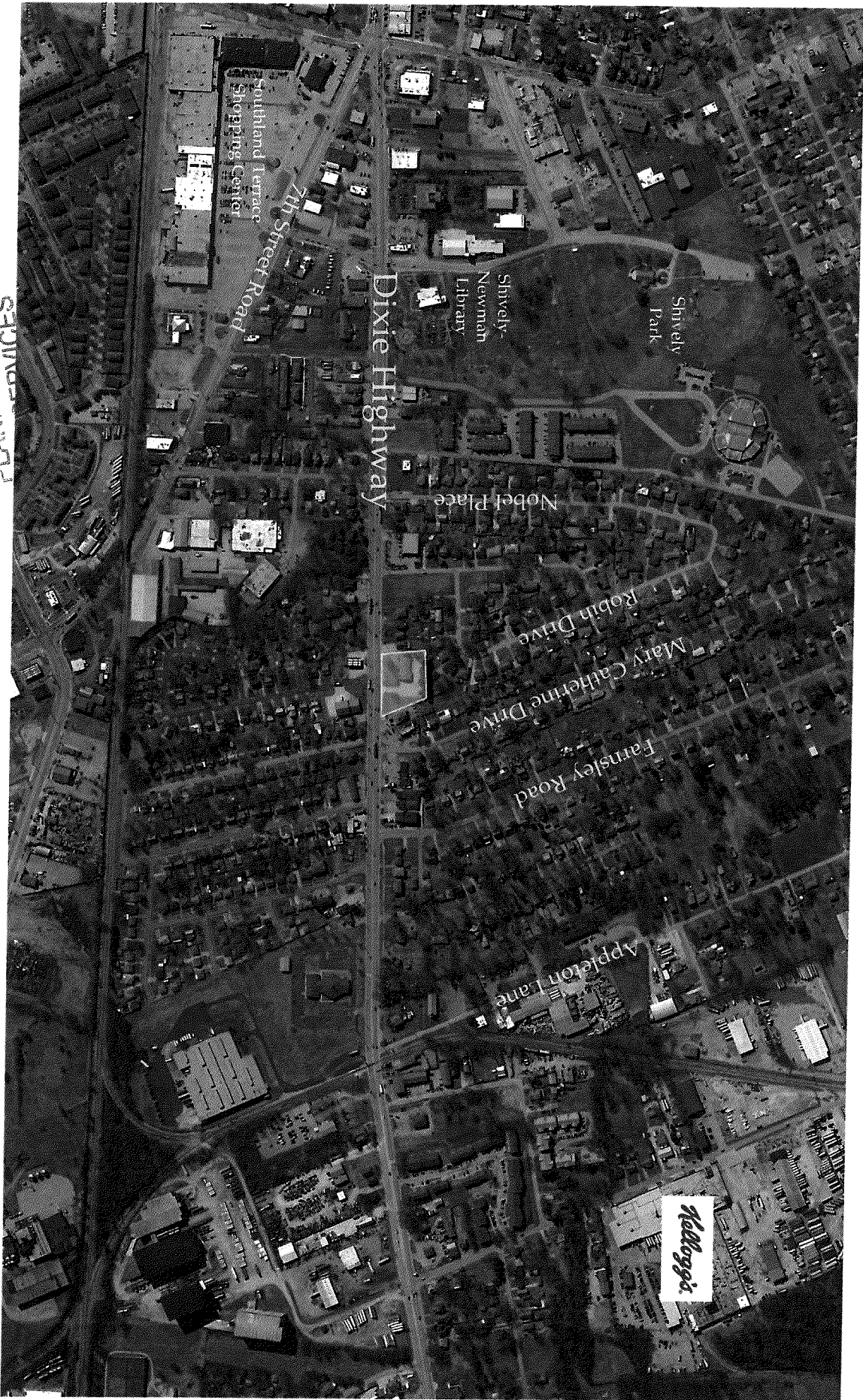
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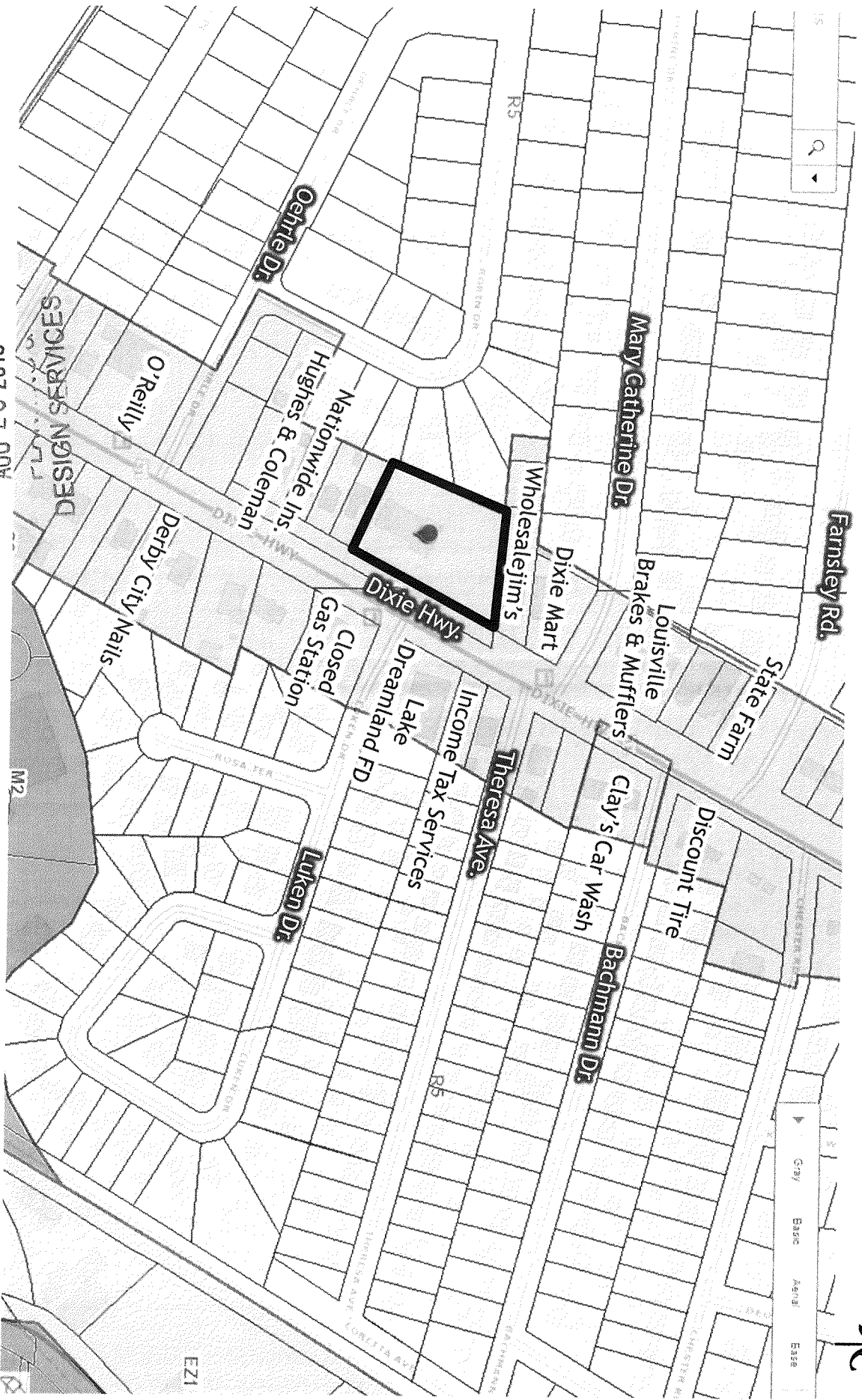
