

RECEIVED

**Crossroads Treatment Center  
4615 Dixie Highway**

JAN 25 2021

**Conditional Use Permit Request  
Project Explanation & Justification Statement**

**PLANNING & DESIGN  
SERVICES**

The formal filing is for a Conditional Use Permit under Chapter 4.2.28 of the Land Development Code within the City of Shively to permit a suboxone/mental health medical clinic at 4615 Dixie Highway. The site is a C-2 commercial zoned property in the Suburban Marketplace Corridor. The proposed use will be located in an estimated 1,450 square foot tenant space of the existing shopping center with no new construction. The existing shopping center is on a mixed use major arterial highway with a major transit route (Route 10, Dixie Highway Bus Rapid Transit) that serves the surrounding area and connects to downtown.

As a company, Crossroads Treatment Centers is a leading treatment provider of medication-assisted opioid treatment. They have over 60 office-based opioid treatment offices, providing FDA-approved medication (including Suboxone and Vivitrol) in combination with counseling and toxicology services. Their staff includes doctors, nurses and counselors. The offices are typically open for 2-3 hours per day, 1-2 days per week. It is not a methadone clinic. The Crossroads treatment program is a simple but highly effective 3-pronged approach (medication / counseling / toxicology) that the Centers for Disease Control and National Institute of Health refer to as the "Gold Standard" of care for Opioid Use Disorder. Results of this "Gold Standard" treatment speak for themselves: patients who enroll and remain in medication-assisted treatment have a rate of remission that is four times higher than those in other forms of treatment. This helps Crossroads patients stay in jobs, family, school and be productive members of the community.

Below is the standard of review justification for the proposed use following the guidelines of the Land Development Code:

1. Is the proposal consistent with the applicable policies of the Comprehensive Plan?

The proposal is consistent with the applicable policies of the Comprehensive Plan. Plan 2040 states that the pattern of development for Suburban Marketplace Corridor is distinguished by a mixture of medium-to-high intensity uses and reuse of existing locations are preferred over the expansion of a corridor. The proposal will reuse an existing commercially zoned tenant space along the mixed use corridor without disruption to the pattern of development along Dixie Highway. Accommodations for transit users, bicyclists and pedestrians are encouraged in an effort to attract a variety of users as well as to minimize automobile dependency and traffic congestion under the policies of Plan 2040 for the Suburban Marketplace Corridor. The proposal connects to Dixie Highway using the existing vehicular access. There is a major bus rapid transit route that serves Dixie Highway and connects it to downtown Louisville with newly installed pedestrian connectivity along the majority of the corridor. Bicycle parking will be provided on the site in accordance with code and comprehensive plan policies.

2. Is the proposal compatible with surrounding land uses and the general character of the area including such factors as height, bulk, scale, intensity, traffic, noise, odor, drainage, dust, lighting, appearance, etc?

The proposed use is at a scale appropriate with the surrounding mixed area and will have limited impact on nearby residential uses. The proposal provides appropriate transitions to

surrounding uses through the use of an existing tenant space. There is no expansion to the existing building. Setbacks and building heights are compatible with nearby properties and meet form district requirements for the proposed zoning district. Therefore, the proposal is compatible with surrounding uses and the general character of the area.

3. Are necessary public facilities (both on-site and off-site), such as transportation, sanitation, water, sewer, drainage, emergency services, education, recreation, etc. adequate to serve the proposed use?

The necessary public facilities adequate to serve the proposed use are provided with the development. The existing tenant space has sanitation, water sewer and drainage that all serve the building. Transportation facilities such as the TARC bus rapid transit route and existing vehicular access serve the mixed use center and proposed use.

4. Does the proposal comply with the following specific standards required to obtain the conditional use permit requested?

Facilities requiring a Certificate of Need issued by the Commonwealth of Kentucky, including hospitals, clinics, and other medical facilities, may be allowed in any district upon the granting of a Conditional Use Permit and compliance with the listed requirements:

A. Signs - One freestanding sign, not to exceed 80 square feet in area or 10 feet in height, may be placed at each of the major entrances, except in districts where signs are allowed. Attached signs may be located at any height. The Board shall determine the size of all attached signs.

The site will utilize existing freestanding signage for the multi-tenant building at 4615 Dixie Highway.

