

Zoning Justification Statement for 11312 East Washington Street

This proposal is for existing structures to be zoned from R-6 to R-7 to allow for this home and carriage house to serve as a three unit residential dwelling place. The house is approximately 120 years old (PVA says built 1900) and has been used two apartments for many years. The rear carriage house was taken out of use several years back for renovation. The longstanding size of the lot and existing buildings require a R-7 designation rather than a R-6 zoning classification to meet density requirements for 3 units. There is no plan to alter the outside of any of these structures but simply to rehab the carriage house as a residential unit. Any grandfather rights have been lost, and the current owners wish to complete the renovation of the carriage house for occupancy.

In the Cornerstone 2020 Comprehensive Land Use Plan, the property is a Traditional Neighborhood, It is in the Butchertown Neighborhood and its block it designated as a "residential" block on the Butchertown Planning map. Currently on the block, there are a mixture of types of residential uses and some offices uses as well. There are also commercial uses within a two block radius. The site's use is consistent with the Butchertown Neighborhood Plan and with the Traditional Neighborhood Form District which encourages a range of housing style options.

For these reasons and for the reasons set forth below, the requested zoning change is appropriate under KRS 100.213 and consistent with the Guidelines and Policies of the current Comprehensive Plan.

Guideline 1-Community Form

The proposal requests a rezoning for an existing home and carriage house from R-6 to R-7. The use has been longstanding. This type of revitalization in the Butchertown Neighborhood and of an older home with a carriage house is consistent with the preservation goals for a traditional neighborhood. Thus making the requested zoning designation appropriate under Guideline 1, Policy B.2.

Guideline 3 Compatibility

This proposal complies with the intent and the policies of Guideline 3 for all the location reasons set forth above and below and because this is an existing home and proposed use which is compatible with the neighboring uses. Further, the use is of low impact and represents no change to this traditional neighborhood.

The requested rezoning designation is compatible because no discernible changes to the appearance of the neighborhood will occur by this project. The issue of appropriate size and shape of the structure, setbacks, transitions and visual impact to the neighborhood are basically non-existent because this home is existing and the streetscape will remain the same. The use as multifamily allows for a variety of housing types and one which is found already on the block. Further, the building is being restored, thus adding to the

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streetscape along historic area. For these reasons, the proposal is consistent with Guideline 3, Policies 1, 3, 9, 10, 11, 22 and 23.

The proposal is of low impact to the neighborhood. The proposed uses should not generate any nuisances or create any new traffic issues. The house will have minimal outside lighting consistent with lighting on residential buildings. Therefore, the proposal meets, Guideline 3, Policies 6, 7, 8 and 24.

No new landscaping buffers or privacy fences are proposed because they are uncharacteristic for the neighborhood and are not needed to protect neighboring landowner's privacy. Waivers are requested for these requirements. For these reasons, the proposal meets the requirements of Guideline 3, Policies 22.

Guideline 5 Natural Area and Scenic and Historical Resources

This proposal complies with the intent and the policies of Guideline 5, Policy 2 because the subject property is a historic resource in the Butchertown Neighborhood. The proposal seeks to preserve the buildings and put it to a use consistent with the neighborhood. There are no other special districts or soil and slope issues facing this proposal.

Guideline 6 Economic Growth and Sustainability

This proposal promotes and is consistent with the policies of Guideline 6, Policy 5 because the project is an investment in an older neighborhood which is targeted for historical preservation. The proposal restores a Carriage house and preserves an old home and is good for the neighborhood's economic revitalization and is consistent with the neighborhood plan.

Guideline 7 Circulation

This Proposal complies with the intent and the policies of Guideline 7, Policy 10 because its site plan provides adequate parking for the size and location of the lot. Further, the site is in an urban area with access to mass transit and in an area which promotes pedestrian and bike travel. The proximity to downtown and nearby TARC and bike routes encourages alternative transportation modes.

Guidelines 8 and 9 Transportation

The proposal complies with the intent and the policies of Guidelines 8 and 9 because it provides for adequate parking consistent with the area. The proposal is also located near a TARC Routes and bicycle routes consistent with Guideline 9. The proposal does not impact any environmentally sensitive areas, scenic corridors or streetscape issues.

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Guidelines 10 and 11 Flooding and Stormwater and Water Quality

The proposal complies with the intent and the policies of Guidelines 10 and 11 because it uses existing structures so there are no land disturbance. Further, no portion of the property is designated as floodplain or a blue line stream.

Guideline 12 Air Quality

The proposal complies with the intent and the policies of Guideline 12 because this type of infill project will work to decrease vehicular miles traveled between home and trips to neighboring businesses. The site is also served by a TARC line or an adjacent street, thus encouraging the use of mass transit reducing vehicular miles traveled by residents. Sidewalks are available in this area. Butchertown with its proximity to downtown Louisville also promotes the use of bicycle and pedestrian uses of transportation.

Guideline 13 Landscape Character

The intent of this guideline is to protect and enhance landscape character. This proposal exceeds the tree canopy requirements. The proposed plan maintains the existing residential look of the area and is compatible with the lot pattern of the block.

Guideline 14 Infrastructure

The proposal complies with the intent and the policies of Guideline 14 because all necessary utilities are available nearby and will be connected via existing facilities.

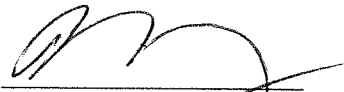
For these reasons, this proposal to rezone an existing historical home for use as a business and residence which will enhance a Traditional Neighborhood and in conformance with all applicable guidelines of the Cornerstone 2020 Comprehensive Plan and consistent with KRS Chapter 100 should be approved.

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Respectfully submitted



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