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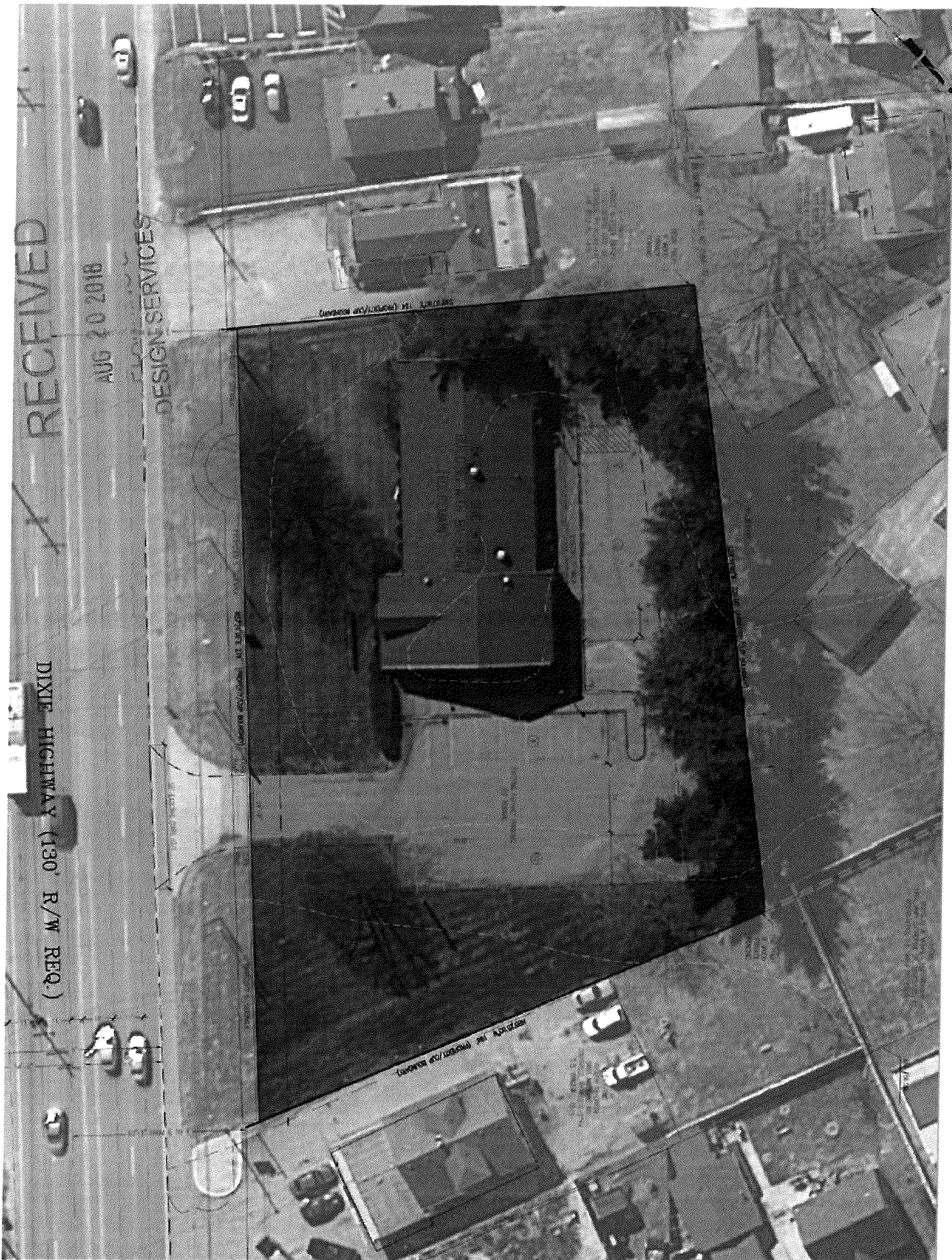
