

DEMONSTRATION OF APPROPRIATENESS

2070 South Preston Street

Proposal for Zone Change: R-6 to C-2

Wettig Properties, LLC, Owner/Applicant

Wettig Properties, LLC, a Kentucky limited liability company, (“Owner/Applicant” or “Applicant”) proposes a map amendment (zone change) from R-6 to C-2 on a 0.067-acre property located at 2070 South Preston Street for a laundromat/arcade/tavern. 2070 South Preston Street is referred to as the “Subject Property” in this Demonstration of Appropriateness.

The proposed map amendment (the “Proposal”) conforms to KRS 100.213 because it is in agreement with the Comprehensive Plan, as detailed in this Demonstration of Appropriateness. Conformance with specific Goals, Objectives, Guidelines and Policies are discussed hereinbelow.

Community Form Guideline 1. The Proposal conforms to Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 1.B.2. because the site lies within the Neighborhood Form District and the Proposal is consistent therewith. The proposal is for a “shop” as that term is used in the Traditional Neighborhood District. The proposed scale of the development is appropriate for the area. South Preston Street is a minor arterial.

Compatibility Guideline 3. The Proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 1, 2, 4, 5, 6, 7, 8, 9, 12, 20, 23, and 28. Building materials for the building will remain brick. All site lighting will conform to Land Development Code (“LDC”) Part 4 and will be directed away from adjacent residential areas. South Preston Street is a transit corridor and is served by Transit Authority of River City (“TARC”) Express Route 45 and Routes 27 and 18. Landscaping will be provided as required by LDC Article 10. The Proposal conforms to all setback requirements. No free-standing sign is proposed. There will be no changing-image signs.

Natural Areas and Scenic and Historic Resources Guideline 5. The Proposal conforms to Natural Areas and Scenic and Historic Resources Guideline 5 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 4, and 6. The site is not located in an area with natural, cultural or historic features. The site has no soils or slopes that would make development difficult or otherwise be prone to soil erosion.

Circulation Guideline 7. The Proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policy 1, 2, 3 and 6. The site can accommodate traffic generated to and from the site. Pedestrian facilities are provided to accommodate walkers and transit riders. Bicycle storage facilities will be provided on-site.

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Bicycle, Pedestrian and Transit Guideline 9. The Proposal conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted thereunder, including Policy 1, 2, 3 and 4. Sidewalks are located along South Preston Street and Lynn Street. Bicycle storage facilities will be provided on site. South Preston Street is a transit route, on which TARC provides service for Express Route 45 and Routes 27 and 18.

Flooding and Stormwater Guideline 10. The Proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 1, 3, 6, 7, 10 and 11. Surface water management has been analyzed using a watershed-wide model. Impervious surfaces have been minimized wherever possible. The Metropolitan Sewer District is anticipated to approve the development, which will indicate, among other things, that stormwater run-off has been adequately accommodated, that “through” drainage systems have been accommodated, and that peak stormwater run-off rates or volumes after development will be consistent with regional or watershed plans or are being mitigated on-site.

Air Quality Guideline 12. The Proposal conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder, including Policies 1, 2, 3 and 8. The Louisville Air Pollution Control District is anticipated to approve the Proposal, which will indicate that sufficient measures have been taken to reduce the impacts of air pollution, including the enabling of alternate modes of transportation such as walking and biking.

Landscape Character Guideline 13. The Proposal conforms to Landscape Character Guideline 13 and all applicable Policies adopted thereunder, including Policies 2, 5 and 6. The site will be landscaped pursuant to the requirements of LDC Article 10. Native plant species will be utilized for buffering and screening and an adequate tree canopy will be provided.

Infrastructure Guideline 14. The Proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 2, 3, 4, 6 and 7. An adequate supply of potable water and water for fire-fighting purposes will be provided. Sewer service will be provided by the Metropolitan Sewer District. Utilities will be provided in easements as designated by each utility.

Community Facilities Guideline 15. The Proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 9. The site will be adequately served by fire-fighting services of Louisville Fire Protection District #4.

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