

BYWATER DEVELOPMENT GROUP, LLC

PROPOSED REDEVELOPMENT OF JACOB SCHOOL 3670 WHEELER AVENUE CHANGE IN ZONING FROM R-5 TO R-7 CASE NO. 14 ZONE 1031

PROPOSED FINDS OF FACT

WHEREAS, the Planning Commission, after reviewing testimony from the October 16, 2014 public hearing and examining the record, hereby makes the following findings:

WHEREAS, the applicant, Bywater Development Group, LLC, is proposing to redevelop the old Jacob School campus into 62 apartments and associated common areas for an affordable senior housing development; the subject property is in the Jacob neighborhood and faces Wheeler Avenue; the subject property is bounded on the west by Craig Avenue, on the south by Strader Avenue, on the north by Camden Avenue and on the east by Wheeler Avenue; the applicant is proposing to maintain and reuse almost the entirety of the existing school building; and the applicant will also reconfigure the parking area along Craig Avenue by reducing the overall amount of pavement and creating a parking area for passenger vehicles; and

GUIDELINE 1 TRADITIONAL NEIGHBORHOOD FORM DISTRICT

WHEREAS, the proposed development complies with the intent of Guideline 1 because it will not disturb the grid pattern in the area and it will preserve and redevelop the existing school building as senior housing as encouraged by the Traditional Neighborhood Form District.; and

GUIDELINE 3 COMPATIBILITY

WHEREAS, the proposed development complies with this Guideline and its applicable Policies because the proposed development will use the existing structure on the subject property and will maintain the open space along Wheeler Avenue; because the proposed development will add useable open space along Craig Avenue where there is currently pavement; because there will be sufficient off-street parking provided behind the existing school building with appropriate buffers along Craig Avenue; because the proposed development should not generate a significant amount of traffic, especially when compared with the former school; and because the proposed development will provide an alternative housing arrangement to seniors and, thus, will be designed with accessibility in mind; and

**GUIDELINE 4 OPEN SPACE AND
GUIDELINE 5 NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES**

WHEREAS, the proposed development complies with the intent of both Guideline 4 and Guideline 5 and their applicable Policies because the subject property contains the historic Jacob School building and associated grounds; because much of the rear of the school was paved over some time ago but will be reclaimed as open space as part of the project; and because the applicant is seeking tax credits to help with the historic renovation of the school building, which mandate that the character of the building be preserved; and

**GUIDELINE 7 CIRCULATION AND
GUIDELINE 9 BICYCLE, PEDESTRIAN AND TRANSIT**

WHEREAS, the proposed development complies with the intent of both Guideline 7 and Guideline 9 and their respective applicable Policies because the proposed development will contain entrances that match the existing alley system that runs north and south through the neighborhood and will provide sufficient off-street parking; because the proposed development will also preserve sidewalks and will contain pedestrian connections to the accessible entrances of the renovated building to allow for those with accessibility issues to visit the property; and because transit is not available on Wheeler Avenue but is available on Taylor Boulevard, a few blocks away; and

**GUIDELINE 10 FLOODING AND STORMWATER AND
GUIDELINE 11 WATER QUALITY**

WHEREAS, the proposed development complies with the intent of Guideline 10 and Guideline 11 and their respective Policies because the subject property is not in the floodplain; because the proposed development will increase the amount of open space on the subject property and control stormwater runoff in a way that it is not currently controlled; because the proposed development is not near any streams; and because the proposed redevelopment will allow for the re-use of a site and building in an established area, reducing the need to build on more sensitive sites elsewhere; and

GUIDELINE 12 AIR QUALITY

WHEREAS, the proposed development complies with the intent of Guideline 12 and its Policies because the proposed development will use existing infrastructure and will generate very little traffic, as many of the residents do not own cars and because the proposed rezoning should have little impact on air quality in the area; and

GUIDELINE 13 LANDSCAPE CHARACTER

WHEREAS, the proposed development complies with the intent of Guideline 13 and its Policies because the proposal will increase landscaping along Craig Avenue and will clean up that which is on the Wheeler Avenue side of the building and because the applicant will plant trees necessary to comply with tree canopy requirements and will reduce the overall amount of impervious surface on the site;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby recommends to Louisville Metro Council that it APPROVE the requested change in zoning from R-5 Single Family Residential to R-7 Multi-Family Residential

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