

Justification Statement/Statement of Compliance with the Cornerstone 2040 Comprehensive Plan

Case No. 23-Zone-0017

Project Name: 4027 Churchman Ave

Location: 4027 Churchman Ave Louisville Ky 40215

Owner: Luis Romero

Applicant: Luis Romero

Proposal: Divide 4027 Churchman Ave. back to its original structure where it was two separate lots 4027 Churchman Ave. and 4029 Churchman Ave. and change the zoning.

Proposed Zoning District and Form District and Use: Zoning District Change from R5 to UN

The Proposed Form and Zoning District changes are consistent with the traditional neighborhood form district use and zone along Churchman Ave. and neighboring streets. The proposal is a more functional zone for the lot that will be labeled as 4029 Churchman Ave.

- The area of the proposed rezoning conforms with the traditional neighborhood which is consistent throughout the neighborhood.
- The current form district, Traditional Neighborhood, anticipates predominantly residential uses rather than workplaces.
- The rezoning from R5 to UN is consistent with the community form because it allows for a single family homes to be built.
- UN zoning change will permit for smaller lots.
- There will be no driveway in the front of the house which conforms with the neighboring house on Churchman Ave. Instead we will maintain true to a sidewalk being placed there.
- No historic or cultural resources will be affected by this zoning change.

For the reasons listed above, along with the materials submitted alongside this application and during the application process, as well as testimony given at the upcoming hearings, this application complies with the intent, the relevant polices and the Guideline of Plan 2040.

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