

Baptist Hospital Medical Office Building – 21-CUPPA-0002

Conditional Use Permit Neighborhood Meeting Summary

March 2th, 2021 – 6:30 PM

Go-To-Meeting Virtual Neighborhood Meeting

The noticed neighborhood meeting was held as a virtual Go-To-Meeting on March 2nd at 6:30 PM regarding the request for a medical office building with a surgical center at 2800 Breckenridge Lane 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 26, the mayor of the City of Meadowview Estates and Neighborhood Group Representatives expressing interest in this area. Eighteen interested parties as well as representatives for the applicant (Triple M Investments) attended the meeting. A PowerPoint presentation discussing the Baptist Medical Office building, the application, the conditional use permit process for the site and the development plan with variances and waivers 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 (traffic, Deebet Drive, and access) and the concerns were addressed in the manner below:

Questions/Comments:

- Proposed traffic counts were asked and details from the completed traffic study were given to attendees.
- Connie Wharton asked about the possibility of additional access points from Breckenridge Lane and stated that traffic is a big concern at the intersection of Breckenridge Lane and Deebet Drive.
- It was suggested that the buffer lot between Deebet Drive and Breckenridge Lane owned by Meadowview Estates could be sold for an additional access point closer to office building. The attendees were told access was controlled along Breckenridge Lane and no additional access points would be permitted between the Watterson Expressway and Deebet Drive.
- Two individuals stated that the residents were thrilled that Baptist was coming to the neighborhood.
- William Bailey stated that Deebet Drive is private and owned by City of Meadowview so that access needed to be addressed/acknowledged. The response to this statement was that proper access is allowed through the deeds for the property from KYTC to Meadowview Estates. William Bailey asked about the height of the proposed building and that information was provided to all attendees. Additionally, Mr. Bailey asked about signal timing at Deebet Drive and construction entrance and start times. The attendees

were told that the client group would look into these issues further and provide information as it was made available for the project.

- An attendee stated that they would like to see an agreement with City of Meadowview and the developer to continue maintenance on and along Deebet Drive.
- There was a question about proposed signage and it was stated that any signage would follow the requirements of the Land Development Code.
- Harriett Dawson stated that additional review of improvements to Deebet Drive would be needed since it is private.

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 PowerPoint was sent to any attendees that requested a copy. Reminders for everyone to sign in on the chat feature or via email were given and the meeting adjourned.

The Meeting adjourned at approximately 7:10 PM.