

RECEIVED

OCT 13 2017

PLANNING &
DESIGN SERVICES

JUSTIFICATION FOR CHANGE OF
ZONING FROM R5 TO OR
KY HOSPITALITY BOOKEEPING
OFFICE
CASE # 16ZONE1079
4511 SOUTH THIRD STREET

The requested change in zoning classification from R5 to OR would provide for the redevelopment of two parcels totaling 0.18 acres located at 4511 South Third Street. The proposed plan would utilize the existing house as a bookkeeping office on the ground floor with the upstairs used as an apartment.

The proposal complies with Guideline 1 - Community Form for a commercial corridor, as it involves use of long vacant home adjacent to the Watterson Expressway right-of-way and across the street from a Thorntons station.

The proposal complies with the Goals of Community Form/Land Use - Guideline 2 & 3, Compatibility, because the proposed use is a less intense land use than the commercial uses to the north and will be buffered by the landscape buffer of plant materials and a wood fence from the residential uses to the south and east.

The proposal meets the intent of the Marketplace, Economic Growth and Sustainability - Guidelines 4 & 5 as the site is an improvement to an important commercial corridor while providing the potential access for the grove planned for the adjacent excess State right-of-way. There are no scenic or historic resources on the site.

The proposal complies with the Intent of Guideline 7,8 & 9 relating to different forms of the Mobility & Transportation Goal as the proposed development is located on an existing commercial corridor and is already served by both mass transit and sidewalks.

The proposal complies with Guidelines 10, 11 & 12 as relates to Air Quality, stormwater and the Environment. The proposed use will provide an improvement to the area without requiring any utility extensions.

The proposal meets the intent of Guideline 13, Landscape Character, as the plan exceeds the requirement for tree canopy while promoting the long term separation of different land uses with a landscape buffer.

The requested zoning change will allow the productive use of a long vacant property and provide an effective transition between the residential and commercial uses that surround it and is in conformance with the applicable guidelines of the Cornerstone 2020 Comprehensive Plan.

16 ZONE 1080