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CREEK ALLEY CONTRACTING, LLC
JUSTIFICATION FOR ZONING MAP AMENDMENT

The Applicant, Creek Alley Contracting, LLC, pursuant to KRS 100.213 and the Cornerstone 2020 Comprehensive Plan provides the following as justification for its request to rezone its property located at 2516 South Fourth Street, Louisville, Jefferson County, Kentucky.

In support hereof, the Applicant has filed herewith its Re-Zone Plan which provides a request that the property which consists of 0.34 acres have 0.15 acres rezoned from R6 to C1 with the proposed use being a mixed use retail and residential development with 10 dwelling units proposed.

As indicated in the application, the property is currently vacant and is zoned residential. The property is located in close proximity to the University of Louisville campus and is seen as an opportunity by the applicant to provide both retail services and housing to the area. The applicant submits that there are numerous residential and commercial sites in the area and that the proposed uses are uniquely suited for this site. Further the growth of the area surrounding the University and nearby Churchill Downs has influenced property uses in the area making this property appropriate for the project. As noted on the Plan Development Report, the property is located in a "Traditional Neighborhood" district and "Enterprise Zone."

KRS 100.213(1) provides:

Before any map amendment is granted, the planning commission or the legislative body or fiscal court must find that the map amendment is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that one (1) or more of the following apply and such finding shall be recorded in the minutes and records of the planning commission or the legislative body or fiscal court: (a) That the existing zoning classification given to the property is inappropriate and that the proposed zoning classification is appropriate; and (b) That there have been major changes of an economic, physical or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area.

The Applicant submits that the map amendment is in agreement with the comprehensive plan and that even if that criteria is not fulfilled that the existing zoning is inappropriate; that the proposed zoning is appropriate and that there have been major changes within the area which justify the zoning change.

The applicant submits that the proposed development conforms with the following provisions of Cornerstone 2020:

A. Goal C1- Support the redevelopment, enhancement and preservation of existing

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neighborhoods and villages to provide safe and healthy places to live where residents share a sense of place. Encourage new neighborhoods and villages that are culturally and economically diverse and are interwoven with environmental resources and accessible parks and open spaces.

B. Objective C1.1- Recognize and encourage the unique and diverse characteristics of Louisville and Jefferson County's neighborhoods, traditional neighborhoods and villages.

C. Goal C2/Community Design- Encourage diversity in the types of neighborhoods and villages available to residents while ensuring that all neighborhoods and villages contain the elements needed for a neighborhood that works as a healthy, vibrant, livable place.

D. Objective C2.5/Streetscape- strengthen the identity of neighborhoods, traditional neighborhoods and villages and to create a pleasant and safe environment, streetscape elements should include, street trees, landscaping, signage or features consistent with the existing pattern of community design which may or may not include street furniture, sidewalks, and lighting.

E. Objective C2.7/Appropriate housing: Promote the integration of appropriate housing units in all neighborhood, traditional neighborhood, and village form districts so that no form district can be employed as a means to exclude appropriate housing from residential neighborhoods. Permit and encourage appropriate housing in existing neighborhoods and as part of new subdivision development.

F. Goal C3/Land Use: Protect existing residential neighborhoods from adverse impacts of proposed development and land use changes. Encourage neighborhoods, traditional neighborhoods and villages that accommodate people of different ages and incomes. A variety of land uses should be encouraged which serve residents' daily needs and are compatible with the scale and character of the neighborhood.

G. C3.2/Traditional Neighborhood Districts: Traditional neighborhood districts are generally characterized by a range of residential densities and a variety of housing types, street patterns which include alley ways, on-street parking, occasional office uses on predominantly residential blocks, and proximity to parks and open spaces and to marketplace corridors or to the downtown. The objectives governing traditional neighborhoods shall include:

a. Proposed residential, office and neighborhood commercial developments in aging neighborhoods with distressed and vacant housing should be encouraged. However, more intense commercial development and industrial development which is incompatible with the traditional neighborhood form should be discouraged even in distressed traditional neighborhoods in order to maintain the integrity of the form district.

H. Goal C4/Site Design: Preserve and enhance the character and integrity of neighborhoods and villages through compatible site and building design of proposed

development and land use changes.

I. Objective C4.1. Utilize performance standards for site design elements of neighborhoods and villages to ensure that development and redevelopment is compatible with the organization and pattern of the neighborhood, traditional neighborhood, or village form district.

J. Objective C4.2/Intensity: Design non-residential development in neighborhood and village centers at a scale and intensity that is compatible with the character of the district.

K. Objective C4.3/Building Height: Establish a range of recommended building heights and sizes in neighborhoods, traditional neighborhoods and villages to ensure compatibility with surrounding buildings. Encourage new infill development to be of similar scale and height as existing development.

L. Objective C4.5/Building Design: Ensure that new buildings and structures are compatible with the streetscape and character of the neighborhood, traditional neighborhood or village.

As the project meets all of the above provisions of Cornerstone 2020 and the zoning map amendment is appropriate and otherwise compliant with other applicable rules and regulations, the Applicant respectfully requests that this request be granted.

Respectfully submitted,

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