

To whom it may concern:

RE: Case # 22-ZONEPA-0031

Case Manager - Jay Luckett

Appel Real Estate and Christopher Seckman Rezoning,

1747 & 1745 Frankfort Avenue

Jefferson County Planning and Zoning has requested a written justification statement detailing why the proposed development is in compliance with plan 2040 and how it is compatible with the Form District in which the development is proposed to be located.

In response to this request, the applicant submits the following:

The site(s) under consideration for rezoning are the last two remaining residential units on the 1700 block of Frankfort Avenue that still retain the R5B zoning.

The proposal is to add office space to a residential structure and maintain a dwelling unit and accommodate other potential CR granted uses.

Per Jefferson County Planning and Zoning Staff comment, "The applicant *should consider* the CR zoning district (***)applicant previously requested OR1) for greater consistency with the zoning in the Traditional Marketplace Corridor along Frankfort Avenue".

Following this response, I (the applicant) changed requested zoning to CR, per recommendation of Louisville Planning and Zoning **and the Clifton Neighborhood Council.**

This request was also approved by The Clifton Neighborhood Council, as transmitted by Michael O'Leary on March 18, 2022.

The proposed change in zoning is in accordance with the *traditional marketplace corridor*, "which is found along major roadways where the pattern of development is distinguished by a mixture of low to medium density intensity uses such as neighborhood serving shops, small specialty shops, restaurants and services". The proposed change in zoning would be considered these properties "**Highest and best use**" as these properties in this area frequently have apartments or offices in addition to the uses listed above. Both of these buildings generally have very little setback, roughly uniform heights and a compatible building style. Buildings are both oriented towards the street.

This development does maintain the grid pattern in typical block size. Development density and intensity support existing and future Transit operations. The proposed new development respects these patterns.

The street is capable of permitting on Street parking. There are wide sidewalks and shade trees to make a pedestrian friendly environment that invites shoppers and pedestrians to make multiple stops by walking, using bicycles and transit. The proposed zoning change is also in compliance with these standards.

22-ZONE-0084