

# Letter of Explanation

23-CUPPA-0026

## Operation

Ladies and Gentlemen of Promise, Inc., requires a conditional use permit for operation of a residential drug and alcohol recovery treatment program. The facility, located at 726 S. Preston Street is zoned C2 and is in the Downtown form district. The facility will provide much needed services for people in recovery. It is one of a limited number of high quality facilities that will provide 24-hour residential treatment for patients staying 30 or more days in the facility. The applicant will provide residential detox services supervised by a highly trained staff including:

- psychiatrist
- licensed clinical social worker
- a nurse practitioner
- licensed nurses
- licensed medical tech
- alcohol and drug counselors
- over-night monitors

These professionals will assure that best practices are applied to assist patients in drug and alcohol recovery by providing two hours of group therapy five days per week, at least one hour of individual therapy per week, and family therapy. Licensed medical professionals will be responsible for administering mental health and other prescription medicines under stringent controls. Patients will not be allowed to leave the facility during the time they are receiving treatment. Patients will be admitted either as a condition of their parole or for voluntary treatment.

The applicant requests permission to have 24 residents, but will agree to as few as 16 if required by applicable regulations.

The use complies with the comprehensive plan. The surrounding area is characterized by institutional uses such as the Metro United Way to the north, the Franciscan Kitchen to the south, and an institutional lot slated for development as a community grocery cooperative. The use will not interfere with neighbors as the location is already zoned C2 and is located in the Downtown Form. Neighboring uses are unlikely to be disturbed by the residential treatment facility. No modifications will be required to use the building for the intended purpose and necessary public facilities are available and adequate to serve the use.

## **Compliance with Plan 2040 and LDC**

The use does not violate the comprehensive plan and complies with the Land Development Code requirements in chapter 4.2.31. The use fits with the community form, taking a commercial building in an area with institutional uses and putting it to use providing a sorely needed service. The downtown form district easily accommodates the use considering the pattern of surrounding uses.

The site is located on public transit and is accessible by bicycle. Staff will easily be able to commute by a variety of modes to the building. The site provides ample on-street parking for anticipated staff needs. Residents will not leave the facility during treatment, but will benefit upon intake and discharge from easy access to public transit. The small population of staff and patients is not expected to have impacts on traffic.

The use supports economic development. The owners are African American female entrepreneurs, some of whom have personally been impacted by addiction. The facility will provide a positive model for other similar facilities in its commitment to professional and empathetic care. This facility is an important addition to their business, which is growing to meet the tragic need for effective drug and alcohol rehabilitation services.

Additionally, this infill use activates a vacant building that is presently accumulating graffiti and litter. Due to surrounding uses that are providing meritorious charitable services to the city's homeless population, it would be especially difficult to find a use ready to show compassion for the population attracted by neighboring uses.

Chapter 4.5 of Plan 2040, Livability Goal 2 is to provide equitable health and safety outcomes for all. Goal 3 is to ensure equitable access to land use planning and policy-making resources. Other than the homeless population, there is perhaps no more marginalized group than those suffering from addiction. This facility is ready and willing to help people set their lives on the right track by assisting in their addiction recovery.

The use also complies with goals in the Housing element. This is a reuse of a hard to use property on Preston street located between institutions that would not be desirable for all developers. The use is also equitable as it will serve the needs of an underserved segment of the Louisville population desperately in need of rehabilitative housing. The use will promote safety by providing a 24 hour presence on a block that will benefit from eyes on the street. Finally, some percentage of people housed in the facility will be individuals who would otherwise languor in the city jail without this service.

## Conclusion

Ladies and Gentlemen of Promise, Inc. respectfully request staff approve its application preliminary application for a conditional use permit. The building is remodeled and ready to serve the applicant's clients. They are eager to welcome neighboring property owners into the building for their public meeting and look forward to complying with all other requirements for earning a conditional use permit for operating their residential rehabilitation center.

Respectfully Submitted,

/s/ Ryan Fenwick\_\_\_\_\_

Ryan Fenwick

816 E Broadway

Louisville, KY 40204

Ryan@RyanFenwickLaw.com

(502) 536-8687

*Counsel for Applicant*