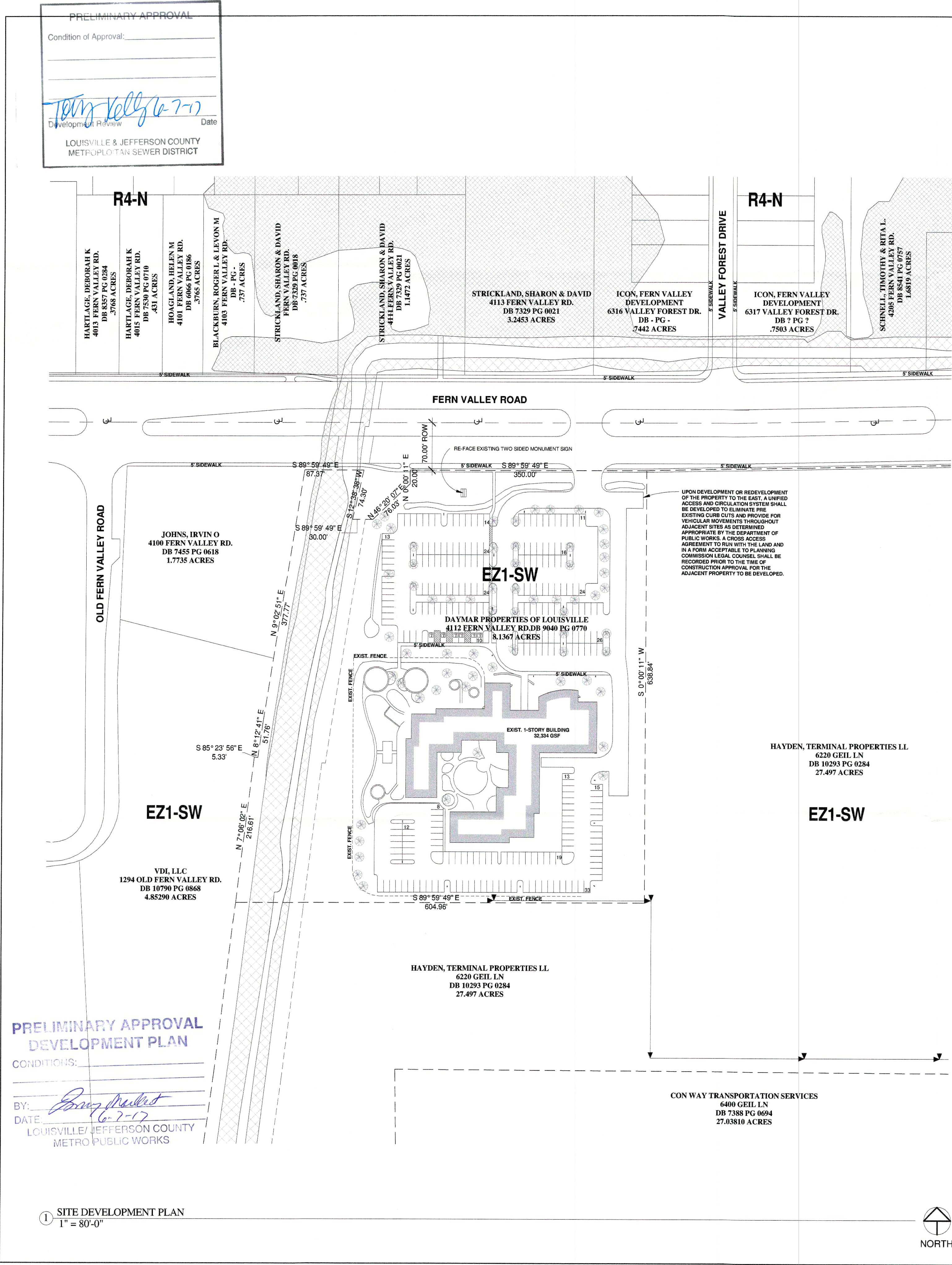




LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

SUBJECT PROPERTY	LAND USE	ZONING	FORM DIST.
EXISTING	DAY CARE	EZ-1	SWC
PROPOSED	REHABILITATION FACILITY	EZ-1	SWC
SURROUNDING PROPERTIES			
NORTH	RESIDENTIAL	R4	N
SOUTH	COMMERCIAL	EZ-1	SWC
EAST	COMMERCIAL	EZ-1	SWC
WEST	COMMERCIAL	EZ-1	SWC