B. All buildings and structures shall be at least 30 feet from any property line.

Relief is requested from the listed requirement due to the location of the existing shopping center building. The requested use will be located in an existing tenant space within the shopping center building. The building is closest at the southern perimeter adjacent to the Sullivan property at 4627 Dixie Highway.

**RECEIVED**

**JAN 25 2021**

**PLANNING & DESIGN  
SERVICES**

21 - CUP - 0009

## Crossroads Treatment Center – 20-CUPPA-0150

### Conditional Use Permit Neighborhood Meeting Summary

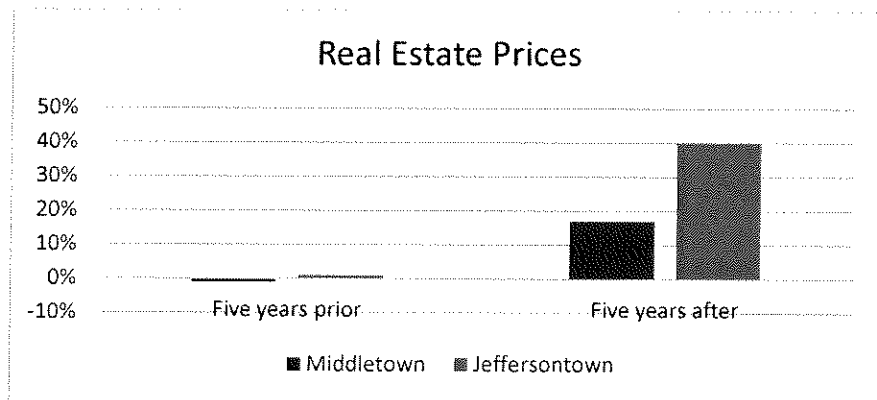
January 6<sup>th</sup>, 2021 – Go-To-Meeting Virtual Neighborhood Meeting

The noticed neighborhood meeting was held as a virtual Go-To-Meeting on January 6th at 6:00 PM regarding the request for a suboxone/mental health medical clinic at 4615 Dixie Highway in accordance with the Land Development Code and bylaws of the Louisville Metro Board of Zoning Adjustment. Notices were mailed out to all first and second tier adjoining property owners, the Metro Councilperson for District 3, the mayor of the City of Shively and Neighborhood Group Representatives expressing interest in this area. Nine interested parties as well as representatives for the applicant (Crossroads) attended the meeting. A PowerPoint presentation discussing the Crossroads company and their mission, the application, the conditional use permit process for the site and the development plan associated with the request was given for the attendees.

Following the detailed presentation, questions and concerns were taken from attendees. The attendees asked questions about these areas of concern (patient operations, property values, need for security and additional crime) and the concerns were addressed in the manner below:

**Crowds forming from walk-in patients.** Crossroads' programs work on an appointment-only basis; as such we have no patients waiting outside to come into our offices. Furthermore, we do not tolerate loitering on premises. There will be no lines or vagrancy on our premises.

**Property values will decrease.** Crossroads operates two other programs in the Louisville area, in Jeffersontown and Middletown. According to the U.S. Federal Housing Finance Agency, property values surrounding these two locations did significantly better *after* Crossroads opened the programs, as shown below. We do not lower property values.



**RECEIVED**

JAN 25 2021

PLANNING & DESIGN  
SERVICES

**Need for security.** Although Crossroads has never had the need for security at a Suboxone program, we are committed to security at our premises and would hire security if the need would arise.

**Additional crime.** The opposite is true. Crossroads does not tolerate any criminal activity or vagrancy on our premises. Patients who are not committed to living a drug-free life are asked to leave the program. When patients – residents of your community – are drug free, crime goes down significantly.

Furthermore, when looking at police reports, businesses such as convenience stores and fast food establishments, of which there are eight within a half mile of our proposed location, generate significantly more police calls than our centers, which typically generate zero incidences.

Several attendees voiced their opposition to the request and asked that copies of the PowerPoint presentation be emailed to them. The next steps in the Board of Zoning Adjustment were explained to all attendees and contact information for BTM and the Planning and Design case manager were shared with all parties. The meeting adjourned at 7:02 PM.

