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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN

Applicant & Owner: Swiss Village, LLC c/o Jeff Underhill

Location: 719 Lynn Street

Proposed Use: Residential condominium community

Engineers, Land Planners and
Landscape Architects: Heritage Engineering

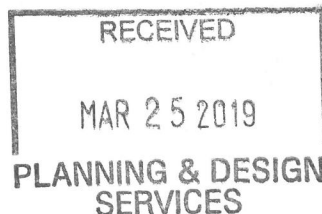
Request: Zone change from R-5 to R-6

Once the Fraternal Order of Sheriff's made the decision to sell this property, which has served as their lodge and meeting place, the question was no longer whether the property would be redeveloped, but instead when and for what use. After a proposed C-2 rezoning for Against the Grain brewery and restaurant failed in 2017 mainly due to lack of proper screening and buffering, another brewery/restaurant again proposed a similar rezoning and use for the subject property. In so doing, the Louisville Metro Planning Commission agreed to waive the two-year rule in the Planning Commission Policies and Procedures to allow the second brewery/restaurant to file a rezoning application. While the second C-2 zoning application was ultimately never filed due to purchase contract negotiation issues with the Fraternal Order of Sheriff's, the market demand for this property was for a brewery/restaurant.

Ultimately, the current applicant was able to reach an agreement on the purchase of the subject property with the Fraternal Order of Sheriff's, but with a different vision for the property. The current proposal is for a maintenance free residential townhome project providing a housing option in very limited supply in this older established area of Schnitzelburg/St. Joseph. As any older established area of Louisville Metro developed a century ago, there is a limited supply of properties for redevelopment and/or development to meet the current market demands. Rather than attempting to provide adequate screening and buffering for the current Swiss Hall building's use as a bar/restaurant/event venue, this proposal is to keep and improve the historic Swiss Hall building while changing the use to upscale residential condominiums. In so doing, the current proposed R-6 zoning is more in keeping with the R-5/R-6 residential properties in the surrounding area.

COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.



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The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 2, 7 and 9 of Goal 1, for these reasons:

This application and the revised detailed district development plan (“RDDDP”) comply with this Goal because the site is located in the Traditional Neighborhood Form District which encourages high density uses and a range of housing opportunities, notably including multi-family dwellings which can be condominiums as herein proposed. This proposed development and the rezoning from R-5 to R-6 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area. The majority of the properties in the area, and specifically the properties west of Preston highway are all currently zoned R-6. The redevelopment and renovation of the existing Swiss Hall building to convert the use to residential condominiums will not only be compatible with the surrounding area, but through the renovation work, much of the original character of the building will be restored. The townhomes proposed on the balance of the subject property will be very similar to the surrounding single family residential homes, with the only difference being the townhomes will not be located on separate lots as those in the area. However, because the single family homes are located on very small lots, the proposed townhomes will fit well with the surrounding area, even including access off of the existing residential alleys like the adjoining properties. The two-story proposed residential townhomes fit within the scale of the adjoining two story residential homes.

This proposed residential development is located along the TARC served Lynn Street, as well as the existing TARC service line on Preston Street and Shelby Street providing immediate access to transportation facilities to allow residents easy access to employment centers throughout Louisville Metro and easy access to downtown Louisville. As a result, the parking spaces have been kept to a minimum due to this transit service accessibility. Access to these transit services will help reduce the vehicle miles traveled for these proposed new residence as will the central location of this subject site in Louisville Metro. Because the proposed use fits within and is compatible with the surrounding properties, such that no screening or buffering would be necessitated, the RDDDP demonstrates that the proposal attempts to provide screening and buffering. By way of example, the adjoining properties, and those in the area have garage access feed off of alleys to the rear of those properties. The RDDDP proposes the same with this development, including the widening of two existing alleys and the creation of a third alley to continue the pattern of development in the area. The existing Swiss Hall parking lot is proposed to be reduced in size, with the new proposed covered parking to be added to be screened from Lynn Street. No small area plans exist for the subject area to supplement our comprehensive plan.

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policy 9 of Goal 2, for the following reasons:

The proposed development is an infill development providing new housing within the central portion of Louisville Metro, along with the proposed renovation and rehabilitation of the historic Swiss Hall building.

Goal 3 – Enhance neighborhood by protecting and integrating open space, watershed and other natural resources.



The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 7 and 9 of Goal 3, for these reasons.

The proposed site has been designed to preserve the open space at the center of the property providing the development with a set pattern and sense of place, and compatible with the surrounding area. Being a proposed condominium development this open space will be owned by the proposed owners in common and maintained by the condominium association. There are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create erosion problems. The protection of the existing Swiss Hall building, as shown on the RDDDP, also provides for the protection of the natural features on the site to the extent possible.

Goal 4 – Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 2 and 3, of Goal 4, for these reasons:

As shown on the RDDDP, the old Swiss Hall building is proposed to be renovated and rehabilitated rather than being demolished. As will be shown at the public hearing, the applicant is proposed significant renovations to not only preserve the historic elements of this building, but to undertake improvements to restore some historic elements no longer existing.