PREVIOUS AND ASSOCIATED CASES ON SITE

THERE ARE NO PREVIOUS CASES ON THE SITE

APPLICABLE PLANS AND POLICIES

CORNERSTONE 2020
LAND DEVELOPMENT CODE

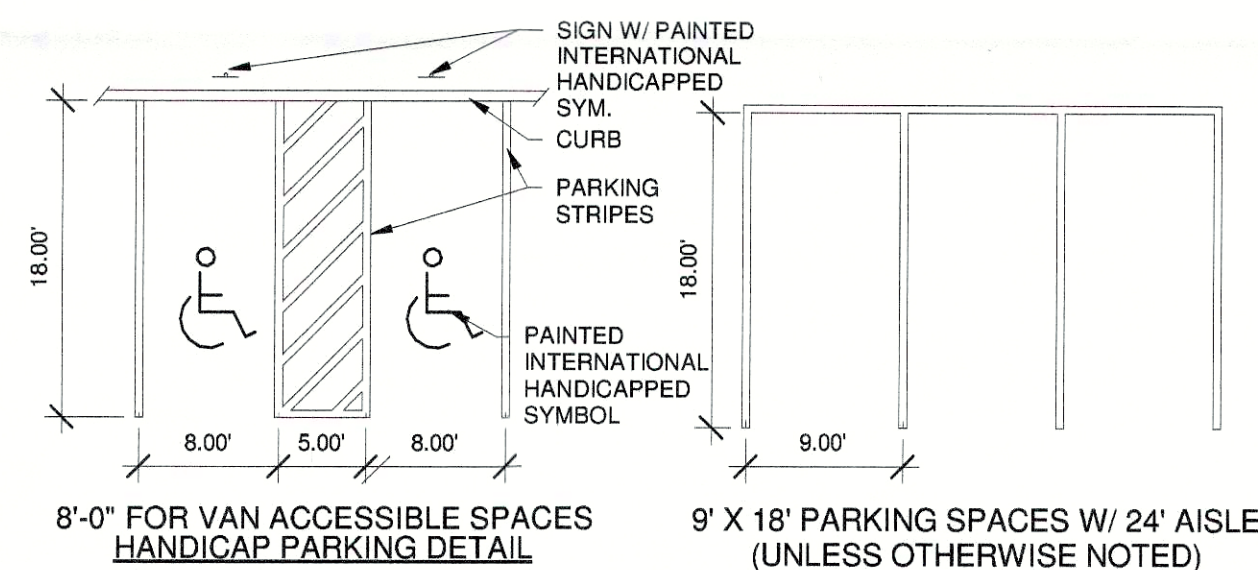
LANDSCAPE NOTE
LANDSCAPING AND BUFFER AREAS FOR THIS PROJECT WILL NOT CHANGE.
SEWAGE TREATMENT PLANT SERVICING THIS LOCATION
MORRIS FARM WQTC

MSD FLOODPLANE PERMIT REQUIRED FOR ALL INTERIOR RENOVATIONS OR SITE
CONSTRUCTION PRIOR TO ISSUING ANY BUILDING PERMITS.