**RECEIVED**

**JAN 25 2021**

**PLANNING & DESIGN  
SERVICES**

**21 - 211 CUP - 0009**

# Go-To-Meeting Neighborhood Meeting

January 6<sup>th</sup>, 2021 – 6:00 PM

## Neighborhood Meeting Attendees

Name	Address	Zip	Phone	Email
Chris Brown	3001 Taylor Springs Drive, Lou. KY	40220	502-459-8402	cbrown@btmeng.com
Steve Kester	55 Beattie Place, Unit 810 Greenville, SC	29601	404-664-2616	skester@ctc.care
Meggan Bushee	55 Beattie Place, Unit 810 Greenville, SC	29601	480-390-9320	mbushee@ctc.care
Dr. Erika Ruth	614 Ledgeview Park Drive	40206	803-466-5940	
Pierce Wylie	55 Beattie Place, Unit 810 Greenville, SC	29601		pwylie@ctc.care
Bobby Owens	4639 Dixie Hwy	40216	502-592-3994	bobby@circuslouisville.com
Joseph McGaughey	1721 Colony Ct.	40216	502-439-1945	Jmpool34@gmail.com
Tashia Jones	1719 Colony Ct.	40216	502-299-1134	totlot@bellsouth.net
Mary Ann Wilson	4350 Stonestreet Ave.	40216	502-260-8785	Maryannwilson993@gmail.com
Karen Ballard	1718 Cardinal Ct.	40216	502-552-9003	ukballard@gmail.com
Erin Barrett	1708 Cardinal Ct.	40216	502-716-9332	erinbarrett924@yahoo.com
Sheryl Hall	1706 Cardinal Ct.	40216	502-541-3987	sherrierob@icloud.com

RECEIVED

JAN 25 2021

PLANNING & DESIGN  
SERVICES

# CROSSROADS

**Property Owner:** Mehdi Ghayoumi LLC

**Applicant:** Crossroads of Louisville  
Management Co., LLC

**Location:** 4615 Dixie Highway

- **Conditional Use Permit Pre-Application:**
- **20-CUPPA-0150**

**Neighborhood Meeting**  
**January 6<sup>th</sup>, 2021**



**BT**  
*Engineering, Inc*

# MEETING AGENDA

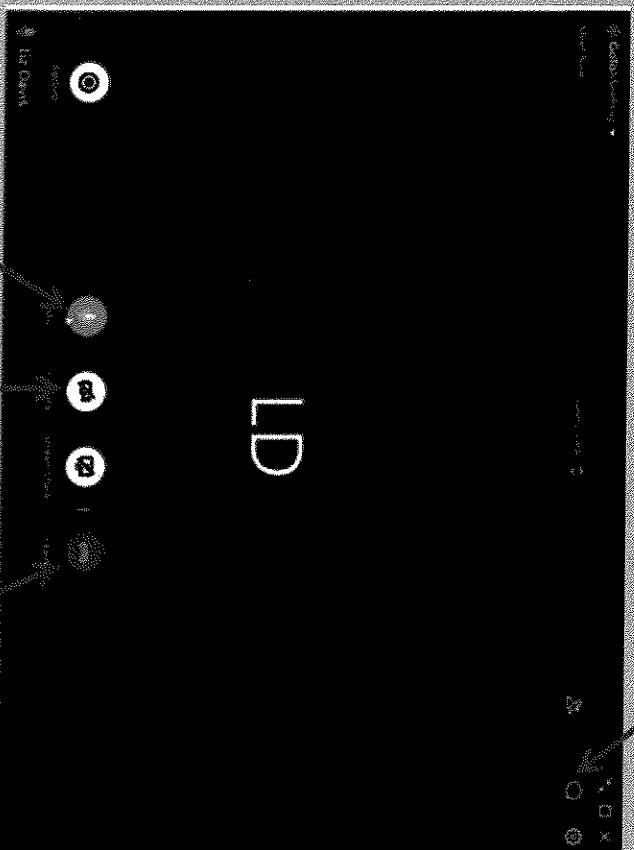
- Welcome to our neighborhood meeting
- Development Team:
  - Crossroads of Louisville Management Co., LLC
  - Chris Brown, BTM Engineering
- Make sure to sign in using chat function by sending a chat text to Go-To-Meeting host
  - Sign in all members of your party
  - Name, address, phone contact & email address
- Presentation
  - Crossroads Mission and Impact
  - Conditional Use Permit Application Details
- Follow up questions

