

Butcher Block

16ZONE1004

Demonstration of Appropriateness

Pursuant to Chapter 11, Part 4, Section 1.4.4(A) of the *Land Development Code for All of Jefferson County, Kentucky*, the applicant hereby submits its Demonstration of Appropriateness.

Butcher Block is an adaptive reuse project in the Butchertown Historic Preservation District. The applicant will revitalize 10 unused or underutilized parcels into a cohesive, mixed-use development (residential / commercial / office) that will share common outdoor spaces, including a common courtyard behind all buildings. Six of the 10 parcels are already zoned CM. This application seeks a zoning map amendment from R-6 to C-2 for four of the 10 parcels.

1. How the proposed amendment conforms to the Comprehensive Plan.

This application conforms to the Goals and Objectives of the *Cornerstone 2020 Comprehensive Plan*, as reflected in the Guidelines and Policies, in the following ways:

A. Guideline 1 – Community Form – the properties to be rezoned are located in the Traditional Neighborhood (TN) form district. The proposed redevelopment, upon approval of the map amendment, will be compatible with the scale, rhythm, form and function of the existing neighborhood because no significant changes are proposed. The existing patterns of development in the neighborhood, including the grid pattern of streets with sidewalks and alleys, will be preserved and improved. (Guideline 1.B.2). The development will contain a mixture of mostly neighborhood-serving uses, such as offices, shops, restaurants and services (in addition to a residential component). (Guideline 1.B.2). The proposal will assist in the revitalization of the area by its emphasis on preservation and renovation of existing buildings. (Guideline 1. B.2).

B. Guideline - 2 - Centers – the proposal is part of an existing activity center located at the intersection of East Washington Street and North Wenzel Street, and very near to East Main Street. The development will help to repurpose and rehabilitate the activity center in this block and surrounding blocks. (Guideline 2.A.1, .7). The development will allow the location of retail commercial establishments in this activity center. (Guideline 2.A.3). It is a compact development, resulting in efficient land use, with no need for infrastructure investment. (Guideline 2.A.4). There will be a mixture of compatible land uses here (residential / commercial / office), thus allowing for a reduction in traffic congestion and encouraging alternate modes of transportation, and increasing the vitality and sense of place in this neighborhood. (Guideline 2.A.5, .6). By maintaining the existing alley entrance and adding a small area of surface parking, the proposal includes shared parking and entrances and reduces potential curb cuts, all with a quality design that balances safety, traffic, transit, pedestrian, environmental and aesthetic concerns. (Guideline 2.A.13, .15).

C. Guideline 3 – Compatibility – the neighborhood is a mixed-use area, and the applicant proposes a compatible mix of uses (residential / commercial / office) that will not constitute a non-residential expansion into a residential area. (Guideline 3.A.4). Site lighting will meet all standards of the LDC, and any possible adverse impacts will be mitigated. (Guideline 3.A.8). The site is near an existing activity center and near transit routes along East Main Street. (Guideline 3.A.11).

D. Guideline 4 – Open Space – quality of life is enhanced by the applicant’s commitment to provide a common courtyard open space area in this development, which will be privately and continuously maintained, all in a manner that is consistent with the pattern of development in the neighborhood. (Guideline 4.A.3, .4, .7).

E. Guideline 5 – Natural Areas and Scenic and Historic Resources – the properties are located in the Butchertown Historic Preservation District. The proposal includes the preservation, rehabilitation and adaptive reuse of existing contributing historic structures in a manner that is compatible with the height, bulk, scale, architecture and placement of other structures in the district and immediate neighborhood. (Guideline 5.A.2, .4). There are no concerns from this redevelopment vis-à-vis the natural environment.

F. Guideline 6 – Economic Growth and Sustainability – this redevelopment constitutes an investment in the rehabilitation and revitalization of the Butchertown neighborhood, all in a manner that is consistent with, and sensitive to, form patterns in the district. (Guideline 6.A.3). It complements and enhances the existing activity center by providing a mixture of uses near a major arterial corridor. (Guideline 6.A.6).

G. Guideline 7 – Circulation – it is not anticipated that a redevelopment of this size and scope will put a strain on existing transportation networks and facilities. (Guideline 7.A.1). The properties are well-situated to take full advantage of mass transit opportunities, particularly along East Main Street, and of existing roadway and pedestrian infrastructure. (Guideline 7.A.3, .4). Parking and access will be coordinated as between the subject properties and neighboring properties. (Guideline 7.A.16).

H. Guideline 8 – Transportation Facility Design – access to the properties is through existing public rights-of-way and an existing alley, thus no nuisance will be created for new access through other incompatible areas. (Guideline 8.A.9).

I. Guideline 9 – Bicycle, Pedestrian and Transit – this development relies upon, and protects, the existing pedestrian sidewalk infrastructure that surrounds the properties, and which provides easy access to mass transit options, particularly along East Main Street. (Guideline 9.A.1, .2). On-site bicycle parking will be provided. (Guideline 9.A.4).

J. Guideline 10 – Flooding and Stormwater – MSD has approved the drainage plans of this proposal. Any potential negative impacts to the floodplain have been mitigated, and impervious areas have been minimized. (Guideline 10.A.2, .3).

K. Guideline 11 – Water Quality – it is not anticipated that this relatively small mixed-use development will degrade the water quality due to water pollution or erosion; regional water resources are protected. (Guideline 11.A.1).

L. Guideline 12 – Air Quality – APCD has confirmed that this mixed-use development will have no negative impact on air quality. (Guideline 12.A.9).

M. Guideline 13 – Landscape Character – the landscape area of this developed urban neighborhood will not be affected.

N. Guideline 14 – Infrastructure – the subject properties are located in an area that is served by adequate existing utilities, including potable water, water for fire suppression, and sanitary sewers. (Guideline 14.A.2. .3, .4).

O. Guideline 15 – Community Facilities – not applicable to this private development.

2. How utilities and essential public services will be provided to the properties in question.

All utilities and essential public services are in place to serve the properties in question, and the intended uses.

3. The anticipated time period in which implementation of the proposed uses will be initiated provided the amendment is approved.

The applicant has already begun preservation of, and renovations and repairs to, some of the buildings on site. Accordingly, the applicant anticipates immediate implementation of the proposed uses upon approval of this zoning map amendment and any necessary development / building plan reviews.

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