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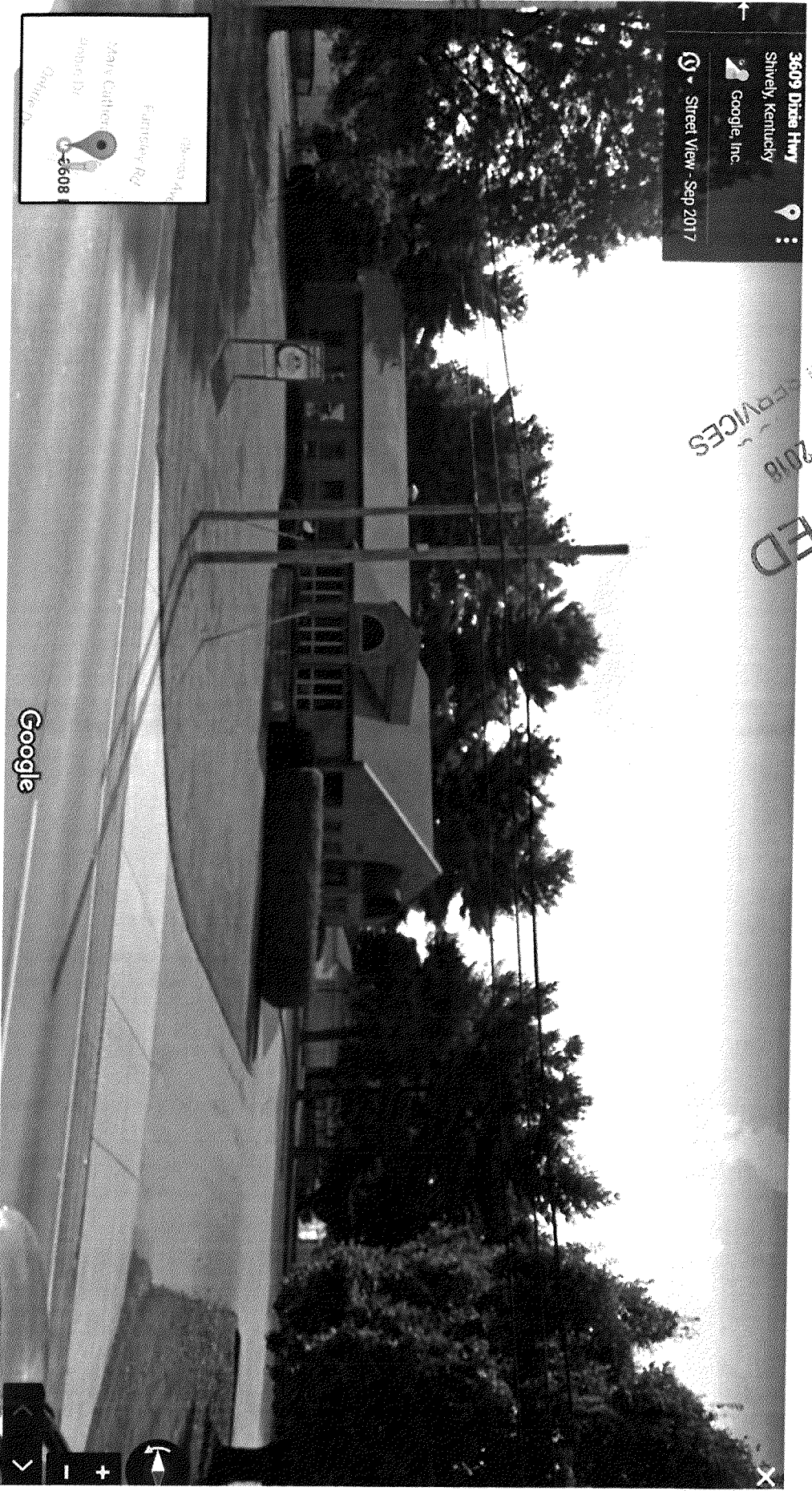
DIXIE HIGHWAY (130' R/W REQ.)

