

# Planning Commission

## Staff Report

August 19, 2021



|                          |                                     |
|--------------------------|-------------------------------------|
| <b>Case No:</b>          | 21-ZONE-0046                        |
| <b>Project Name:</b>     | Vine Street Rezoning                |
| <b>Location:</b>         | 749 & 751 Vine Street               |
| <b>Owner(s):</b>         | CJ & Friends LLC                    |
| <b>Applicant:</b>        | CJ & Friends LLC                    |
| <b>Jurisdiction:</b>     | Louisville Metro                    |
| <b>Council District:</b> | 4 – Jecorey Arthur                  |
| <b>Case Manager:</b>     | Dante St. Germain, AICP, Planner II |

### REQUESTS

- **Change in zoning** from R-6 Multi-Family Residential to C-2 Commercial
- **Waivers**
  - **#1:** from 10.2.4 to allow structures to encroach into to the required property perimeter Landscape Buffer Area (21-WAIVER-0053)
  - **#2:** from 10.2.8.A to omit two required type C street trees along Vine Street (21-WAIVER-0092)
- **Detailed District Development Plan** with Binding Elements

### CASE SUMMARY/BACKGROUND

The subject site is located on Vine Street just across from the intersection with Lampton Street, and consists of one parcel currently developed with a three-story commercial structure. The first floor of the structure and the adjacent patio are currently in use as a restaurant. The applicant proposes to rezone the property in order to utilize the second and third floors as short-term rentals, with a total of 8 on the property.

Single-family residential uses abut the site to the north-west, and are located across Vine Street to the west. An institutional use is located to the south-east, an office of the Louisville Metro Housing Authority. Single-family residential uses are located to the south across Vine Street.

The site received acknowledgement of non-conforming rights for the existing restaurant and outdoor alcohol sales and consumption on the patio from the Board of Zoning Adjustment under docket B-236-05.

### STAFF FINDING

Staff finds that the proposal meets the guidelines of the Comprehensive Plan. The site plan meets the requirements of the Land Development Code with the exception of the requested waivers. The waivers are adequately justified and meet the standard of review.

### TECHNICAL REVIEW

Plan 2040

Land Development Code (Louisville Metro)

MSD and Transportation Planning have provided preliminary approval of the proposal.

### **INTERESTED PARTY COMMENTS**

No interested party comments have been received by staff.

### **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 Plan 2040; 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 Plan 2040 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 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments. 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) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

Following is staff's analysis of the proposed rezoning against the Goals, Objectives and Policies of Plan 2040.

The site is adjacent to existing OR-2 zoning, with C-2 zoning located half a block to the rear of the site. Although it located in a pocket of R-6, the property has been in commercial use since before the establishment of zoning. The Board of Zoning Adjustment previously, in docket B-236-05, found that the structure has been used as a restaurant since at least 1927, and was in commercial use prior to that date as well. Although the site has nonconforming rights for a restaurant with outdoor alcohol sales, the change in zoning is needed to also use the site for short-term rentals. Other allowable C-2 commercial uses are appropriate for the structure and the site.

The proposed zoning district is generally in compliance with the plan elements and CHASE principles of Plan 2040. All other agency comments should be addressed to demonstrate compliance with the remaining Goals, Objectives and Policies of Plan 2040.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 10.2.4**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as the structure and patio have been at their current locations and in commercial uses for many decades without any evident adverse impact on adjacent property owners.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040 as Plan 2040 encourages appropriate buffering and transitions between uses that are significantly different in density or intensity. The appropriate transitions will be provided.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the site is relatively small and the encroachment will only become necessary when the zoning is changed.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: Strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant because the building would have to be reduced in size and the patio moved or reduced in size, creating a significant hardship.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER OF SECTION 10.2.8.A**

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as two street trees will still be provided, which will increase the street tree canopy along Vine Street.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: The waiver will not violate specific guidelines of Plan 2040 as Plan 2040 encourages increasing the Metro-wide tree canopy, which will be accomplished with the addition of street trees, even if the full street tree requirement cannot be provided.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the two street trees to be waived are impractical to provide in the right-of-way.

