

**Proposal for Re-Zoning  
and  
Demonstration of Appropriateness and Statement of Compliance with  
Applicable Goals, Guidelines and Polices of the 2040 Comprehensive Plan**

**4634 Southcrest Drive, Louisville, Kentucky 40215**

In support of its request for a zone change from R-5 Residential to R-5A, the Applicant provides this Demonstration of Appropriateness.

Applicant/Owner: Sherman Enterprise Properties, LLC

Location: 4634 Southcrest Drive

Current / Proposed Use: Multi-Family

Request: Zone Change from R-5 to R-5A

**PROPOSAL**

The purpose of this proposal is to bring the subject property into compliance by re-zoning it to conform to the appropriate use of the structure in its current configuration as a duplex. The house on the property that is the subject of this proposal has been configured and used as a duplex for several years.<sup>1</sup> It has two separate front and rear entrances – one each to each of the distinct and separate residences within the structure. The Applicant purchased the property in June 2019 after it had been marketed as a duplex and failure to grant this proposal could serve to work an extreme injustice upon the current residents of the property and the Applicant, in that it would displace the residents and work an undue financial hardship upon the Applicant. Moreover, re-zoning the property will have no negative impact on the neighborhood, because no change in the use of the property will result and there are dozens of similarly situated duplexes in the immediate vicinity.

The property is situated at 4634 Southcrest Drive in a Traditional Neighborhood Form District just north of W. Woodlawn Avenue, between Bellevue Avenue to the west and S. 6<sup>th</sup> Street to the east, in the Southern Heights neighborhood. The lot measures approximately .24 acres and is accessible by an alley to the west and Southcrest Drive to the east. Ample off-street parking is available. The building will maintain its character as there are no changes proposed to the structure.

As outlined below, the granting of the proposal will further the goals of the 2040 Plan in a variety of ways. The relevant overarching themes of the 2040 Plan are to promote diverse housing densities, with an emphasis on affordable housing and higher densities in areas along public transportation routes that serve to support surrounding industry with its workforce. Granting this proposal will do exactly that. Moreover, the proposal will preserve the character of the neighborhood because the property is situated in the midst of several similarly situated nonconforming multifamily residential properties. *See*, attached map and spreadsheet.

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<sup>1</sup> It is unknown exactly how long the structure has been configured as a duplex, but based upon information and belief, it has been since at least 1971.

Accordingly, for the forgoing reasons, the proposal to re-zone the property from R-5 to R-5A should be granted.

### **COMMUNITY FORM**

The proposal conforms to Community Form Goals 1, 2, and 3 because the property is located in a Traditional Neighborhood Form District and is in conformance with the objectives of this district.

Goal 1, Policy 3.1.2, sets forth guidelines for the Traditional Neighborhood form district. It encourages higher density uses near parks and neighborhood centers, both of which are a short walk from the subject property. Policy 5 specifically encourages a mixture of densities when their designs are compatible, as they are here, because the design of the building is a residence. Finally, Policy 7 encourages higher density in close proximity to transit corridors and employment centers. Here, the subject property is a few minutes' walk from TARC routes 4 and 6, and less than a mile from access to I-264 from either Taylor Boulevard or 3<sup>rd</sup> Street. Moreover, it is located less than 3 miles from Churchill Downs, U of L, the Airport Industrial Center, the Expo Center and numerous other prominent employers in the area.

Goal 2, Objective C encourages higher density development around appropriate infrastructure. This request will serve that end in that it will allow maintenance of the duplex in close proximity to shopping and industry. Additionally, Land Use & Development Policy 18 encourages permissive zoning to achieve this end.

Goal 3 seeks to reduce the environmental impact of development in Jefferson County. Allowing the maintenance of the duplex in its current form will be an efficient use of existing resources and prevent the waste and costs associated with reconfiguring the building and displacing its current residents.

### **MOBILITY**

The proposal conforms to Mobility Form Goal 1 Policy 4, which encourages higher densities near existing marketplace corridors and employment centers, and efficient use of the public transportation system, because the property is in a walkable urban neighborhood two blocks from two TARC routes and a major marketplace corridor. These same facts will serve to achieve Mobility Form Goal 3, Policies 2 and 3. Policy 2 seeks to reduce vehicle miles traveled by encouraging housing near employment centers. As demonstrated above, the property is closely situated to many of Louisville's largest employers. Policy 3 encourages higher density developments as a means of providing a greater diversity of transportation and housing choices for Louisvillians, which would be served by granting the proposal and allowing the property to continue in its current state.

### **ECONOMIC DEVELOPMENT**

The fifth objective of the Economic Development Form Goal is to implement land use policies that promote the equitable distribution of accessible housing. Granting the proposal would

facilitate achievement of this goal by ensuring the availability of more affordable housing options in the Southern Heights neighborhood.

## **HOUSING**

The proposal furthers Housing Form Goals 1 and 3 in a variety of specific and meaningful ways. Goal 1 is to expand and ensure a diverse range of housing choices. Objective A requires flexible zoning regulations to encourage diverse housing options, so the proposal should be given due consideration in light of this. Objective B is to enable neighborhoods to grow while preserving their unique character. There is no more efficient means of achieving this objective than granting the proposal because to do so will ensure that the property remains in its current configuration. Objective D is to promote a variety of housing types and densities, which is clearly in accordance with the proposal.

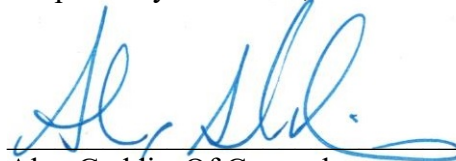
The proposal conforms to Goal 1 Policies 1 and 3 because they encourage an adequate supply of affordable multi-family housing options. Specifically, Policy 3 is to further the development of a variety of housing types that meet the needs of all residents, including an adequate supply of affordable housing. Finally, on Goal 1, Policy 6 is to preserve, rehabilitate, and reuse existing housing stock where feasible. Clearly, the proposal fits squarely within each of these policies.

Goal 3 is to ensure long-term affordability and livable options in all neighborhoods. Policy 2 is to discourage displacement of existing residents from their communities. Here, to deny the proposal would be to guarantee the displacement of at least one family from its home. This should be avoided. Policies 6 and 12 are to incentivize the development of fair, affordable and accessible housing. This proposal will further the achievement of Housing Form Goal 3 by doing just that.

## **CONCLUSION**

Based on the forgoing, the proposal overwhelmingly complies with the Goals, Guidelines and Policies of Plan 2040. Accordingly, it should be approved.

Respectfully submitted,



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