

DEMONSTRATION OF APPROPRIATENESS

**JDA Properties, LLC
1741 Frankfort Avenue
Request for Change in Zone from R-5B to CR**

This is a proposal for the adaptive re-use of the historic James Lees Memorial Presbyterian Church at 1741 Frankfort Avenue to office and small retail use. Designed by Louisville's Samuel M. Plato, a prominent African American architect, the Church was built in 1914, and is listed on the National Register of Historic Places.

I. The proposal conforms to the Comprehensive Plan for Louisville and Jefferson County, Kentucky.

The proposed zone change from R-5B Residential Two Family District to C-2 Commercial District at property having a street address of 1741 Frankfort Avenue¹ conforms to KRS 100.213 because it is in agreement with the adopted Comprehensive Plan for Louisville and Jefferson County, Kentucky, within which this property lies. Comprehensive Plan Goals, Objectives, Guidelines and Policies are discussed in this Demonstration of Appropriateness.

Community Form Guideline 1. The proposal conforms to Community Form Guideline 1 and all applicable Policies adopted thereunder, including Policy 7. The site lies within the Traditional Marketplace Corridor Form District and is compliant therewith. The proposed land use is an office and a retail coffee shop or other shop. This is a new development that respects the predominant rhythm, massing, spacing and design of the existing building. The building will be easily accessible by pedestrians on foot, bicyclists due to bicycle storage facilities on the Site (southwest corner of the Site as shown on the development plan) and by transit service because Frankfort Avenue is a transit route. This development is an adaptive re-use of the James Lees Memorial Presbyterian Church. The existing Church building and existing setbacks will be maintained.

Centers Guideline 2. The proposal conforms to Centers Guideline 2 and all applicable Policies adopted thereunder, including Policies 2, 3, 4, 5, 7, 8 and 15 and 16. The proposal will re-use the existing historic Church building for office and commercial uses. The proposed retail commercial component is located in the Clifton Neighborhood, which has an existing population to support it. This is a mixed-use proposal, but it is not a large development. No garage is proposed to be located within the building and parking facilities are not part of this proposal except that on-street parking bordering the Subject Property exists. The site and the building will be made accessible for persons with disabilities. The proposal

¹ References to the proposed zone change are referred to as the "Proposal," references to the site are referred to as the "Subject Property" or the "Site."

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will be supported by existing utilities. Existing Church building materials will be maintained.

Compatibility Guideline 3. The proposal conforms to Compatibility Guideline 3 and all applicable Policies adopted thereunder, including Policies 1, 2, 4, 5, 6, 7, 11, 21, 22, 23, 24, 25 and 28. The proposal is compatible with the scale and site design of nearby existing development because the Church building will be retained and will continue to be utilized. Building materials will remain unchanged from its historic materials except for the addition of the William Street elevator entrance which will comply with the requirements of the Clifton Architectural Review Guidelines. The proposal will cause no adverse impact to existing residential uses in the immediate vicinity. The proposal will not be a source of odor or adverse air quality emissions, significant traffic, noise, excessive lighting or nuisance visual impacts. A free-standing sign will be proposed on-site which will conform to the Land Development Code. Setbacks, building height and building location will remain unchanged.

Open Space Guideline 4. The proposal conforms to Open Space Guideline 4 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 4, 5 and 7. Open space is not required for the site. There are no natural features in existence on the site.

Natural Areas and Scenic and Historic Resources Guideline 5. The proposal conforms to Natural Areas and Scenic and Historic Resources Guideline 5 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 4 and 6 and 7, Social and Cultural Resources Goal D1 and Objective D1.1. There are no steep or severe slopes on site. On-site soils drain well and are highly permeable. No soils on-site are classified as wet soils. The proposal will incorporate an adaptive re-use of the historic Church for the proposed office and commercial uses. The Site has no archaeological features thereon.

