

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

Applicant/Owner: Ron Kuster  
Location: 1801 and 1803 South Third Street  
Proposed Use: Two-Family Dwelling to Multi-family

The Applicant proposes to change the TNZD map designation at 1801 and 1803 South Third Street from “Dwellings, two-family” to “Dwellings, multi-family”. The property is currently a duplex but can be reconfigured to accommodate 8 units with four garage spaces and ample off-street parking. No exterior alterations are proposed. The following information demonstrates that the proposed change is compliant with the TNZD, Traditional Neighborhood standards and the applicable Goals and Policies of the Plan 2020 Comprehensive Plan.

Located on the south east corner of South Third Street and West Bloom Street, the site is one block from OR-2, M-3 and C-2 uses in a diverse area just north of the campus of the University of Louisville. Across South Third Street to the west and directly behind to the east are large multi-family residential properties.

The TNZD allows 34.8 du which would allow 9.2 units and 8 is proposed which complies with Plan 2040 Housing Goal 1:

“Expand and ensure diverse range of housing choices”, Objectives b and d and Policies 1, 2 and 3 as it adds to the diversity and variety of housing, supports aging in place with services, shopping and transit routes.

It also is supported by Housing Goal 2:

“Facilitate the development of connected, mixed-use neighborhoods” and Objectives a., c, d, e and f and the Policies thereunder with multi modal access to jobs, education and services, is walk able near an existing cluster of economic activity, is an adaptive reuse with proximity to parks, open space and recreational activities.

Finally it complies with Housing Goal 3:

“Ensure long-term affordability and livable options in all neighborhoods”, Objectives a, c, d and e and Policies thereunder as it develops and underused property (currently 2931 square feet per unit) while maintaining the architectural characteristics of Old Louisville; and improves existing housing stock with more energy efficient unit costs (spread over 8 rather than 2 units).

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Based upon the foregoing, the requested TNZD Map Change Application should be granted this application will comply with all other applicable Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Respectfully submitted,



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E://client/Kuster/Third St./TNZD compliance statement  
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