**RECEIVED**  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES



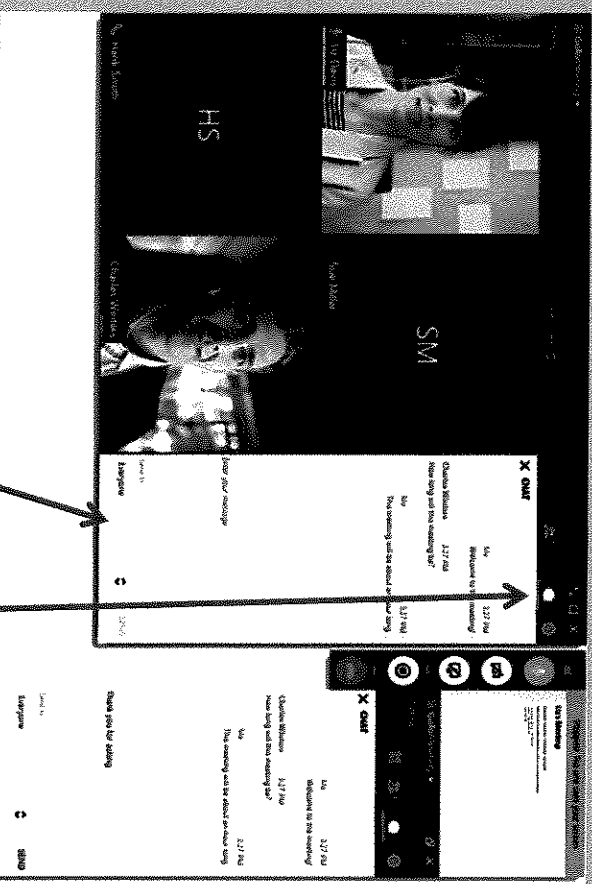
# GO-TO-MEETING FEATURES

Chat feature



Click to mute Turns camera off and on

Click to leave meeting



Select "Send to" organizer for sign in

Chat function to send in sign in information



# About Crossroads

RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

Crossroads Treatment Centers is a behavioral healthcare company founded in 2005. We provide Medication-Assisted Treatment and Measurement-Based Care to help treat patients with Substance Use Disorders and Mental Health Illnesses. This is the highest standard of care available for treating SUD and MHI.

## More about Crossroads:

- Accredited by national, state, and local regulatory bodies
- Legit Script certified
- Covered by Medicaid and many corporate insurance programs
- Headquartered in Greenville, SC with 90+ centers in 10 states across the U.S.
- Kentucky offices include Jeffersonton, Middletown, NKY, Ashland, and Somerset



# Our mission

RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

**Crossroads Treatment Centers' mission is to help people with SUD and MHI get their lives back.**

By providing MAT, we aim to help patients fully recover and live self-directed lives. MAT is endorsed by the FDA, World Health Organization, the Substance Abuse and Mental Health Services Administration, the Surgeon General, the American Medical Association, and the American Association of Family Physicians. This approach has been shown to:

- Reduce relapses and fatal overdoses
- Decrease illicit opioid use and other criminal activity among people with substance use disorders
- Improve birth outcomes among women who have substance use disorders that are pregnant
- Lower risks of contracting HIV or hepatitis C



# Our impact

RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

**The amazing staff has helped me to achieve something only I can call a miracle. One which I finally arrived at after trying to reach it for over 20 years. I can't put in words how grateful I am to my counselor and the rest of the staff at Crossroads.**

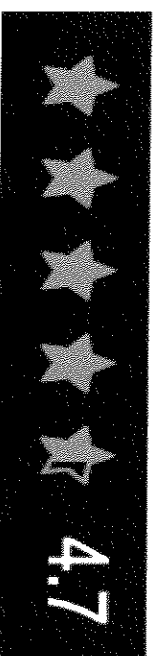
Patient in  
Somerset, KY

**"I literally owe my life to Crossroads. All of the staff are hands down awesome! I love the new life they'd helped to give me. I am now a full-time college student with a 4.0 GPA, and I am the mother that my daughter deserves! Thank you, Crossroads, for everything."**

Patient in  
Greenville, SC

**"Caring and helpful staff. Love this place. I would definitely recommend coming to crossroads if you need help. Trust me, you will never regret it. This place is a life saver."**