- (d) Either:  
(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR  
(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: Strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant because the provision of additional street trees in the right-of-way is impractical.

#### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDDP**

- (a) The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: The existing structure is proposed to be retained. No natural resources currently exist on the site. Some tree canopy exists which is proposed to be preserved.

- (b) The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan.

- (c) The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: No open space requirements are pertinent to the proposal.

- (d) The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- (e) The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design is compatible with the existing and future development of the area. The structure to be used already exists and has existed on the site for many decades, becoming part of the fabric of the neighborhood.

- (f) Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Land Development Code and the Comprehensive Plan with the exception of the requested waivers.

**REQUIRED ACTIONS**

- **RECOMMEND** that Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-6 to C-2
- **APPROVE** or **DENY** the **Waivers**
- **APPROVE** or **DENY** the **Detailed District Development Plan** with **Binding Elements**

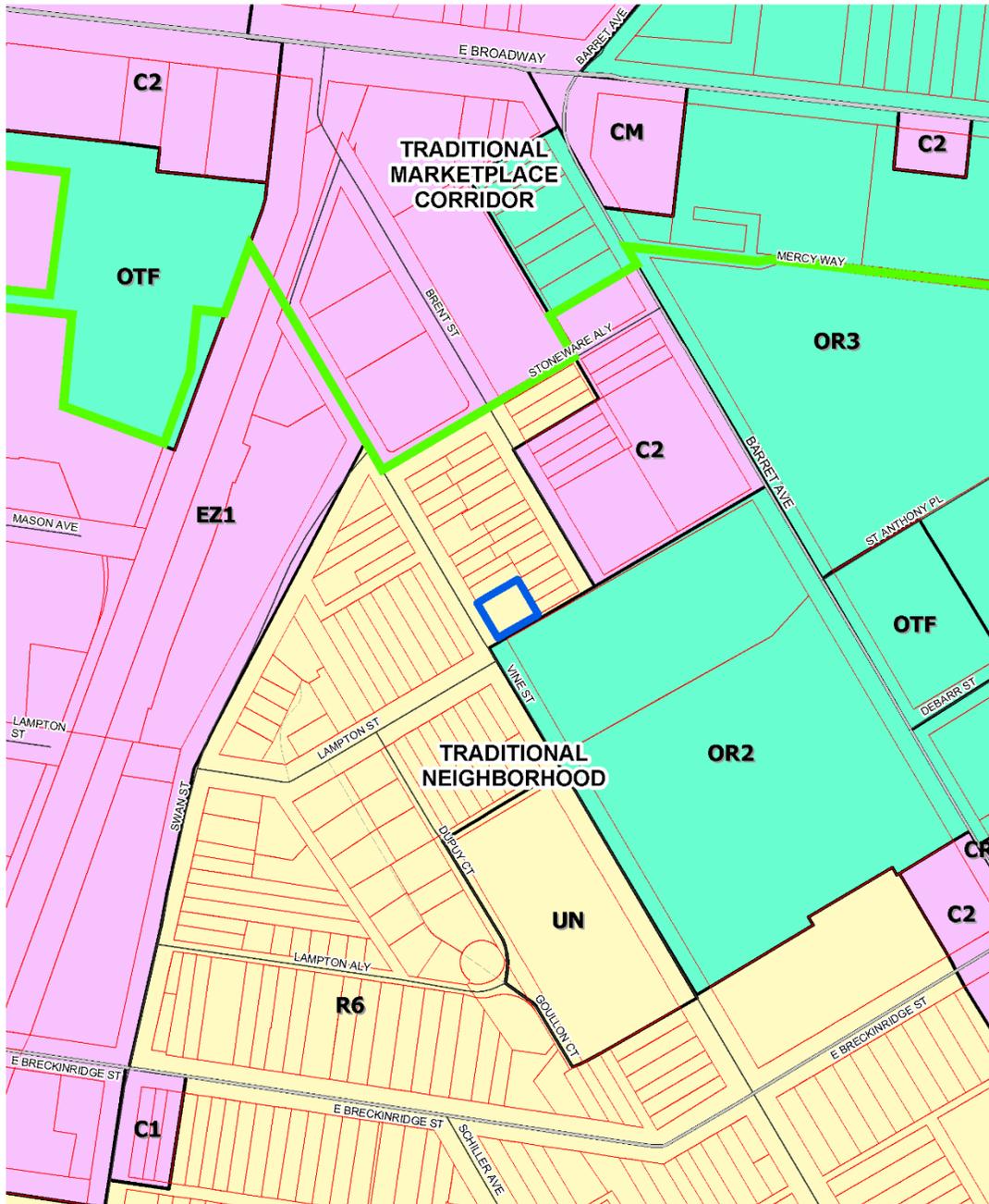
**NOTIFICATION**

| Date       | Purpose of Notice   | Recipients   |
|------------|---------------------|--|
| 06/23/2021 | Hearing before LD&T | 1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners<br>Registered Neighborhood Groups in Council District 4 |
| 08/05/2021 | Hearing before PC   | 1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners<br>Registered Neighborhood Groups in Council District 4 |
| 07/19/2021 | Hearing before PC   | Sign Posting on property   |
| 08/11/2021 | Hearing before PC   | Legal Advertisement in the Courier-Journal   |

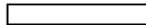
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Staff Plan 2040 Checklist
4. Proposed Binding Elements

