

**STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND
POLICES OF THE PLAN 2040 COMPREHENSIVE PLAN**

<u>Applicant/Owner:</u>	Alfred Pizzonia, Jr.
<u>Location:</u>	1203 Payne Street
<u>Proposed Use:</u>	Expansion of the existing restaurant
<u>Engineers, Land Planners and Landscape Architects:</u>	CRP & Associates, Inc.
<u>Request:</u>	Change in Zoning from R-6 to C-1

INTRODUCTION

This proposal is a fairly limited one—only for C-1 zoning for a small existing restaurant (the remainder already zoned C-1) Ciao’s Restaurant, to expand on to the adjacent property to bring it into zoning compliance for restaurant use and to be able to have “alfresco dining”, meaning sale of food and alcoholic beverages, in a patio area outdoors via a separate CUP application. The existing restaurant building will continue operations as normal. The new patio and private party area will be an expansion of the existing restaurant business. This corner location along Payne Street, where other commercial uses already exist and where the existing restaurant has long been located and operating, will allow continued growth of the business with minimal impacts.

4.1 COMMUNITY FORM

This proposal complies with Objectives a., b., and c and Policies 3.1, 2, 4, 6, 7, 17 and 18 as follows:

Goal 1 – Guide the forms and design of development to respond to distinctive physical, historic and cultural qualities.

The site of the proposed rezoning is in an area typical of the applicable Traditional Neighborhood Form District, having a walkable grid street system with alleys and having deep narrow lots and is at a corner location characteristic of commercial uses in older predominantly residential neighborhoods. This restaurant does not propose to change anything about the existing Payne Street conditions with the rezoning and additional patio area to the rear of the existing building and shielded from Payne Street. A single rental unit will be retained at the front of the existing building on Payne Street. Rather, this site is located right along the heart of the Traditional Neighborhood Form District, is a slightly expanded use, by adding a 537 square foot private dining area, a 1,500 square foot covered patio, and a small uncovered patio, to add outdoor seating and an area for sale of food and consumption of alcoholic beverages which will

require a conditional use permit. The site provides accommodations for transit users, bicyclists, and pedestrians being located on Payne Street and 588 feet from the Baxter Avenue commercial and transit corridor.

The potential nuisance impacts of the outdoor dining area will be mitigated with a combination of limited hours of operation, limited P.A. system operation and sound proofing which will be enforceable as binding elements. As noted a residential unit will be retained the front portion of the building at 1203 Payne Street which will not be altered so as to retain the residential use and its physical characteristics on the Payne Street streetscape. Thus only one of the existing residential units is lost due to the expansion.

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.

This proposal supports the Objectives of Goal 2 and Policies 1,4,5,6,7 and 9 because it is an expansion of a long standing and popular restaurant site near the Baxter Avenue commercial and transit corridor in a well-connected walkable area with sufficient population to support it. It supports the neighborhood by expanding a long-standing and popular restaurant. Initially to survive the loss of business during the pandemic, this expansion will ensure its future viability on site rather than relocating to another (likely suburban) area.

Goal 3 - Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.

This proposal complies with the Objectives of Goal 2 and Policies 9, 10 and 12 as the subject site has no recognizable natural features, wet soils, steep slopes or issues that result in erosion.

Goal 4 - Promote and Preserve the historic and archaeological resources that contribute to our authenticity.

This proposal complies with the Objectives of Goal 4 and Policy 2 as the site does possess any significant cultural or historic features.

4.2 MOBILITY

Goal 1 - Implement an accessible system of alternative transportation modes.

This proposal complies with Goal 1 Objectives a, b, c, d and e and Policy 4 because it is an expansion of an existing restaurant to the adjacent property and is 588 feet from the Baxter Avenue commercial and transportation corridor supporting transit-oriented growth.

Goal 2 - Plan, build and maintain a safe, accessible and efficient transportation system.

This proposal complies with all the Objectives of Goal 2 and Policy 4 on access to this corner lot location through a mixed-use area supports the neighborhood with an amenity contributing to a strong sense of place and no nuisances will be caused by access to the site.

Goal 3 - Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

This proposal complies with all of the Objectives of Goal 3 and Policies 1, 2, 5, 6, 9 and 10 because Traditional Form District encourages this neighborhood serving use near a support population in a walkable area supported by multi-modal transportation. It will have a limited impact on the transportation network. Bicycle racks will be provided and sidewalk repairs will be made as necessary.

4.3 COMMUNITY FACILITIES

Goal 2 - Plan for community facilities to improve quality of life and meet anticipated growth.

This proposal complies with the Objectives of Goal 2 and Policies 1, 2 and 3 because the site is served with existing utilities, an adequate supply of both potable water and water for fire-fighting purposes. Sewage treatment is existing and available.

4.4 ECONOMIC DEVELOPMENT

Goal 1 - Provide an economic climate that improves growth, innovation, investment and opportunity for all.

This proposal complies with the Objectives of Goal 1 and Policy 3 because it expands upon an existing popular commercial establishment (restaurant) within a well-connected and walkable neighborhood near (588 feet) from the Baxter Avenue commercial and transit corridor.

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For all of these and other reasons set forth on the Detailed District Development Plan accompanying this application and in accordance with evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of the Plan 2040 Comprehensive Plan.

Respectfully submitted,

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Client/Priddy/Payne Street/Application-Comp Statement
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