Patient in  
Ashland, KY



**"Thank you for saving my life. If it were not for this program, I would not be as far as I am now on the path to recovery. I never thought life would feel normal again and yet here I am. I was dependent on opioids for 17 years. It was the first thing I thought about every morning, and I could not handle life without them. With this program, my children trust me again, and I'm enjoying my time with my grandchildren."**

Patient in  
Bradford, PA

**"All the staff at Crossroads are very helpful. They seem to genuinely care about the well-being of all their patients. They changed my life, and I now have hope for a positive future. Thank you to all the staff and counselors at Crossroads"**

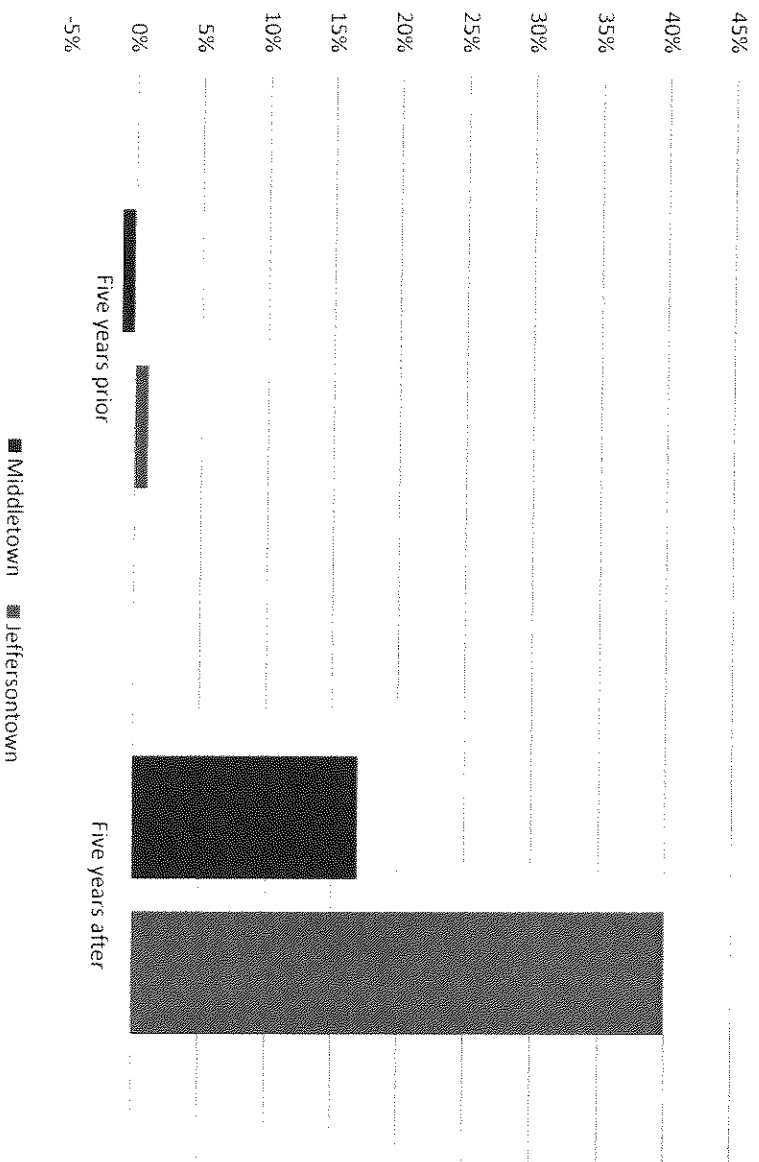
Patient in  
Toms River, NJ

**"This place literally saved my life. If it wasn't for treatment centers like this place, I don't know if I would be alive right now or be a great mother, going to school and getting my life together. I have come such a long way after I enrolled in Crossroads Treatment Centers, and I am stable. I have been sober ever since and with the support of family, friends, and the staff that work at Crossroads. They treat me like one of their own."**

Patient in  
N. Kentucky



## Real Estate Prices



RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

Source: Federal Housing Finance Agency, <https://www.fhfa.gov/DataTools/Tools/Pages/HPI-ZIP5-Map.aspx>