1. Zoning Map



749 Vine Street  
feet



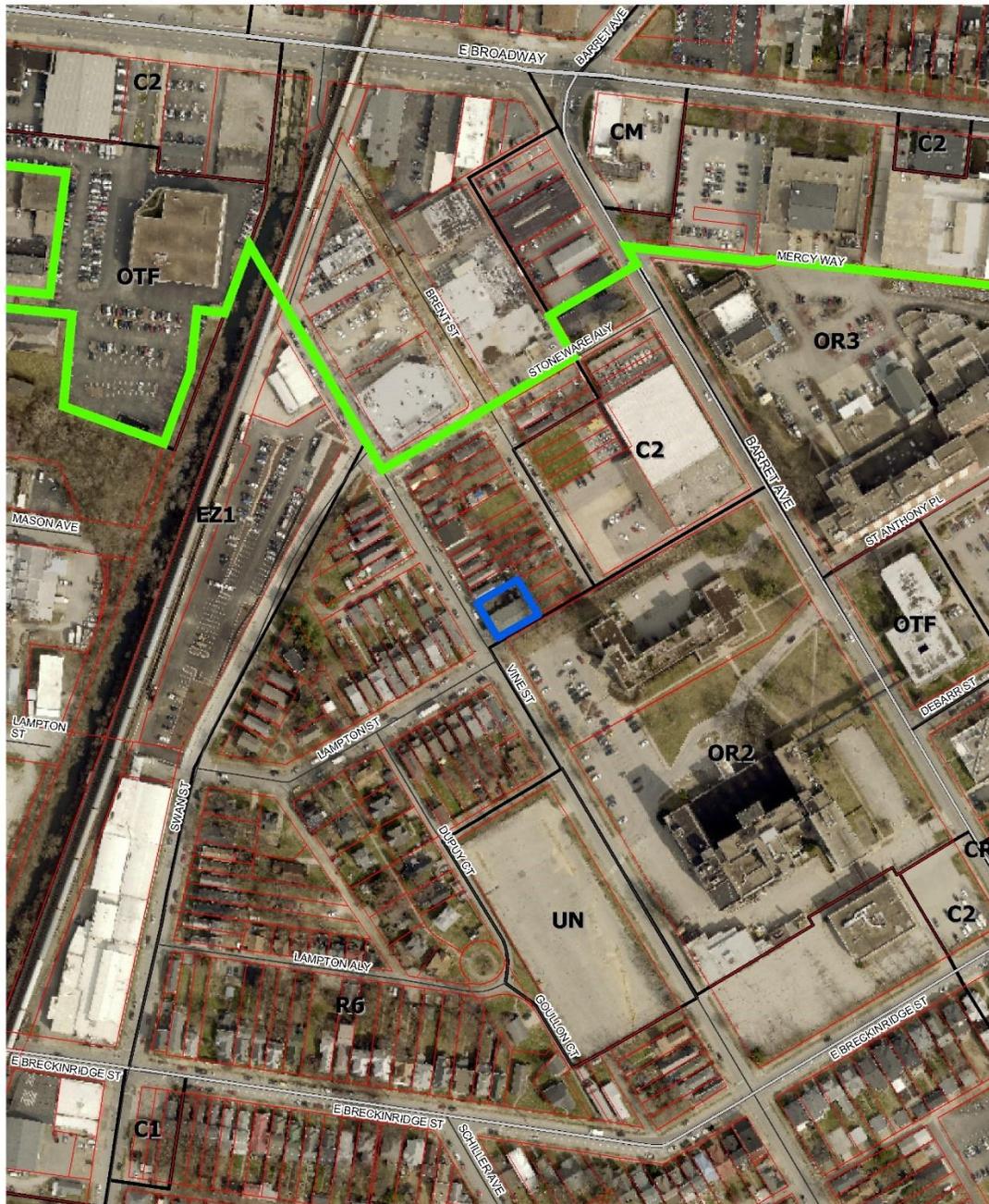
225

Map Created: 3/30/2021



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2. Aerial Photograph



749 Vine Street  
feet

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Map Created: 3/30/2021



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### 3. Staff Plan 2040 Checklist

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

#### Traditional Neighborhood: Non-Residential

| # | Plan 2040 Plan Element | Land Use & Development Policy   | Staff Finding | Staff Analysis  |
|---|------------------------|---|---------------|---|
| 1 | Community Form: Goal 1 | 6. Discourage non-residential expansion into existing residential areas unless applicant can demonstrate that any adverse impact on residential uses will be mitigated. Evaluation of impacts may include, but not be limited to, displacement of residents, loss of affordable housing units, traffic, parking, signs, lighting, noise, odor, and stormwater. Appropriate transitions from non-residential to residential uses should depend on the pattern of development of the Form District and may include natural vegetative buffers, landscaping or the use of higher density residential between lower density residential and/or non-residential. | ✓             | The proposal would not constitute a non-residential expansion into an existing residential area. The structure has been used commercially for many years and has non-conforming rights as a restaurant. |
| 2 | Community Form: Goal 1 | 7. Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.  | ✓             | The site is relatively close to E Broadway, a major transit and commercial corridor.  |
| 3 | Community Form: Goal 1 | 8. Encourage industries to locate in workplace Form Districts or in areas readily served by infrastructure and transportation facilities, including transit, rather than isolated industrial sites.   | NA            | The proposal is not for industrial zoning.  |
| 4 | Community Form: Goal 1 | 15. When reviewing proposals for siting hazardous uses and uses with air, noise and light emissions, ensure disadvantaged populations are not disproportionately impacted.  | ✓             | The proposed zoning district would not permit hazardous uses. Uses with air, noise or light emissions must comply with LMCO and LDC requirements.   |