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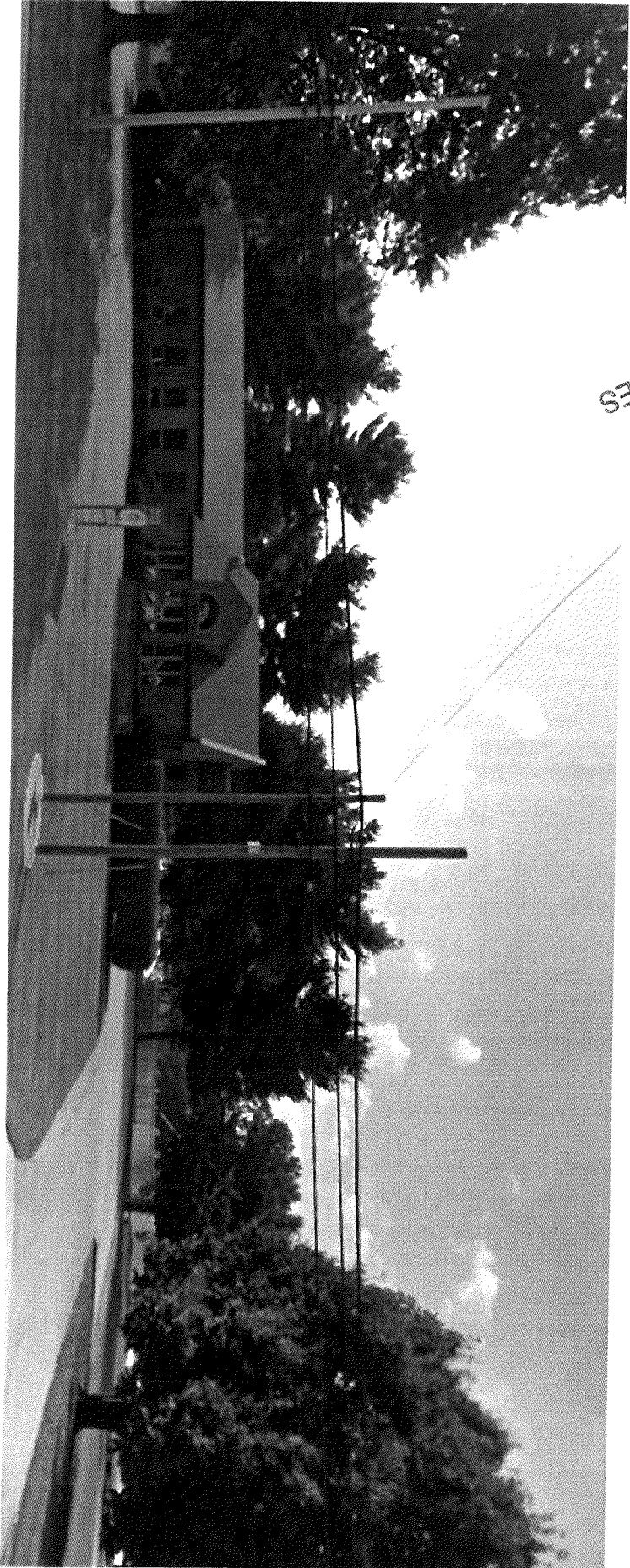


