

**Demonstration of Appropriateness
1008 East Oak Street, Louisville, Kentucky**

In support of its request for a zone change from Residential Multi-family District R-6 to Commercial District C-2, the Applicant provides this Demonstration of Appropriateness.

The proposed change in zone from R-6 Multi-Family to C-2 Commercial on property situated at 1008 East Oak Street (i.e., the "Proposal") should be granted because it conforms to Plan 2040, the applicable comprehensive plan for Louisville and Jefferson County, Kentucky. Applicable Goals and Policies of the Comprehensive Plan are discussed below.

The Proposal conforms to Community Form Goal 1 and Policies B.2 and Community Form Guideline 2 and Policies A. 1, 2, 3, 4, 5, 6, 12, 13, 14, 15 because the site is located in the Traditional Neighborhood Form District and is compliant with the objectives of this district. The proposed use of the building as a combined barber shop/coffee shop will be a splendid neighborhood use at a location that will create a small commercial activity center for which there is a sufficient support population in the area. The zone change will not impact the grid pattern of streets or adversely impact open space in the area. It will preserve and renovate an existing building on East Oak Street, and the building design will be consistent with building designs in the community. The proposed use will contribute to the walkability of the community and will encourage alternate modes of movement, including bicycle and walking. Bike parking will be provided on-site. There is no residential proposed as part of the Proposal and no additional on-site parking facilities are proposed. The site is located within the urban services district and utilities are available to the site.

The Proposal further conforms to Community Form Goal 3 and Policies 2, 4, 5, 6, 7, 8, 11, 21, 22, 23, 24, 25 and 26. The proposal does not constitute a non-residential expansion into a residential area or otherwise. The building at this location [together with the Kijou venue next door at 1004 East Oak Street and Fat Rabbit, a vintage thrift store, at the corner at 1000 East Oaks Street] constitute a neighborhood commercial activity center. There are no exterior changes proposed. The proposed use of the building is not anticipated to cause odors. There are no lighting concerns as a result of the proposed use. There will be no free-standing signage. No activity is proposed to occur in the rear yard of the subject site. Setbacks, lot dimensions and building heights are compatible with those of nearby developments. Loading and unloading needs for the site will be extremely limited. Off-street parking will not need to be improved in order to accommodate the proposed uses on site.

The Proposal further conforms to Community Form Goal 4 and Policy 5 and Community Form Goal 5 and Policies 1, 2, 3 and 4. The site does not contain natural features. The Proposal includes the preservation, use or adaptive re-use of buildings. The existing structure helps create the current traditional form of the area. No significant environmental features are present that could be negatively impacted by the proposal.

The Proposal further conforms to Marketplace Goal 6 and Policies 2, 3, 4, 6 and 8. The site is located in a walkable urban neighborhood with transit connectivity between population and employment centers. The site is located along an arterial road with transit service.

The Proposal further conforms to Circulation Goal 7 and Policies 1, 2, 3, 4, 6, 9, 10, 13 and 16. The Proposal will have no significant impact upon transportation demand. Right-of-way will be dedicated as required by the requesting agency.

The Proposal further conforms to Bicycle, Pedestrian and Transit Goal 9 and Policies 1 and 2. Bicycle parking will be provided.

The Proposal further conforms to Flooding and Stormwater Goal 10 and all applicable Policies adopted thereunder. The Proposal will be adequately served by facilities of the Metropolitan Sewer District ("MSD"). MSD's approval of the Proposal is anticipated.

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The Proposal further conforms to Air Quality Goal 12 and all Policies adopted thereunder. It is anticipated that the Air Pollution Control District will approve the development plan.

The Proposal further conforms to Landscape Character Goal 13 and Policy 3. No natural landscape corridors are present in this area.

The Proposal further conforms to Infrastructure Goal 14 and Policies 2, 3 and 4. The site is located in an area served by existing utilities. The Proposal has an adequate supply of potable water and water for fire-fighting purposes. The site has an adequate means of sewage treatment and disposal to protect the public health and the water quality in lakes and streams.

The Proposal conforms to these and all other applicable Goals, Objectives and Policies of the Comprehensive Plan.

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