| #  | Plan 2040 Plan Element | Land Use & Development Policy  | Staff Finding | Staff Analysis  |
|----|------------------------|--|---------------|---|
| 5  | Community Form: Goal 1 | <b>16.</b> Consider impacts on human health, quality of life and the environment including prevailing meteorological conditions and the potential to transport noxious odors, particulates and emissions when reviewing new developments and redevelopments. Special attention should be paid to air and water quality when residences, schools, parks or vulnerable populations will be impacted. Mitigate impacts to areas that are disproportionately affected. | ✓             | The proposed zoning district would not permit uses generating noxious odors, particulates or emissions.   |
| 6  | Community Form: Goal 1 | <b>17.</b> Mitigate adverse impacts of traffic from proposed development on nearby existing communities.   | ✓             | The existing restaurant's traffic has been a part of the neighborhood for many years. The short-term rental traffic is likely to be minimal and parking has been approved by the Planning Director. |
| 7  | Community Form: Goal 1 | <b>18.</b> Mitigate adverse impacts of noise from proposed development on existing communities.  | ✓             | Noise impacts from the existing restaurant have been part of the neighborhood for many years. The proposed short term rentals are unlikely to create noise impacts.                                 |
| 8  | Community Form: Goal 1 | <b>21.</b> Require that industries which handle hazardous or flammable materials or are potentially offensive such as junkyards, landfills and quarries are sited to protect public health, safety and welfare and are located away from residential areas and population centers.   | NA            | The proposal is not for industrial zoning.  |
| 9  | Community Form: Goal 2 | <b>1.</b> Locate activity centers in appropriate areas in all Form Districts. Design and density should be compatible with desired form, adjacent uses, and existing and planned infrastructure.   | ✓             | The neighborhood is mixed-use and mixed-zoning with office uses next door to the site and an existing restaurant on the site which has operated for many years.                                     |
| 10 | Community Form: Goal 2 | <b>4.</b> Allow non-residential development within the Neighborhood, Traditional Neighborhood and Village Form Districts to occur only at locations with appropriate access and connectivity.  | ✓             | The site has appropriate access and connectivity.   |
| 11 | Community Form: Goal 2 | <b>5.</b> Locate retail commercial development in activity centers where it can be demonstrated that sufficient population exists or is anticipated to support it.   | ✓             | The site has been utilized as a restaurant for many years.  |
| 12 | Community Form: Goal 2 | <b>6.</b> Encourage a more compact development pattern in activity centers that result in efficient land use and cost-effective infrastructure investment.   | ✓             | The proposed zoning district would permit a more compact pattern of development compared with the existing R-6 zoning.  |

| #  | Plan 2040 Plan Element | Land Use & Development Policy   | Staff Finding | Staff Analysis   |
|----|------------------------|---|---------------|--|
| 13 | Community Form: Goal 2 | 7. Encourage activity centers to include a mixture of compatible land uses in order to reduce traffic congestion by requiring fewer trips, support and enhance alternative modes of travel, and encourage vitality and a sense of place.  | ✓             | The proposed zoning district would allow for a mixture of compatible land uses in an existing activity center.                                 |
| 14 | Community Form: Goal 2 | 8. Encourage residential land uses in designated centers. Encourage residential and office uses above retail and other mixed-use multi-story retail buildings.  | ✓             | The proposal would permit residential uses above an existing restaurant.   |
| 15 | Community Form: Goal 2 | 9. Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.  | ✓             | The proposal would include the rehabilitation and re-use of an existing structure.   |
| 16 | Community Form: Goal 2 | 10. Encourage outlot development in underutilized parking lots of existing development to promote utilization of existing infrastructure provided specific criteria for elements such as location, scale, signs, parking, lighting, and landscaping are met. Outlot development shall encourage street-level retail with residential units above. | ✓             | The proposal does not include underutilized parking lots.  |
| 17 | Community Form: Goal 2 | 11. Ensure appropriate placement, design and scale of centers in Traditional Neighborhood, Neighborhood and Village Form Districts to ensure compatibility with nearby residences.  | ✓             | The site has been used as a restaurant for many years. The placement, design and scale of the development is appropriate for the neighborhood. |
| 18 | Community Form: Goal 3 | 9. Encourage development that respects the natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems.   | NA            | No natural features are evident on the site.   |
| 19 | Community Form: Goal 3 | 10. Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.                                    | NA            | No wet or highly permeable soils, or severe, steep or unstable slopes are evident on the site.   |