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View of existing office building to be used for rehabilitation home.

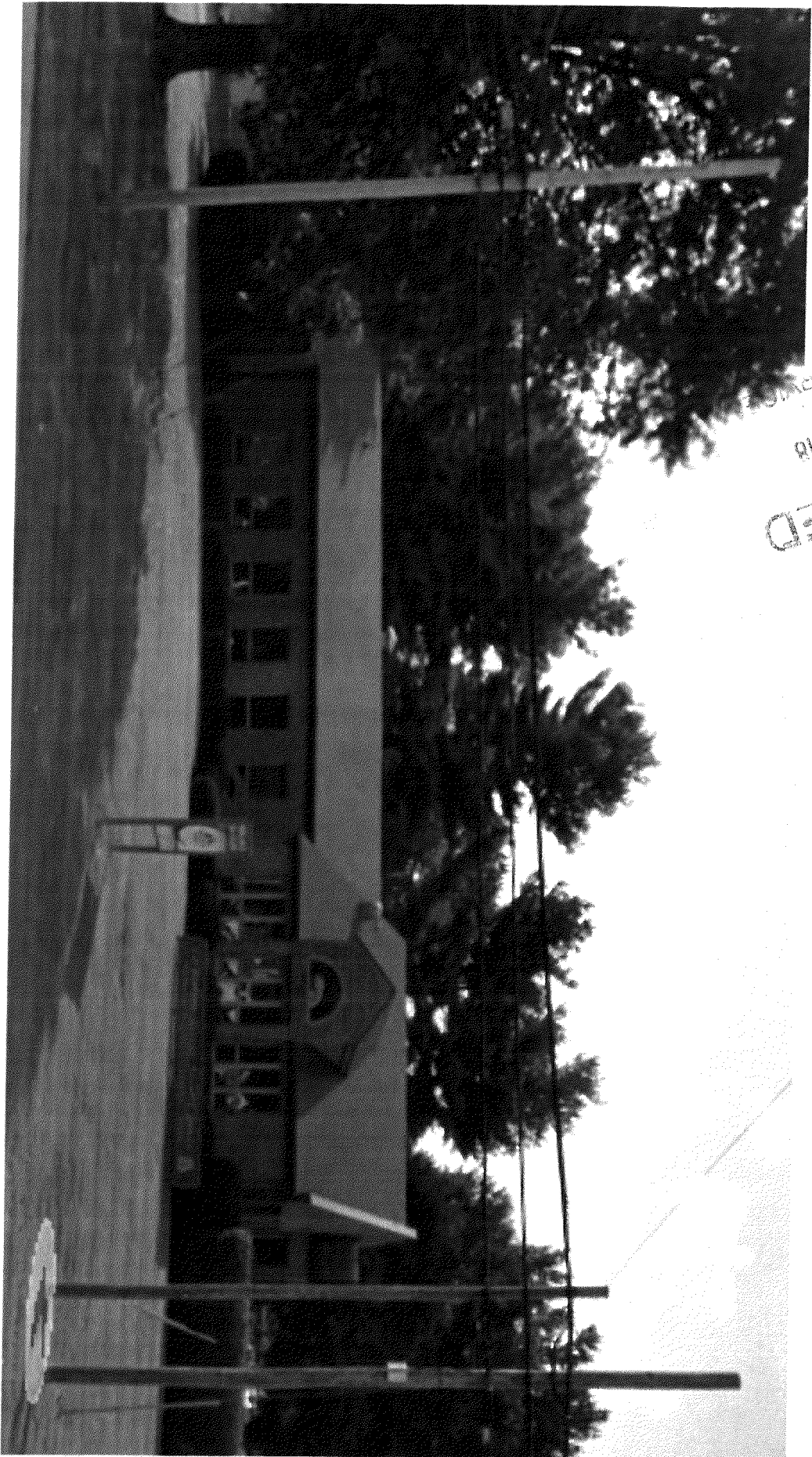
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View of existing office building to be used for rehabilitation home.

