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October 17, 2022

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Julia Williams
Dante St. Germain
Louisville Metro Planning & Design Services
444 S. Fifth Street, Suite 300
Louisville, KY 40202

RE: RDDDP Application - Cottages on Vine – 814 Vine Street, Louisville, KY
(the "Property")

Dear Julia and Dante:

PPT IX LLC (the "Applicant") is filing an RDDDP Application (the "Application") for the U-N Planned Development option (the "PD Option") for the above Property. Under Case No. 18-ZONE-1062, the Property was zoned U-N (Urban Neighborhood); it lies in the Traditional Neighborhood Form District. The Applicant desires to redevelop the existing surface parking lot into twenty (20) attached (and semi-attached) single-family residences, each with a two-car garage, as well as communal open space, and a clubhouse, as more particularly depicted on the site plan drafted by Carman Landscape, Architecture, Urban Planning, Civil Engineering (the "Plan") filed alongside the Application. Also filed with the Application is the PD Option Pattern Book and Guidelines seeking approval from the Louisville Metro Council of design guidelines for the Property, as required by Land Development Code Section 2.2.8.A (the "Approved Guidelines"). For the reasons set out below, the proposed request is in agreement Plan 2040, A Comprehensive Plan for Louisville ("Plan 2040").

The Applicant's request complies with the intent and applicable policies of Plan 2040's Community Form Plan Element. The Property is located in the Traditional Neighborhood Form District, which Plan 2040 describes as a form "characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep ... Traditional Neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways..." Here, the request will preserve the existing urban street pattern, sidewalks, and alleys, and does not involve the removal of any existing structures as the Property is currently a parking lot.

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The Plan is consistent with the form district and pattern of development in the area, which features single-family and multi-family residences. Residential lots of similar size can be found in the blocks surrounding the subject property. The request is also consistent with the proposed U-N zoning district and the applicable policies of Plan 2040's Community Form Plan Element, as it will retain the existing urban characteristics of the surrounding residential neighborhood. The request is for a medium-density residential use in an area where various densities are permitted and across Vine Street from property formerly utilized as an urban government center and is now subject to a pending zoning application seeking PDD zoning. The open space proposed by the Plan relates to Vine Street and the property across Vine Street, thereby welcoming folks from the area and pedestrians traversing Vine Street to enjoy it. This planned open space on the Property will be a benefit to the immediate area, for the Property consists of all asphalt today.

For vehicular or bicycle transportation, the Property will have curb cuts to/from Vine Street, Guollon Court and an unnamed alley; pedestrian connections will be implemented, if not so already, along Vine Street, Guollon Court and Dupuy Court that will integrate into the existing urban neighborhood. Vine Street provides access to Broadway to the north and Breckinridge Street to the southeast, which connects to Barret Avenue one block to the north. Breckinridge Street also contains bike-lane striping, and the Property will provide bike parking, as appropriate. Transit options are available via TARC stops along Barret Avenue. The request does not include any common surface parking areas, as each proposed single-family home will have a two-car garage. As a result, safe and efficient vehicular and pedestrian transportation is provided both within the development and the community. The Property has easy access to nearby transit via TARC stops at Barret Avenue.

The proposal is compatible with the scale and site design of the surrounding neighborhood as it proposes 20 single family residences, which are designed to blend into the styles and character of the existing residences in the Paristown Pointe, Germantown and Original Highlands Neighborhoods. The proposed lot sizes are similar to other single-family lot sizes along Vine Street and elsewhere in the surrounding neighborhoods. The request appropriately mitigates traffic and parking impacts on the surrounding area as each proposed single-family residence will have private garages to be accessed via alleyways. As mentioned, the request also includes generous common green space in the center of the development that will be open for public use and is a good area to hold neighborhood-serving events such as farmer's markets. The Applicant will also comply with all applicable buffering, setback and screening requirements. No

22-DDP-0116

natural or historic resources are located on the site, nor natural resources are currently on the blacktopped Property, including no trees and other living vegetation other than weeds. No steep slopes, water courses, nor flood plains affect the Property.

The Proposal promotes economic growth because it develops a vacant lot currently used as a surface parking lot into 20 new single-family residences with common, usable open space, which will contribute to the continued economic growth and sustainability of the Paristown Pointe neighborhood. The request should not have adverse impacts on traffic or air quality due to its density. In addition, the request will include much needed and desired tree canopy and green space on the Property. The proposal will have provisions for adequate drainage facilities to prevent drainage issues from occurring on the Property and within the surrounding community. The request should have very little impact, if any, on the surrounding waterways, complying with the intent and applicable policies of Plan 2040's Livability Plan Element. The request will result in a net gain in green space and a net reduction in impervious surfaces – a win-win scenario. For the reasons set forth herein the Applicant's proposal, as depicted on the Plan, is in agreement with Plan 2040, its applicable Goals, Objectives and Policies, and is in conformance with the Land Development Code, including the criteria applicable to Revised Detailed District Development Plans.

Thank you for your attention to this request and please feel free to contact me or John Carman at CARMAN (859-433-9354) if you have any questions or require any additional information.

Sincerely,

WYATT, TARRANT & COMBS, LLP



Jonathan L. Baker

Attachments

cc: John Carman (w/encl.)

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