| #  | Plan 2040 Plan Element | Land Use & Development Policy  | Staff Finding | Staff Analysis   |
|----|------------------------|--|---------------|--|
| 20 | Community Form: Goal 3 | <b>11.</b> Encourage land uses within the Ohio River Corridor that are appropriate for and related to river corridor activities and that are consistent with the goals and objectives of the Ohio River Corridor Master Plan. Reserve appropriate riverfront sites such as the Upper River Road industrial area for river-related development. Allow development of commercial leisure businesses related to the river, such as boating services and restaurants in appropriate locations. Encourage new development in the Ohio River corridor and along key greenway and street connections to provide for public access in new riverfront development and to maintain views of the river from public rights-of-way. | NA            | The site is not located within the Ohio River Corridor.                                    |
| 21 | Community Form: Goal 3 | <b>12.</b> When reviewing proposed developments consider changes to flood-prone areas and other features vulnerable to natural disasters such as sinkholes and landslides. Ensure appropriate measures to protect health, safety and welfare of future users of the development.   | NA            | The site is not located in a flood-prone area. No karst features are evident on the site.  |
| 22 | Community Form: Goal 4 | 1. Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, massing, scale, architecture style and placement when located within the impact area of such resources.   | ✓             | The proposal preserves the existing structure.   |
| 23 | Community Form: Goal 4 | <b>2.</b> Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.   | ✓             | The proposal preserves the existing structure.   |
| 24 | Mobility: Goal 1       | <b>4.</b> Encourage higher densities and intensities within or near existing marketplace corridors, existing and future activity centers, and employment centers to support transit-oriented development and an efficient public transportation system.  | ✓             | The site is located in proximity to a major commercial marketplace corridor at E Broadway. |

| #  | Plan 2040 Plan Element | Land Use & Development Policy  | Staff Finding | Staff Analysis  |
|----|------------------------|--|---------------|---|
| 25 | Mobility: Goal 2       | 4. Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances.  | ✓             | Access to the site is via Vine Street, through development of similar intensity and density.  |
| 26 | Mobility: Goal 3       | 1. Encourage a mix of complementary neighborhood serving businesses and services in neighborhood and village centers to encourage short trips easily made by walking or bicycling.   | ✓             | The proposed zoning district would improve the mix of complementary neighborhood serving businesses and services in proximity to an existing neighborhood center at E Broadway. |
| 27 | Mobility: Goal 3       | 2. To improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers.   | ✓             | The site is accessible by bicycle, car, transit, pedestrians and people with disabilities. The proposal would permit housing near an activity corridor at E Broadway.           |
| 28 | Mobility: Goal 3       | 3. Evaluate developments for their ability to promote public transit and pedestrian use. Encourage higher density mixed-use developments that reduce the need for multiple automobile trips as a means of achieving air quality standards and providing transportation and housing choices.  | ✓             | The proposal would permit higher density mixed-use development in an existing neighborhood.   |
| 29 | Mobility: Goal 3       | 4. Encourage development of walkable centers to connect different modes of travel. Siting of these multi-modal centers shall consider the effects of the following:<br>4.1. nodal connections identified by Move Louisville;<br>4.2. impact on freight routes;<br>4.3. time of operation of facilities;<br>4.4. safety;<br>4.5. appropriate linkages between neighborhoods and employment; and<br>4.6. the potential for reducing travel times and vehicle miles traveled. | ✓             | Transportation Planning has approved the proposal.  |
| 30 | Mobility: Goal 3       | 5. Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.  | ✓             | Transportation Planning has approved the proposal.  |

| #  | Plan 2040 Plan Element       | Land Use & Development Policy  | Staff Finding | Staff Analysis                                      |
|----|------------------------------|--|---------------|---|
| 31 | Mobility: Goal 3             | 6. Ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development.  | ✓             | Transportation Planning has approved the proposal.  |
| 32 | Mobility: Goal 3             | 9. When existing transportation facilities and services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements, roughly proportional to the projected impact of the proposed development, to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location. | ✓             | Transportation Planning has approved the proposal.  |
| 33 | Mobility: Goal 3             | 10. Ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel.  | ✓             | Transportation Planning has approved the proposal.  |
| 34 | Community Facilities: Goal 2 | 1. Locate development in areas served by existing utilities or capable of being served by public or private utility extensions.  | ✓             | The relevant utilities have approved the proposal.  |
| 35 | Community Facilities: Goal 2 | 2. Ensure that all development has an adequate supply of potable water and water for fire-fighting purposes. Locate only very low-density land uses on sites that use on-lot sewage disposal systems or on a private supply of potable water.  | ✓             | Louisville Water Company has approved the proposal. |
| 36 | Community Facilities: Goal 2 | 3. Ensure that all development has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams as determined by the Metropolitan Sewer District (MSD).  | ✓             | MSD has approved the proposal.                      |
| 37 | Economic Development: Goal 1 | 2. Encourage industries, to the extent possible, to locate in industrial subdivisions or adjacent to an existing industry to take advantage of special infrastructure needs.   | NA            | The proposal is not for industrial zoning.          |