Circulation Guideline 7. The proposal conforms to Circulation Guideline 7 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 4, 6, 9, 13 and 16. Although there is no motor vehicle parking or access on the Subject Property, it is anticipated that the Department of Public Works will approve the proposal. Such approval would indicate, among other things, that the development provides adequate access for motorists and pedestrians and meets the minimum parking requirements of the Land Development Code. The Transit Authority of River City ("TARC") provides public transit service along this segment of Frankfort Avenue via TARC Routes 15 and 31. Existing transportation facilities will be maintained with this proposal. It is anticipated that no dedication of right-of-way will be required by the Department of Public Works. Cross or joint access is not appropriate for the Subject Property because it is located adjacent to residential property. The proposal maintains the existing street grid. The proposal provides for the movement of pedestrians, bicyclists and persons with disabilities.

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Although no off-street parking is required pursuant to Land Development Code requirements the owners of the Site will provide surplus parking in the vicinity for employees working at the Subject Property.

Transportation Facility Guideline 8. The proposal conforms to Transportation Facility Guideline 8 and all applicable Policies adopted thereunder, including Policies 7, 9 and 10. Adequate measures have been taken to minimize glare, vibration, air pollution, and visual intrusion due to on-site buffering and screening. The landscaping business does not produce odors. The anticipated approval from Transportation Review will indicate that the development has adequate sight distance and appropriate on-site access for pedestrians and vehicles.

Bicycle, Pedestrian and Transit Guideline 9. The proposal conforms to Bicycle, Pedestrian and Transit Guideline 9 and all applicable Policies adopted thereunder, including Policies 1, 2, 3 and 4. The site is bordered by sidewalks providing easy pedestrian access to and through the Subject Property. Bicycle storage facilities are shown on the development plan (southwest corner of the Site) to encourage the use of bicycles. Transit service is provided along this segment of Frankfort Avenue via TARC Routes 15 and 31.

Flooding and Stormwater Guideline 10. The proposal conforms to Flooding and Stormwater Guideline 10 and all applicable Policies adopted thereunder, including Policies 1, 2, 3, 4, 7, 10 and 11. The development of the site will minimize the potential for the impacts of flooding and effectively manages stormwater runoff. There is no impact to the regulatory floodplain because all structures will be located above the floodplain. No buildings are proposed to be located within the 100-year FEMA regulatory floodplain. It is anticipated that the proposal will receive the approval of the Metropolitan Sewer District ("MSD"). Moreover, the on-site drainage system will accommodate the "through" drainage system of water flows on-site and off-site. Peak stormwater runoff rates post-development will not exceed pre-development rates.

Air Quality Guideline 12. The proposal conforms to Air Quality Guideline 12 and all applicable Policies adopted thereunder, including Policies 1, 2, 6 and 8. It is anticipated that the Louisville Air Pollution Control District ("APCD") will approve the proposal. If granted, the APCD approval will indicate, among other things, that the proposal conforms to Air Quality Guideline 12 and related all Policies because no adverse air quality impacts will be generated by the proposal.

Landscape Character Guideline 13. The proposal conforms to Landscape Character Guideline 13 and all applicable Policies adopted thereunder, including Policies 1, 2, 4, 5 and 6. Landscaping – native plant species -- will be provided in accordance with Chapter 10 wherever possible. Planting and buffering plans, wherever required, will be implemented.

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Infrastructure Guideline 14. The proposal conforms to Infrastructure Guideline 14 and all applicable Policies adopted thereunder, including Policies 2, 3, 4, 6 and 14.7. The proposal has adequate service for all necessary utilities. A common utility corridor exists in the development that includes gas, electric, water, telephone, cable and telecommunications. An adequate water supply for domestic and fire-fighting purposes will serve the site. Utilities will be located underground and will be situated where recommended by each utility for appropriate maintenance and repair access.

Community Facilities Guideline 15. The proposal conforms to Community Facilities Guideline 15 and all applicable Policies adopted thereunder, including Policy 15.9. Adequate fire fighting services will be provided by the Louisville Fire Protection District No. 2.

The proposal conforms to all other applicable Goals, Objectives, Guidelines and Policies of the Comprehensive Plan.

- II. **All necessary utilities, including gas, electric, water, telephone, cable and telecommunications, either presently exist on-site or will be constructed. Essential public services, including sidewalks, will be constructed to serve the site as described above.**
- III. **Implementation of proposed use is anticipated to begin upon final approval.**

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