# NOTICE AREA



RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

21 - 000 - 0009



# CONDITIONAL USE PERMIT PROCESS STEPS FOR LOUISVILLE METRO

- Pre-Application filing
- Neighborhood Meeting – **CURRENT STEP**
- Plan revisions and Formal Filing
- Agency review and comments
- Follow up plan revisions
- Louisville Metro Board of Zoning Adjustment
  - **PUBLIC HEARING**
  - Notification for public hearing required

PLANNING & DESIGN  
SERVICES

JAN 25 2021

RECEIVED



# SUBJECT SITE ZONING



RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

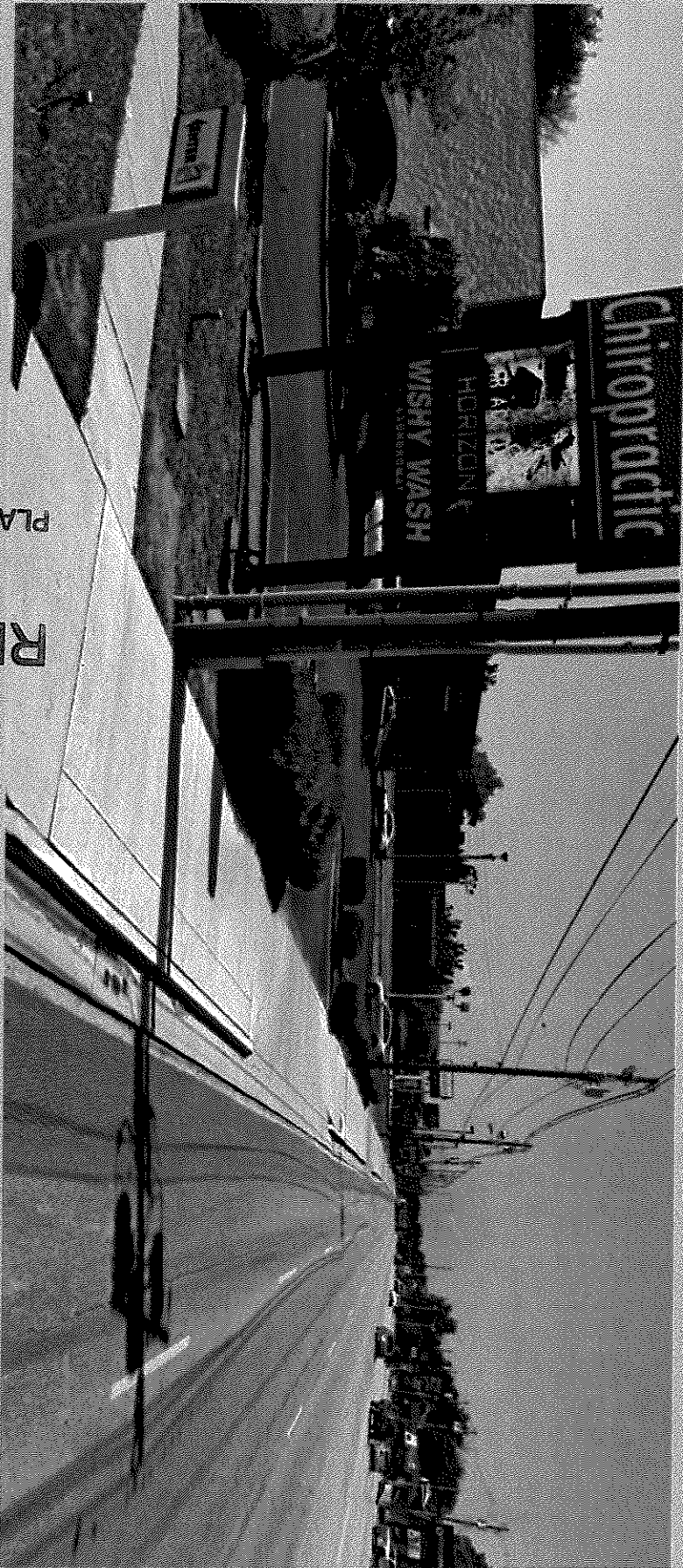
# SUBJECT SITE AERIAL



RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

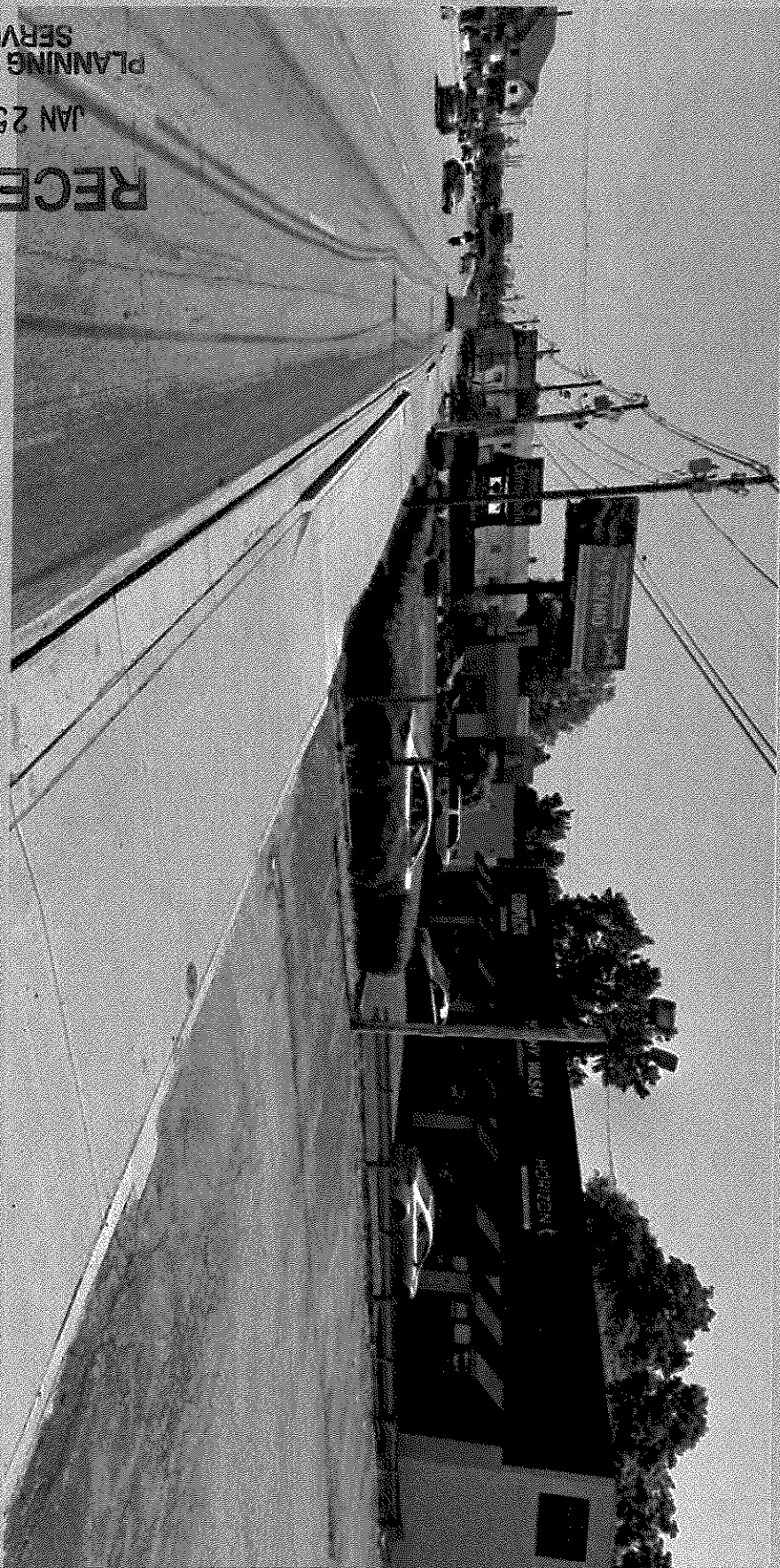


# DIXIE HIGHWAY STREET VIEW



RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

# DIXIE HIGHWAY STREET VIEW



RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES



# VIEW OF EXISTING SITE

CUP TENANT  
SPACE

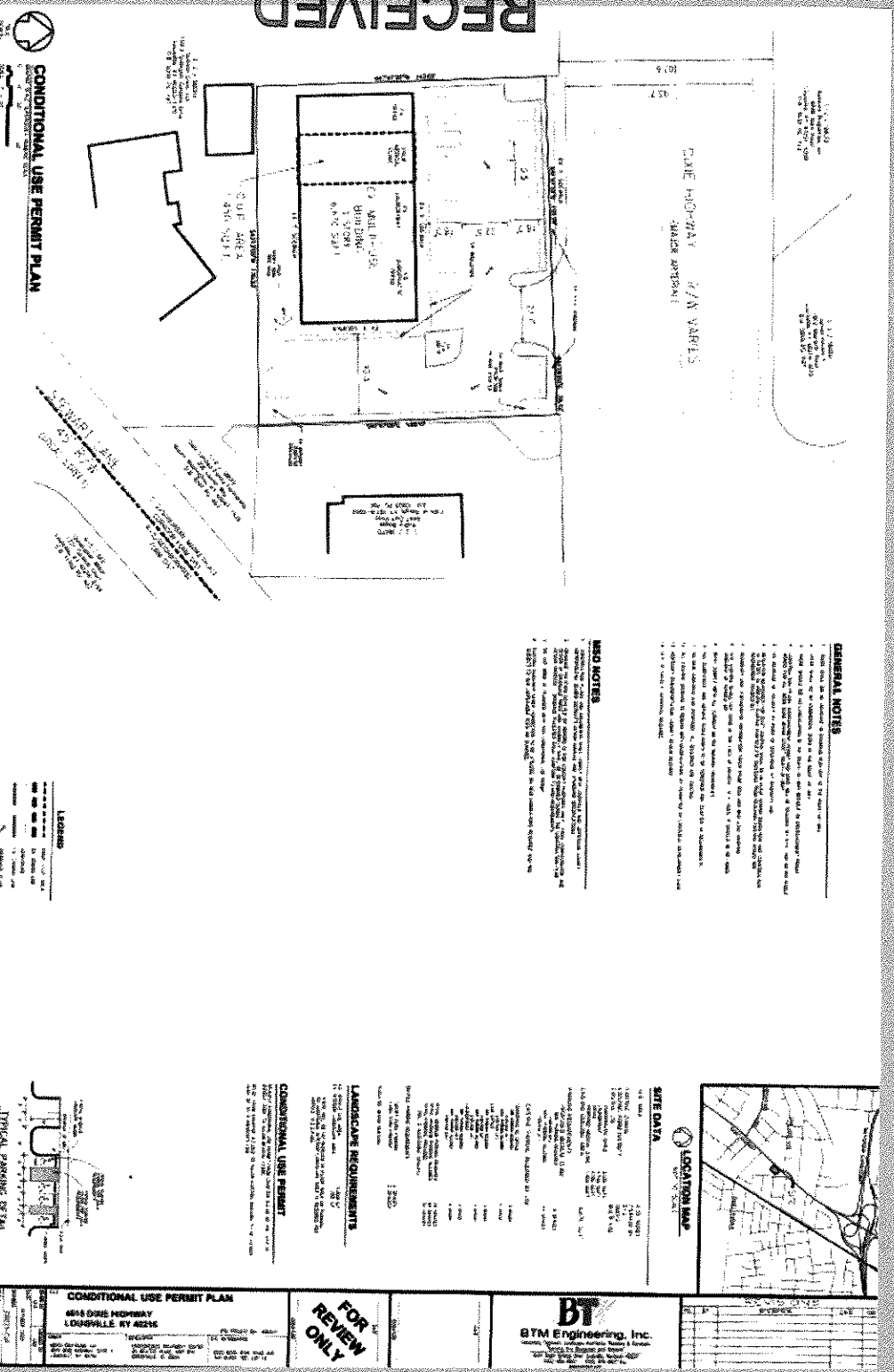


RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES

21 - CUP - 0009

# PROPOSED SITE PLAN

RECEIVED  
JAN 25 2021  
PLANNING & DESIGN  
SERVICES





# KEY CONTACT

- Chris Brown, BTM Engineering

459-8402

[cbrown@btmeng.com](mailto:cbrown@btmeng.com)

## Planning & Design Case Manager

- Steve Hendrix

574-6818

[steve.hendrix@louisvilleky.gov](mailto:steve.hendrix@louisvilleky.gov)

## QUESTIONS?

PLANNING & DESIGN  
SERVICES

JAN 25 2021

RECEIVED

21 - 11 - 0009