

JUSTIFICATION STATEMENT

Matt Linville

530 and 528 Vine Street

Case No.

INTRODUCTION

Matt Linville (the "Applicant") proposes to re-zone the property located at 530 and 528 Atwood Street from R-6 Multi-Family Residential to R-7 Multi-Family Residential and continue use of the site as a multi-family residential complex. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Traditional Neighborhood Form District, which the Comprehensive Plan states is a form "characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys." Here, the proposal is consistent with the Traditional Neighborhood Form District as the proposed development does not seek to use the property beyond how it was already used, further revitalizing an existing lot within this historic neighborhood and complementing the already existing pattern of development. The proposed development will observe the Traditional Neighborhood form as it continues to integrate a neighborhood serving land-use, with additional residential dwellings.

The proposal is compatible with the scale and site design of the surrounding properties such as Family Scholar House, townhomes developed on Lilly Avenue, and the Clubhouse Apartments. The proposal is surrounded by similar multi-family properties in the neighborhood. The proposed development will continue to provide buffering as required in the Land Development Code to prevent adverse impacts on adjacent properties.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Atwood and Bradley Streets with on-street parking available. The proposed development is near other activity centers near the University of Louisville's campus, Crittenden Dr. and Preston St. and other downtown thoroughfares including multi-modal routes such as bike lanes and bus routes. The proposed development also contains sidewalks along the street frontage that connect the development into the neighborhood and adjacent neighborhoods. In addition, the Applicant proposes to provide off-street parking along the alley at the rear of the property.

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COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development refurbishes an existing site to provide new rentals in an area that has been targeted for rehabilitation, thus creating additional economic opportunities. The proposed development is designed to serve an economically diverse and robust area of the city anchored by the University of Louisville. Additional rentals will provide space for students and professionals in a dynamic area of the city that is rapidly redeveloping.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the property revitalizes an already developed lot. The proposed development is also designed to give the visitors and residents of surrounding neighborhoods access to the property via sidewalks, reducing vehicle miles traveled. Likewise, this area is served by multi-modal transportation due to its proximity to existing transportation hubs, like the University of Louisville.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed use of the property redevelops an underused property by replacing a dilapidated existing structure with new multifamily dwellings, providing additional housing options within a primarily single-family neighborhood. This will improve the housing stock of the neighborhood. The development will conform with similar housing options on this street and neighboring streets through complementary design. As mentioned before, this housing will provide new options near an existing and growing cluster of economic activity.

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