MOBILITY

Goal 1 – implement an accessible system of alternative transportation modes.

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 3, 4 of Goal 1, for the following reasons:

This proposed rezoning and RDDDP will cater to those who enjoy a healthy lifestyle through pedestrian travel and travel by bicycle. Sidewalks are being added to the property to provide pedestrian connections between the proposed townhomes, the common open area, and the Swiss Hall building. The existing sidewalks on the subject property are being improved to promote pedestrian transportation to those services in the immediate vicinity, including the retail uses along Preston Highway. As shown on the RDDDP, bicycle parking is being proposed to promote this means of travel throughout the area. As previously stated, this proposed higher density residential use is located in very close proximity to the marketplace corridors along Preston Highway and Poplar Level Road, as well as the employment centers in the immediate area, the University of Louisville, and downtown Louisville.

Goal 2 – Plan, build and maintain a safe, accessible and efficient transportation system.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 3, 4, 5, and 6 of Goal 2, for the following reasons:

This proposed development includes the improvement of the existing alleys on two sides of the property, as well as the creation of an alley across the northwest portion of the subject property providing not only stub connections, but also improving the existing roadway network in the



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immediate area. Due to the zoning of the properties in the surrounding area, the access to this site off Lynn Street and the alleys will not enter through less areas of lower intensity. All appropriate site distance standards will be met, and the existing site distance conditions on the properties surrounding the subject property will be improved through widening of the alleys.

Goal 3 – Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 14 of Goal 3, for these reasons:

The proposed redevelopment of the underutilized Swiss Hall property and undeveloped land into a new and vibrant residential community will provide new housing stock critically needed by Louisville Metro to allow its continued growth and also reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options. The subject properties close proximity to the above will also help eliminate multiple automobile trips for such services. Due to this developments close proximity to public transportation options, as well as the opportunity for pedestrian and bicycle travel, this proposal will have a fraction of the demand on the public transportation network that a new development in the outer portions of Louisville Metro would have on this network. The additional residential units this development would provide would also help create a larger demand for the existing public transportation options.

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 1, 2, and 3 of Goal 2, for these reasons:

The subject property is currently served by existing utilities and has adequate capacity for this proposed development as will be confirmed through all utility providers through this rezoning process. This confirmation specifically includes the Louisville Water Company to confirm that there is sufficient water service capacity and the Metropolitan Sewer District to confirm adequate sanitary capacity.

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 5, 10, 17, 21, 31, 32, and 35 of Goal 1, for these reasons:

The proposed development will add new native species landscaping as shown on the RDDDP and as demonstrated on the landscape plan that will ultimately be prepared and submitted for approval. There are no streams or existing groundwater on the subject property and the surface



water runoff will be improved from its current condition as an unplanned parking lot through the detention and water quality as shown on the RDDDP. The added detention and water quality unit will not only help mitigate the impacts of this development but likely help with the existing floodplains in the area to the extent same exist.

HOUSING

Goal 1 – Expand and ensure a diverse range of housing choices.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policy of Goal 1, for these reasons:

As stated previously, the proposal is for a new and different housing option for the area, being new construction residential with maintenance free living lacking in this older area of Louisville Metro. The proposed rezoning will also be an additional option for those looking to age in place, ie., in the community in which they have lived, through providing a maintenance free living option.

Goal 2 – Facilitate the development of connected, mixed-use neighborhoods.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 1 and 2 of Goal 2, for these reasons.

The condominium form of development, accompanied by the maintenance free living, provides a housing option for a mixture of residents, including the millennial working downtown that wants to live in close proximity to services and areas, baby boomers that no longer want to cut their grass, and those persons of all ages that want to live where there are multiple accessible modes of transportation.

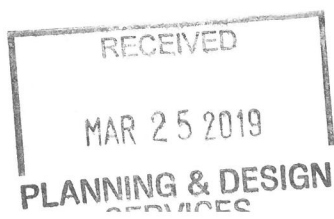
Goal 3 – Ensure long-term affordability and livable options in all neighborhoods.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, including Policies 1, 2, and 3, for these reasons:

The proposed development will be a different housing option than the single family residential lot that predominates throughout the surrounding area, and thus will have a different price point. The proposed development will also have a mixture of housing options, which includes the small and more affordable condominium units within the Swiss Hall building as well as the townhomes as shown on the RDDDP. These two types of housing options will also help by providing multiple options for the existing residents in the area that want to age in place and in their community. While the applicant considered a mixed-use development for this site, the one way traffic along Lynn Street and the decision to permanently protect the Swiss Hall building made additional uses other than residential impractical.

* * *

For all of these and other reasons set forth on the Detailed District Development Plan/preliminary subdivision plan accompanying this application and in accordance with



evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Respectfully submitted,

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