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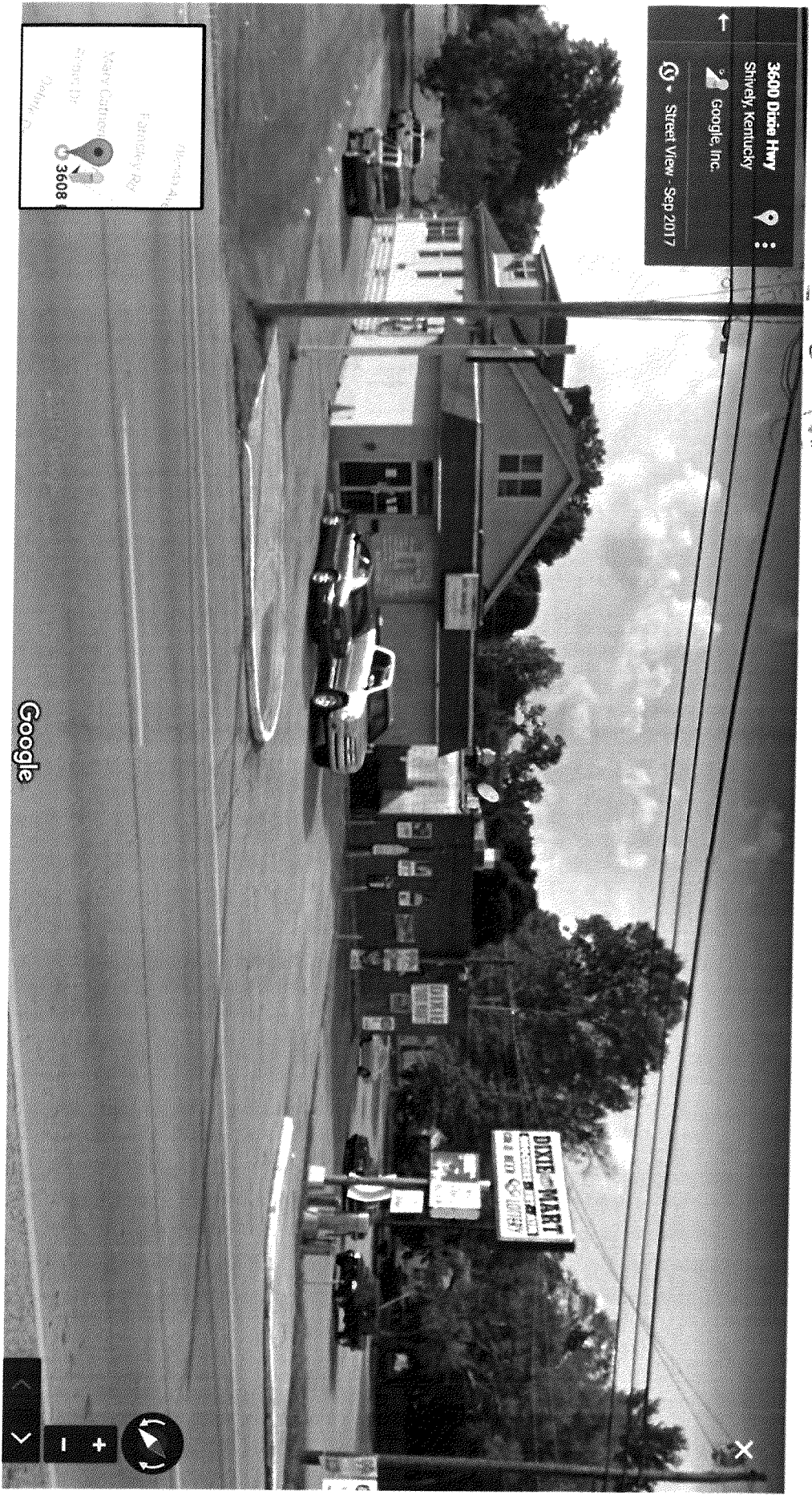