EXTERIOR LIGHTING LOCATIONS WILL BE UTILIZED

LIST OF ADJACENT PROPERTY OWNERS

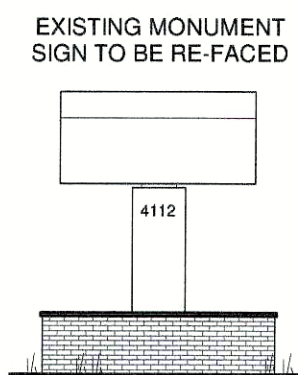
VDI, LLC 1294 OLD FERN VALLEY RD. DB 10790 PG 0868 4.85290 ACRES	HARTLAGE, DEBORAH K 4013 FERN VALLEY RD. DB 8357 PG 0284 .3768 ACRES
STRICKLAND, SHARON & DAVID 4111 FERN VALLEY RD. DB 7329 PG 0021 1.1472 ACRES	HARTLAGE, DEBORAH K 4015 FERN VALLEY RD. DB 7550 PG 0710 .431 ACRES
STRICKLAND, SHARON & DAVID 4113 FERN VALLEY RD. DB 7329 PG 0021 3.2453 ACRES	SCHNELL, TIMOTHY & RITA L. 4305 FERN VALLEY RD. DB 8541 PG 0757 1.6819 ACRES
ICON, FERN VALLEY DEVELOPMENT 6316 VALLEY FOREST DR. DB - PG - .7442 ACRES	HOAGLAND, HELEN M 4101 FERN VALLEY RD. DB 6066 PG 0186 .3765 ACRES
ICON, FERN VALLEY DEVELOPMENT 6317 VALLEY FOREST DR. DB ? PG ? .7503 ACRES	BLACKBURN, ROGER L & LEVON M 4103 FERN VALLEY RD. DB - PG - .737 ACRES
HAYDEN, TERMINAL PROPERTIES LL 6220 GEIL LN DB 10293 PG 0284 27.497 ACRES	STRICKLAND, SHARON & DAVID FERN VALLEY RD. DB 7329 PG 0018 .737 ACRES
HAYDEN, TERMINAL PROPERTIES LL 6220 GEIL LN DB 10293 PG 0284 27.497 ACRES	JOHNS, IRVIN O 4100 FERN VALLEY RD. DB 7455 PG 0618 1.7735 ACRES
CON WAY TRANSPORTATION SERVICES 6400 GEIL LN DB 7388 PG 0694 27.03810 ACRES	



3 PARKING DIAGRAMS
1" = 10'-0"

SYMBOL LEGEND

- EXISTING MSD SEWER DRAINAGE SYSTEM
- FLOODPLAIN
- FLOODWAY
- EXISTING LIGHT STANDARD



NOTE:
ALL EXTERIOR SIGNAGE WILL
CONFORM TO THE FORM
DISTRICT PATTERN AND WILL
FOLLOW CURRENT IBC/KBC/LDC
CODES

4 MONUMENT SIGN
1/8" = 1'-0"



Land Development Report
January 26, 2017 11:18 AM
About LDC

Location
Parcel ID: 063303170000
Parcel LRSN: 1017026
Address: 4112 FERN VALLEY RD

Zoning
EZ1
Form District: SUBURBAN WORKPLACE
Plan Certain #: NONE
Proposed Subdivision Name: NONE
Proposed Subdivision Docket #: NONE
Current Subdivision Name: NONE
Plan Book - Page: NONE
Related Cases: NONE

Special Review Districts
Overlay District: NO
Historic Preservation District: NONE
National Register District: NONE
Urban Renewal: NO
Empowerment Zone: YES
System Development District: NO
Historic Site: NO

Environmental Constraints
Flood Prone Area
FEMA Floodplain Review Zone: YES
FEMA Floodway Review Zone: YES
Local Regulatory Floodplain Zone: YES
Local Regulatory Conveyance Zone: NO
FEMA FIRM Panel: 21111C0004E, 21111C0077E
Protected Waterways
Potential Wetland (Hydric Soil): YES
Streams (Approximate): YES
Surface Water (Approximate): NO
Slopes & Soils
Potential Steep Slope: NO
Unstable Soil: NO
Geology
Karst Terrain: N/A

Sewer & Drainage
MSD Property Service Connection: NO
Sewer Recapture Fee Area: NO
Drainage Credit Program: MS4 (outside of incentive area)

Services
Municipality: LOUISVILLE
Council District: 2
Fire Protection District: WOLONGA
Urban Service District: NO

REQUEST

REQUEST CONDITIONAL USE PERMIT TO ALLOW A REHABILITATION HOME IN AN EZ-1 ZONING DISTRICT.

