

Case No. 14ZONE1027 - Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds, Compliance with **Guideline 1 (Community Form), Guideline 2 (Centers) and Guideline 3 (Compatibility)** has been found for this proposal. The proposal site lies within an existing activity corridor and at the intersection of primary collector, major arterial, and local level streets. It is surrounded on all sides by non-residential uses except to the west at the rear of the lot. Samples of the surrounding non-residential uses are retail, restaurant, and daycare. Since the site is located along a high activity corridor, there should be very few nuisances to surrounding areas and landscaping and setbacks will be applied along the rear of the lot to protect the single family residential use to the west. The proposal will fill in the gap between two previous re-zonings to the north and south which were re-zoned to C-2, C-1, and OR-3, showing that this corridor area has a history of being deemed appropriate for an increase in the intensity of land uses. The applicant has provided renderings of the building and cross-access to the development to the south to further the site's compatibility and provide access to the site by multiple modes of transportation.

WHEREAS, the Louisville Metro Planning Commission further finds The proposal complies with **Guideline 4 (Open Space)** as there are no open space requirements for this proposal and there are no natural features to integrate into the development.

WHEREAS, the Louisville Metro Planning Commission further finds There are no natural areas or habitats to integrate on this site nor are there any historic landmarks. Therefore, the proposal complies with **Guideline 5 (Natural Areas and Scenic and Historic Resources)**

WHEREAS, the Louisville Metro Planning Commission further finds The proposal complies with **Guideline 7 (Circulation), Guideline 8 (Transportation Facility Design), and Guideline 9 (Bicycle, Pedestrian and Transit)**. The site has been designed to allow for the relocation of Old Bardstown Road and the owner will dedicate right-of-way for said relocation upon the request of Public Works. The cross connection with the lot to the south will be provided to help improve vehicular traffic for the surrounding sites. At the time of the relocation, a pedestrian connection from the new sidewalk will be provided to the entrance of the building. The site provides easy access by all forms of transportation as it is a short walking distance to Bardstown Road for the bus route and bicycle parking racks will be installed. The existing street grid pattern will not be affected

WHEREAS, the Louisville Metro Planning Commission further finds The proposal complies with **Guideline 10 (Flooding and Stormwater), Guideline 12 (Air Quality), and Guideline 14 (Infrastructure)** as the Air Pollution Control District and MSD have approved the proposal. All required infrastructure for utilities will be provided or already exist.

WHEREAS, The Louisville Metro Planning Commission further finds that, based on the evidence and testimony presented, the staff report, and the applicant's justification and findings of fact that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby recommends to the legislative body of Louisville Metro Government that the requested Change in zoning from R-4 to C-1 on property described in the attached legal description be **APPROVED**.