View of existing office building to be used for rehabilitation home.

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3600 Dixie Hwy
Shively, KY 40381
3608

Google

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View of adjacent businesses to the north of site.

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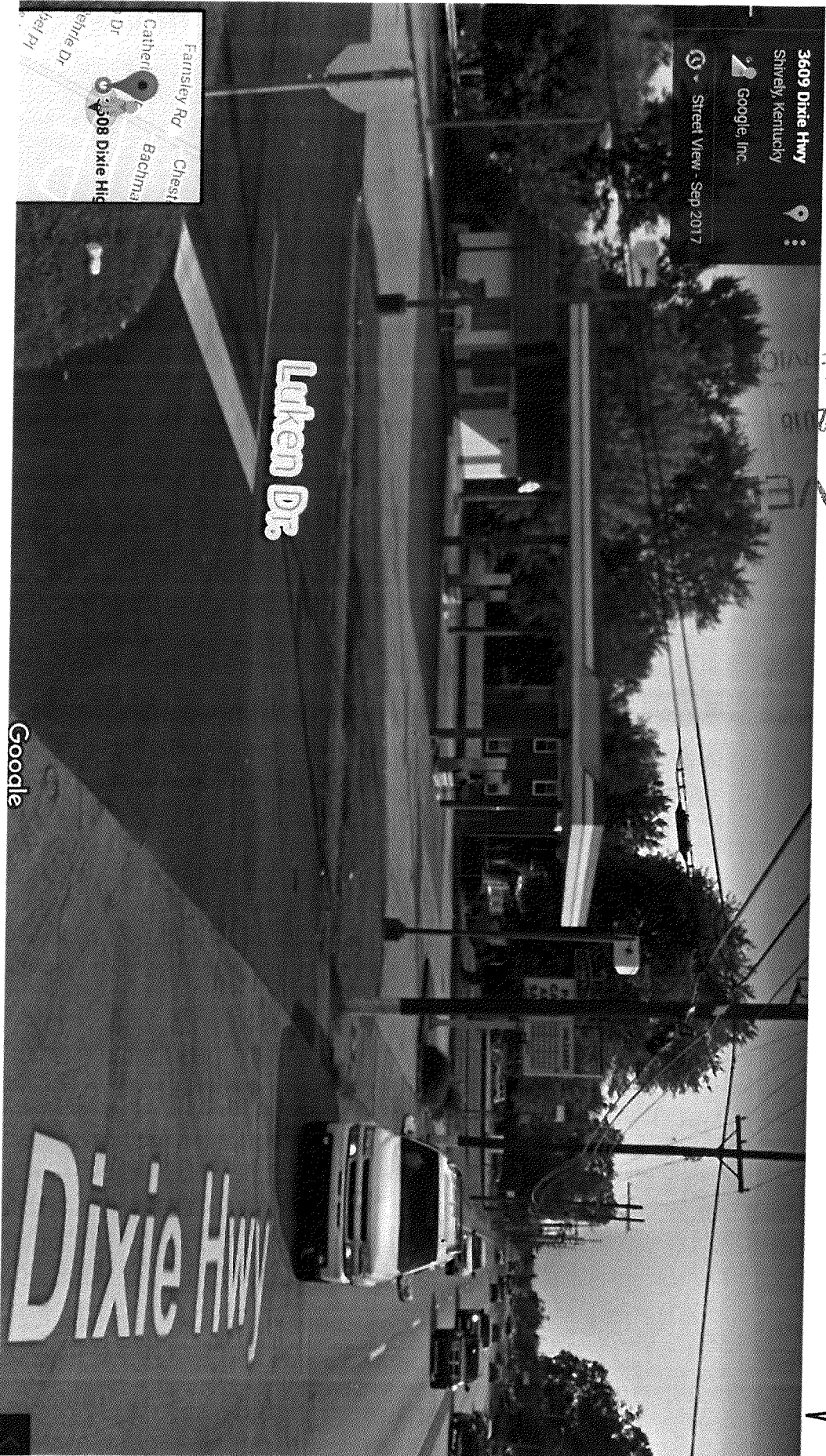
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View of businesses across Dixie Hwy from site.



