

Bennett & Bloom
1935 Bluegrass Avenue, Suite 200
Louisville, KY 40222

June 29, 2017

Re: Medical Facility / Eyecare Surgery Center located at 9200 Leesgate Road

Dear Neighbor,

We are writing to notify you that an application has been submitted to Metro Planning and Design and to invite you to a meeting we have scheduled to present neighbors with our plan for a Medical Facility/Eyecare Surgery Center to be located as noted above. The applicant is applying for a Conditional Use Permit to allow for a surgery center. (Metro Planning and Design Case# 17CUP1045).

A meeting will be held on Tuesday, July 11th, at 6:30 p.m. in the community room of the Hurstbourne City Hall located at 200 Whittington Parkway, Suite 100 to discuss the project with you.

As a neighbor, you are invited to this meeting so that we may show you what we plan and address any questions or concerns that you or your neighbors may have.

If you cannot attend the meeting but have questions or concerns, please call me at Heritage Engineering at 502-562-1412 or Cliff Ashburner with Dinsmore & Shohl at 502-540-2382.

We look forward to seeing you.

Sincerely,



John Campbell

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Cc: Hon. Mary Schneider, Mayor, City of Hurstbourne
Hon. Jim Leidgen, City Clerk, City of Hurstbourne
Hon. Marilyn Parker, Metro Louisville Councilwoman, District 18
Jon Crumbie, Planner II, Metro Louisville Planning and Design Services
Cliff Ashburner, Dinsmore & Shohl
Herby Pierce, Bennett & Bloom

**NEIGHBORHOOD MEETING NOTES
FOR
LEESGATE HOLDINGS**

The meeting was held at the Hurstbourne City Hall and began at 6:30. Jim Leidgen of the City of Hurstbourne welcomed everyone to the meeting and to the City Hall. Cliff Ashburner of Dinsmore & Shohl, counsel for Leesgate Holdings, LLC, introduced the applicant's team, which included Herby Pierce of Bennett & Bloom Eye Centers, Scott Hannah of Heritage Engineering, and himself.

Mr. Ashburner next explained that the project needed a Conditional Use Permit and waiver for the existing driveway to remain in its current location. Mr. Ashburner next explained the basics of the plan, which includes an 8,000 square foot surgery center and approximately 26 additional parking spaces.

Mr. Ashburner also explained that the site had been recently reviewed for a different project, which included two waivers, one for parking between the building and Leesgate Lane and one to allow the existing driveway to remain in the required landscape buffer area. Mr. Ashburner explained that the waiver for the parking was granted but that the other was denied, effectively denying the design of the previous project.

Mr. Pierce explained Bennett & Bloom's plans for the property, including the use of the existing building, and Mr. Hannah explained the design of the project and drainage system for it.

Questions from the audience included questions about screening adjacent to the residences, the design of drainage improvements and the review of those improvements and the amount of parking. Mr. Ashburner and Mr. Hannah explained that the design was preliminary and that there might be changes made to increase screening. They also explained that the parking was the minimum required.

In response to a question about the number of employees, Mr. Pierce estimated that there would be less than 100 but that it would probably be around 75. Mr. Pierce also explained the hours of operation (7 a.m. To 6 p.m.).

Mr. Ashburner gave the group the name of the staff person reviewing the case (Jon Crumbie) and his contact information. Mr. Ashburner further explained that the case would likely be reviewed in two meetings, one before the Board of Zoning Adjustment and one before the Development Review Committee.

The meeting concluded at approximately 7:00.

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17 CUP 1045

Neighborhood Meeting

Bennett & Bloom

Medical Facility / Eyecare Surgery Center

9200 Leesgate Road

Case # 17CUP1045

Name	Street Address	Zip
✓ CHARLES WEBER	9200 LEESGATE RD	40222
✓ Scott Hannah	642 S. 4th ST.	40202
✓ Richard McCord	9101 Nottingham PKY	40222
✓ GEORGE STEWART	9103 " "	
✓ STEVE PORTER	2406 TOCNER STATION RD	40299

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