

**CUP PRE-APPLICATION
DEVELOPER'S LETTER OF EXPLANATION
JAN.30 2017**

PROPERTY ADDRESS...
4112 Fern Valley Rd.
Louisville KY 40219

EXISTING CONDITIONS...

THE PROPERTY

The property is currently owned by Daymar Properties of Louisville, LLC and is leased to a daycare provider.

SITE ELEMENTS

The existing site consists of 1 single story structure newly constructed circa 2002 for the expressed purpose of housing a children's daycare facility. Currently, the daycare operation is managed by a Christian Ministry that uses a portion of the building for service gatherings and study. The 8.07 acre site has 170 off street parking spots for the property's exclusive use.

BUILDINGS

The 32,334 square feet Structure consists of a central reception area with offices and 2 wings creating an enclosed central courtyard. There is also a large assembly room that doubled as a cafeteria.

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PROPOSED PROGRAM OVERVIEW...

LANDMARK RECOVERY OF LOUISVILLE

“Becoming Well Again Through...”

Rehabilitative Medicine

Landmark Recovery of Louisville will operate as a specialized alcohol and other drug residential facility for detoxification, with an aim towards partnering with other health care operators in the community to refer it's detoxification clients to progressive resources along the rehabilitative medicine path.

Our mission is to provide that initial care needed to safely begin this journey for people rebuilding their lives with hope, independence and dignity, advocating for their full inclusion in all aspects of community life.

What is rehabilitative medicine?

Rehabilitative medicine involves the evaluation, diagnosis and treatment of patients with limitations as a result of a disease or treatments associated with a disease. The goal of rehabilitative medicine is to improve the health, independence, productivity, functional performance and participation in life's activities for people who have disabling conditions and diseases.

It's a medical specialty with expertise in defining limitations in ability and restoring and enhancing function. It looks at all the individual's conditions and the impact on the person's over-all functional status — physical ability, adaptation for self-care, cognitive skills and behavioral performance. It's mind-body integrative medicine. It considers the patient and the social supports – family and caregivers, and society. Specialized care plans begin first with a safe, private detoxification from any abused substances.

It's a growing medical specialty. What's fueling growth?

Patients' needs and demands are changing. They are looking for comprehensive care that is restorative and provides hope and healing, beyond just improvements in a functional ability.

Patients want to rebuild their lives with hope, independence and dignity, advocating for their full inclusion in all aspects of community life.

Facility Services & Programs

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Landmark Recovery of Louisville will specialize in the delivery of state of the art detoxification services for individuals suffering from alcoholism and other drug addiction that is often co-occurring with behavioral disorders including depression, anxiety, and bi-polar disorder.

Our mission is to help people rebuild their lives with hope, independence, and dignity advocating for their full inclusion in all aspects of community life.

Landmark's detoxification program will operate as that hopeful, first crucial step along a continuum of a comprehensive curriculum and variety of holistic, traditional, and alternative treatment options the industry now seeks to develop through the collaborative efforts of our experienced and dedicated multidisciplinary treatment team of psychiatrists, therapists, and physicians. Thus, facilitating patients and their families making lifelong changes necessary to maintain health and wellness in all aspects of their lives.

Licensing:

The facility will be dually licensed by the State of Kentucky Cabinet for Health and Family Services as both an Alcohol and Other Drug abuse treatment Entity (**AODE**), and as a Behavioral Health Services Organization (**BHSO**) as well with regard to requirements for staffing, patient care, and physical plant.

Accreditation:

In addition, the facility will seek accreditation from Nationally recognized organizations such as the Joint Commission (JAHCO) and Carf International (CARF).

The Joint Commission is an independent, not-for-profit organization that accredits and certifies more than 19,000 health care organizations and programs in the United States. Joint Commission accreditation is recognized nationwide as a symbol of quality that reflects an organization's commitment to meeting certain performance standards.

The Commission on Accreditation (CARF) is an independent nonprofit accreditor of health and human services providers. The mission of CARF is to promote the quality, value, and optimal outcomes of services through a consultative accreditation process and continuous improvement of services that center on enhancing the lives of the persons served.

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The buildings were constructed and compliant in 2002. However reasonable and smart modifications for ADA accessibility, security and fire/emergency service access will be a primary consideration in the plan of operation. Upgrades, will be integrated with design expertise, including preserving and embellishing the site's hardscape/landscaping so as to present an appealing curbside presence.

The existing structure will be reconfigured to create 14 - 2 bedroom residential units in each wing. 56 beds in total. The common areas will remain largely intact except for the addition of a commercial kitchen. Approximately 10 % of the floor area is planned to be leased as medical offices.

Exterior changes to the building will be limited to door and window modifications for egress and natural lighting.

The parking lot will be used as existing for staff, tenant operations, occasional rare visitors and possibly resident parking, (although it is anticipated there will be no residents requiring such accommodations).

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