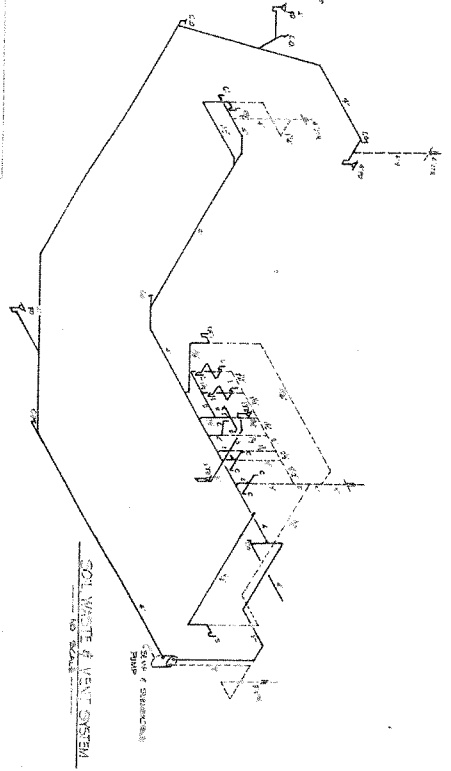
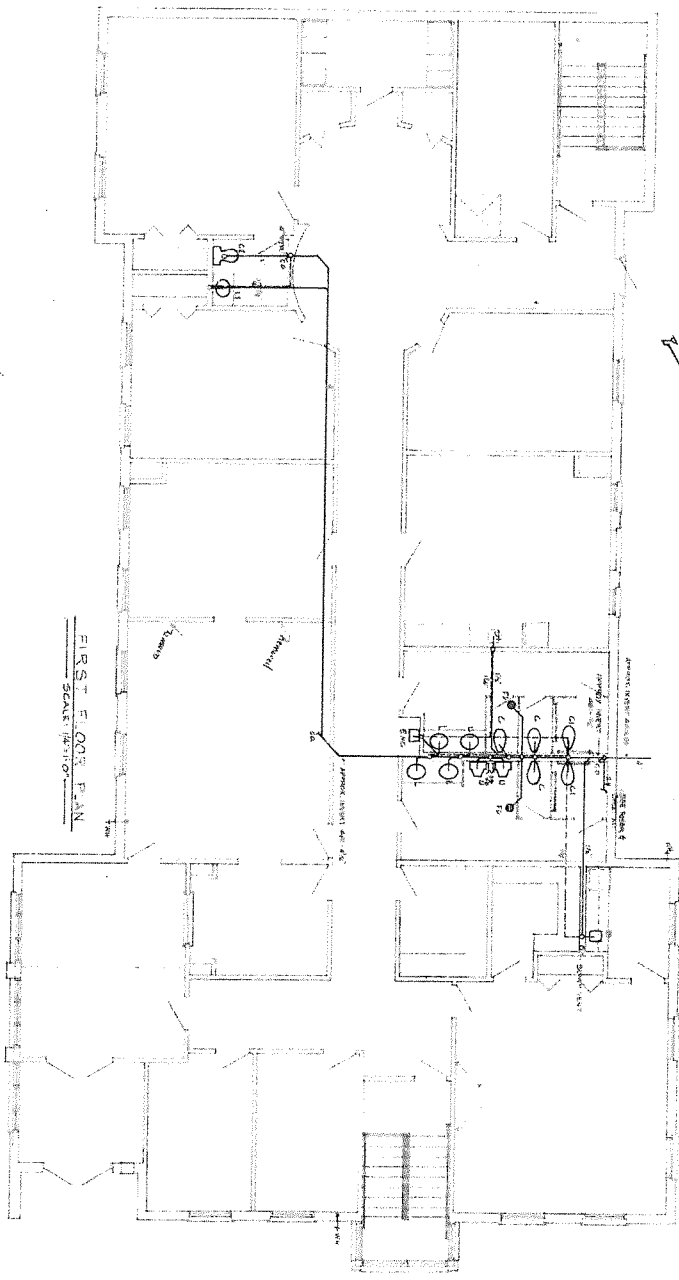
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View of closed gas station across Dixie Hwy from site.

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 LOUIS & HENRY ARCHITECTS OFFICE INC.	 LOUIS & HENRY, INC. Mechanical Engineers P.E. No. 101,431 324 EAST BROADWAY LOUISVILLE, KENTUCKY	 R. B. WHITNEY & ASSOCIATES Consulting Engineers P.E. No. 101,431 400 BROADWAY LOUISVILLE, KY 40202	KENTUCKY STATE DISTRICT COUNCIL OF CARPENTERS HEALTH, WELFARE AND PENSION TRUST FUNDS 3409 - DIXIE HIGHWAY LOUISVILLE, KENTUCKY
			PERISSONIS MECHANICAL ENGINEER



New Hope Recovery Program

- Will include medical detox and a full evidenced based recovery program.
- Patients will have a strict structured protocol during the day to include education, meetings, life skills, therapy and meals.
- Patients monitored by a registered nurse and certified alcohol and drug counselor, and peer support staff.
- Patients will not be without supervision of staff at any time.

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NEW HOPE RECOVERY

- 3 - 6 Patients per room
- 25- Bed Recovery Program
- 4-6 week length of stay
- Separate Living spaces for needs
- Work with companies like Ford Motor Company
- Accept insurance and private pay options
- Facility will be locked
- Patients transported via van with staff supervision
- Two licensed clinicians on staff at night
- 10 - 12 foot privacy fence

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Employment and Staffing

- Certified, licensed clinicians
- Counselors
- Peer support specialists
- Therapists,
- Certified drug and alcohol counselors
- Psychiatrist
- Medical personnel (Registered nurses, licensed practical nurses, and a medical director)
- Staff Dietician
- Spiritual leaders
- Chefs
- Social workers
- Volunteers from community resource agencies

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Key Personnel

Pam Scott - a certified drug and alcohol counselor who served as director of the Women's Healing Place for 18 years. Most recently she was director at St. Jude's Women's facility and brings both experience and passion to this project.

Amy Spain-Duncan - a registered nurse with experience and passion working in this field. She has volunteered in recovery within the city and nation wide over the past 8 years and worked with local politicians, community leaders, and KentuckyOne Health to reduce stigma and effectively treat those who suffer substance abuse disorder and alcoholism in our neighborhood.

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