| #  | Plan 2040 Plan Element       | Land Use & Development Policy   | Staff Finding | Staff Analysis   |
|----|------------------------------|---|---------------|--|
| 38 | Economic Development: Goal 1 | <b>3.</b> Locate commercial uses generating high volumes of traffic on a major arterial street, at the intersection of two minor arterials, or at a location with adequate access to a major arterial and at locations where nuisances and activities of the proposed use will not adversely affect adjacent areas.   | ✓             | The traffic generated by the existing restaurant on the site has been part of the neighborhood for many years. The proposed short term rentals are unlikely to generate high volumes of traffic. |
| 39 | Economic Development: Goal 1 | <b>4.</b> Utilize industrial sites near the airport and the Ohio River to support the growth and development of uses whose infrastructure and production needs require such a location or for land uses that support airport-oriented or river-oriented industrial uses.  | NA            | The proposal is not for industrial zoning. The site is not located near the airport or the Ohio River.   |
| 40 | Economic Development: Goal 1 | <b>5.</b> Require industrial developments to locate with the appropriate transportation connectivity, near an arterial street or within existing industrial subdivisions.   | NA            | The proposal is not for industrial zoning.   |
| 41 | Livability: Goal 1           | <b>17.</b> Determine site susceptibility to erosion; identify the presence of on-site carbonate conditions and features that are vulnerable to site disturbance; identify the extent of existing groundwater use and the impacts of the project on groundwater resources, flow patterns, and existing and proposed surface drainage. Then mitigate potential hazards to such systems resulting from the project.  | NA            | No karst features are evident on the site.   |
| 42 | Livability: Goal 1           | <b>21.</b> Mitigate negative development impacts to the integrity of the regulatory floodplain by encouraging development patterns that minimize disturbance and consider the increased risk of more frequent flooding events.  | NA            | The site is not located in the regulatory floodplain.  |
| 43 | Livability: Goal 1           | <b>24.</b> Ensure, to the extent feasible, that critical facilities and those that store or use hazardous wastes are located outside the regulatory floodplain. Where essential community facilities must be located within a floodplain (e.g., pumping stations), ensure that these facilities are designed, located and operated in a manner that minimizes loss of services during flood events as well as limits, to the extent possible, floodplain disturbance. | NA            | The site is not located in the regulatory floodplain.  |

| #  | Plan 2040 Plan Element | Land Use & Development Policy   | Staff Finding | Staff Analysis   |
|----|------------------------|---|---------------|--|
| 44 | Housing: Goal 1        | 2. Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities.  | ✓             | The proposed zoning district would promote an environment that supports aging in place by increasing the mix of complementary neighborhood-serving uses in proximity to the commercial corridor at E Broadway. |
| 45 | Housing: Goal 2        | 1. Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.   | ✓             | The proposal would permit mixed-income and mixed-use inter-generational development that is connected to the neighborhood and surrounding area.  |
| 46 | Housing: Goal 2        | 2. Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers. | ✓             | The site is in proximity to E Broadway, a multi-modal transportation corridor and commercial corridor providing neighborhood goods and services.   |
| 47 | Housing: Goal 3        | 2. As neighborhoods evolve, discourage displacement of existing residents from their community.   | ✓             | No existing residents will be displaced by the proposal.   |
| 48 | Housing: Goal 3        | 3. Encourage the use of innovative methods such as clustering, mixed-use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing.  | ✓             | The proposal would permit innovative methods of housing.   |

#### 4. 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. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a certificate of occupancy. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - c. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system audible beyond the property line.
6. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
7. 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.