

Case No. 16AREA1001 Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds that the area wide rezoning complies with **Guideline 1, Community Form** of Cornerstone 2020. The area wide rezoning will ensure that new development will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses; and

WHEREAS, the Commission further finds that the area wide rezoning complies with **Guideline 2, Centers** of Cornerstone 2020. The area wide rezoning will promote an efficient use of land and investment in existing infrastructure. The area wide rezoning will encourage a mixed use development to take place of the existing housing complex. The area wide rezoning will encourage vitality and a sense of place in the neighborhood; and

WHEREAS, the Commission further finds that the area wide rezoning complies with **Guideline 3, Compatibility** of Cornerstone 2020. The area wide rezoning will encourage mixed use development with housing options for existing residents and needed commercial opportunities. For the reasons stated above, the area wide rezoning will preserve the character of the existing neighborhood; and

WHEREAS, the Commission further finds that the area wide rezoning complies with **Guideline 5, Natural Areas and Scenic and Historic Resources**. The area wide rezoning will allow for the inclusion of recreational green space throughout the development; and

WHEREAS, the Commission further finds that the area wide rezoning complies with **Guideline 6, Economic Growth and Sustainability**. The area wide rezoning will encourage neighborhood serving commercial development, improved housing, and greater connectivity to Beecher Terrace and the Russell Neighborhood; and

WHEREAS, the Commission further finds that the area wide rezoning complies with **Guideline 14, Infrastructure**. The area wide rezoning will encourage effective and appropriate connections between land use patterns and supporting infrastructure; and

WHEREAS, the Commission further finds that the existing zoning and form classifications are inappropriate for the community's conceptual vision of Beecher Terrace and the proposed zoning and form classifications are appropriate. The area wide rezoning will ensure that new development will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses. The area wide rezoning will encourage a mix of appropriate uses and scale according to the specified zoning and form districts.

WHEREAS, the Commission further finds that based on the reasons stated above, or otherwise stated in the staff report, and as depicted in the maps presented at the

Planning Commission public hearing, the area wide rezoning complies with all other Guidelines and Policies of Cornerstone 2020; and

WHEREAS, the Commission further finds that, based on the evidence and testimony presented and the applicant's justification that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested change in form district from TN to DT and change in zoning from R-7 to C-2 on 35.38 acres on property located in the attached legal description be **APPROVED**.