

**CASE NO. 16ZONE1045
1919 S. PRESTON STREET**

**ZONING CHANGE
JUSTIFICATION STATEMENT**

The applicants, Brandon and Ashley Quinlan (the "Quinlans"), request a change in zoning from R-5 to R-6 for the property located at 1919 S. Preston Street, the former location of "Big Dog Liquors". The proposed redevelopment, which will replace the liquor store, involves constructing a new two story eight unit apartment building in addition to remodeling the former liquor store into two apartments. The subject property sits in a residential corridor at the corner of S. Preston Street and E. Brandeis Avenue, just north of a block of mixed commercial and residential uses further south along S. Preston. The subject property is located in the Traditional Neighborhood Form District.

The proposed development is compliant with the Cornerstone 2020 Comprehensive Plan as set out below:

Guideline 1-Community Form/Land Use

The proposed development complies with Guideline 1-Community Form/Land Use and its applicable Policies because the proposed use is compatible with the existing pattern of predominantly residential uses along S. Preston, including single family homes adjacent to the property.

Guideline 2-Centers

The proposed development complies with Guideline 2-Centers and its applicable Policies because the proposed use is compact and located adjacent to other similar residential uses. The proposed plan is consistent with the intent of Guideline 2, "[t]o encourage revitalization in redeveloping areas." Likewise, the proposed plan is consistent with the policy to "[e]ncourage new developments and rehabilitation of buildings that provide commercial, offices and/or *residential* uses."

Guideline 3-Compatibility

The proposed development complies with Guideline 3-Compatibility and its applicable Policies because the proposed structure will be of a style and material similar to other buildings in this area of S. Preston. Furthermore, the apartment will add "a mixture of densities" with compatible designs and add to the "variety of housing types" to this area of S. Preston. Finally, the plan has been designed to minimize the traffic impact on S. Preston.

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Guideline 6-Economic Growth and Sustainability

The proposed development complies with Guideline 6-Economic Growth and Sustainability and its applicable Policies because the proposed plan calls for redevelopment within an older area of Louisville. Thus, the proposed plan is consistent with the policy to “[e]ncourage redevelopment ,rehabilitation and reinvestment opportunities in downtown, older and declining neighborhoods ... that is consistent with the form district pattern.”

Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian & Transit

The proposed development complies with Guideline 7-Circulation and Guideline 9-Bicycle, Pedestrian & Transit and their applicable Policies because the parcel in question is along TARC Route 27 and a sidewalk is already provided on the site which runs along S. Preston. Furthermore, the redevelopment plan provides for approximately seventeen parking spaces, thus providing sufficient park space for tenants.

Guideline 10-Flooding and Stormwater and Guideline 11-Water Quality

The proposed development complies with Guidelines 10 and 11 and their applicable Policies because the applicant will provide water quality and erosion control measures to comply with the most up to date MSD requirements applicable to the subject property.

Guideline 14-Infrastructure

The proposed development complies with Guideline 14-Infrastructure and its applicable Policies because necessary infrastructure and alley improvements required to service the development will be made at the developer’s expense.

For these reasons, the proposed development complies with Cornerstone 2020, and the Planning Commission should recommend approval of the proposed rezoning to the Louisville Metro Council.

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