CASE SUMMARY

THIS SITE CONSISTS OF A 1-STORY STRUCTURE THAT IS CURRENTLY BEING USED AS A DAYCARE CENTER. THE SITE HAS 170 OFF-STREET PARKING SPACES. THE PARKING LOT WILL BE USED FOR STAFF, TENANT OPERATIONS, OCCASIONAL RAGE VISITORS AND POSSIBLY RESIDENT PARKING (ALTHOUGH IT IS ANTICIPATED THERE WILL BE NO RESIDENTS REQUIRING SUCH ACCOMMODATIONS). THE APPLICANT IS PROPOSING TO OPERATE A SPECIALIZED ALCOHOL AND OTHER DRUG RESIDENTIAL FACILITY FOR DETOXIFICATION, WITH AN AIM TOWARD PARTNERING WITH OTHER HEALTH CARE OPERATORS IN THE COMMUNITY TO REFER ITS DETOXIFICATION TO PROGRESSIVE RESOURCES ALONG THE REHABILITATIVE MEDICINE PATH.

THE EXISTING 32,334 SQUARE FEET STRUCTURE WILL BE RECONFIGURED TO CREATE 14-2 BEDROOM RESIDENTIAL UNITS IN EACH WING FOR A TOTAL OF 56 BEDS. THE COMMON AREA WILL REMAIN LARGELY INTACT EXCEPT FOR THE ADDITION OF THE COMMON KITCHEN. APPROXIMATELY 10% OF THE FLOOR AREA IS PLANNED TO BE LEASED AS MEDICAL OFFICES. MODIFICATIONS WILL BE MADE FOR ADA ACCESSIBILITY, SECURITY AND FIRE EMERGENCY SERVICE ACCESS WILL BE A PRIMARY CONSIDERATION IN THE PLAN OF OPERATION. UPGRADES WILL BE MADE INCLUDING PRESERVING AND EMBELLISHING THEIR SITE'S HARDSCAPE/LANDSCAPING TO IMPROVE THE CURBSIDE PRESENCE. EXTERIOR CHANGES TO THE STRUCTURE WILL BE LIMITED TO DOOR AND WINDOW MODIFICATIONS OF EGRESS AND NATURAL LIGHTING. EXISTING SITE LIGHTING IS EXISTING AND SHALL REMAIN.

SITE CONTEXT

THE SITE IS IRREGULAR IN SHAPE AND LOCATED ON THE SOUTH SIDE OF FERN VALLEY BETWEEN OLD FERN VALLEY ROAD AND GEIL LANE.

SITE DATA

EXISTING ZONE	-	-	-	EZ-1
EXISTING FORM DISTRICT	-	-	-	SUBURBAN WORKPLACE
EXISTING USE	-	-	-	DAYCARE
PROPOSED USE	-	-	-	REHABILITATIVE HOME
PROPERTY AREA	-	-	-	8.1367 ACRES
BUILDING SQUARE FOOTAGE	-	-	-	32,334 SQUARE FEET
BUILDING HEIGHT	-	-	-	1-STORY (24'-0")

PARKING SUMMARY

PER LAND DEVELOPMENT CODE, CHAPTER 9 TABLES 9.1.2A FOR GROUP HOUSING, REHABILITATION HOME.
MIN: .75 SPACES FOR EA. BEDROOM 21 SPACES
MAX: 1.50 SPACES FOR EA. BEDROOM 42 SPACES

PARKING PROVIDED 239 SPACES



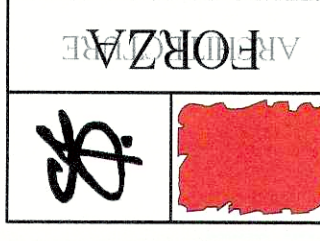
VICINITY MAP



WM #7478

LANDMARK REHABILITATIVE MEDICINE
REHABILITATIVE HOME & MEDICAL
OFFICES
4112 FERN VALLEY ROAD
LOUISVILLE, KY 40219

FORZA ARCHITECTURE, INC.
654 S. SHELBY ST., SUITE 301
LOUISVILLE, KY 40202
502.896.1328 V
502.896.1321 F
www.forzaarchitecture.com



PROJECT NUMBER: 1703

ISSUANCES	
DATE	NO. ITEM
01/26/2017	PRE APPLICATION
06/16/2017	FINAL APPLICATION
06/01/2017	REVISED R.O.W. TEXT

DRAWN BY: EAF, SET
CHECKED BY: SET

PROFESSIONAL STAMP

DRAWING TITLE
SITE DEVELOPMENT
PLAN
17CUP1009

SHEET NUMBER

CUP-01

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