

**Land Development and Transportation
Committee
Staff Report
March 8, 2018**



Case No:	17ZONE1001
Project Name:	1312 E Washington Street
Location:	1312 E Washington Street
Owner(s):	Estate of Allen Gene Rosenstein
Applicant:	Estate of Allen Gene Rosenstein
Jurisdiction:	Louisville Metro
Council District:	4- Barbara Sexton Smith
Case Manager:	Julia Williams, RLA, AICP, Planning Supervisor

REQUEST(S)

- Change in zoning from R-6 to R-7
- District Development plan

CASE SUMMARY/BACKGROUND

The proposal involves the rezoning of a parcel with an existing building constructed prior to 1900 and its carriage house. The existing structure has 2 dwelling units and the existing carriage house has 1 dwelling unit. There is no new construction involved with the proposal. The site is surrounded on 3 sides with R-6 zoning and the Traditional Neighborhood Form. To the south and across Bowles Avenue is C-1 zoning in the Traditional Marketplace Corridor Form.

STAFF FINDING

The proposal is ready for a public hearing date to be set.

TECHNICAL REVIEW

Butchertown Neighborhood Plan (2008)

- The Butchertown Neighborhood Plan indicates that the subject property is located within the "Central Residential Core" where the site is identified as a two-family residence. Land use recommendation LU-1 indicates that existing R-6 zones should be evaluated and rezoned to UN based on appropriate conditions. This site has historically been a multi-family site with 3 residential units, 2 in the main house and 1 in the carriage house. The site would not qualify for UN in a re-zone since it is 3 units.

Transportation Planning and MSD have preliminarily approved the proposal.

INTERESTED PARTY COMMENTS

None received.

STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: *KRS Chapter 100.213*

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING

The site is located in the Traditional Neighborhood Form District

This form is 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, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are fifty to one hundred twenty years old, it is hoped that the Traditional Neighborhood Form will be revitalized under the new Comprehensive Plan. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces.

REQUIRED ACTIONS:

- **SET the public hearing date before the Planning Commission**

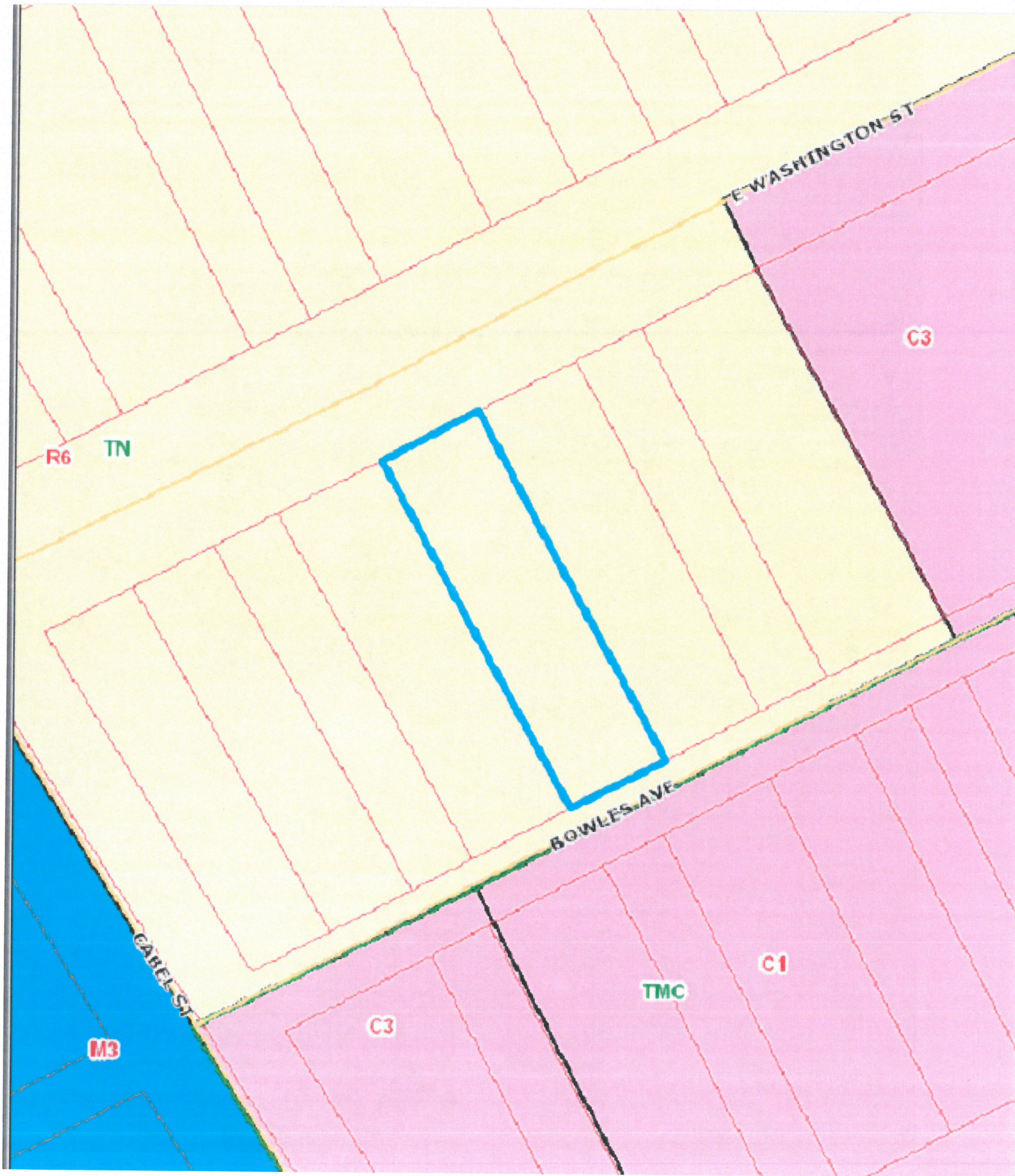
NOTIFICATION

Date	Purpose of Notice	Recipients
2/21/18	Hearing before LD&T on 3/8/18	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 4
	Hearing before ____	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 4
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

