

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

Applicant/Owner: Marcos Patino

Location: 4332 Taylor Blvd.

Proposed Use: Multi-Family Residential

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Request: Zone Change from R-5 to R-5B to comply to be Multi-Family residential

INTRODUCTION

This property is located in a Traditional Neighborhood Form District along Taylor Boulevard near its intersection with Oakwood Avenue on a 0.12-acre lot. The site is currently developed with an existing single-family residence and is proposed to be rezoned from R-5 (Single-Family Residential) to R-5B (Two-Family Residential). The intent of this proposal is to allow an interior renovation of the existing structure to create a duplex, resulting in two dwelling units.

No exterior alterations or additions are proposed, and the building's footprint, height, and architectural character will remain unchanged. The proposal represents an adaptive reuse of the existing home to better accommodate housing needs while preserving the established streetscape and overall neighborhood character.

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COMMUNITY FORM

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

The proposed zone change complies with the applicable objectives and policies of Plan 2040 by locating modestly increased residential density in an area with adequate infrastructure, multimodal transportation, and nearby services. The site is situated along Taylor Boulevard, a major arterial roadway with direct access to public transit and is within close proximity to employment centers, shopping, and amenities. This satisfies Community Form Goal 1, Policy 7, which encourages higher-density residential uses near transit corridors and activity centers.

The proposal also ensures an appropriate transition between surrounding uses as required by Community Form Goal 1, Policy 9. The development introduces only one additional unit, keeping the density consistent with nearby residential properties while maintaining architectural compatibility. Because the existing structure is retained, the project avoids introducing uses that are substantially different in scale, intensity, or character than those in the surrounding area.

Furthermore, by converting the existing home into a duplex without altering its footprint, the project advances Community Form Goal 2, Policy 9, which encourages rehabilitation of existing buildings to accommodate modern housing needs. The adaptive reuse approach also contributes positively to the character of the area, consistent with Community Form Goal 4, Policy 2 and 3 by preserving distinctive built features while allowing for flexible and alternative housing styles.

Finally, the site avoids environmentally sensitive areas, complying with Community Form Goal 3, Policy 10, as there are no wetlands, steep slopes, or unstable soils on or adjacent to the property.

MOBILITY

Implement an accessible system of alternative transportation modes.

The proposed rezoning is located along Taylor Boulevard, a major arterial corridor that provides direct access to public transit and pedestrian infrastructure. As outlined in Mobility Goal 1, Policy 4, the project supports transit-oriented development by providing additional residential options near transportation corridors, reducing dependence on single-occupancy vehicles, and enhancing multimodal connectivity.

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

The site is accessed via an alleyway to the rear, avoiding direct curb cuts along Taylor Boulevard, which aligns with Mobility Goal 3, Policy 21 to prevent safety hazards from direct residential access to high-speed roads. By using existing transportation networks and requiring no roadway expansions, the proposal promotes safe, efficient access for residents, pedestrians, cyclists, and transit users alike.

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

The surrounding area already provides sidewalks, transit service, and commercial activity centers, ensuring future residents will have safe, convenient access to employment opportunities, shopping, and essential services. Because the site is within a walkable neighborhood with access to multi-modal transportation options, the project fulfills Mobility Goal 2, Policy 4 as well as Goal 3, Policy 2 by integrating land use and transportation patterns that would minimize risk of nuisance risk, minimize congestion and vehicle miles traveled.

COMMUNITY FACILITIES

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

The proposed duplex will be located within the Urban Services District, where the property is already served by public water, sewer, and utilities. As indicated in the staff analysis, adequate infrastructure exists to accommodate the additional dwelling unit without requiring new facilities or significant improvements. The proposal complies with Community Facilities Policies 1, 2, and 3 by ensuring safe, reliable access to potable water, sewer capacity, and fire protection services.

LIVABILITY

Protect and enhance the natural environment and integrate it with the built environment.

This proposal respects and maintains the site's natural character by retaining the existing structure and avoiding unnecessary disturbance of the surrounding land. The property is not located within a floodplain, and there are no known karst features, unstable soils, or erosion concerns on the site. The proposal complies with Livability Goal 1, Policies 5 and 17 by minimizing environmental impacts while supporting positive landscaping and streetscape continuity.

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HOUSING

Expand and ensure a diverse range of housing choices.

This project directly supports Housing Goal 1, Policy 1 and Policy 2 by introducing a duplex housing option within an existing structure in an established neighborhood. The proposed rezoning allows a greater variety of housing types consistent with the Traditional Neighborhood Form District and encourages flexibility for multi-generational living, affordable housing, and aging in place. The proposal also ensures that continued inclusion of a variety of housing types in a neighborhood does not disrupt the balance of multi-family and single-family residential in the neighborhood.

Facilitate the development of connected, mixed-use neighborhoods.

Because the site is located along a transit corridor with easy access to employment centers, shopping, and medical facilities, the proposal supports Housing Goal 2, Policy 1 by promoting intergenerational and mixed-income living within a walkable and connected neighborhood. The proposals also supports Housing Goal 2, Policy 2 by allowing for a variety of housing types and densities in an area that is connected to a multimodal transportation network with a variety of services and amenities.

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

The addition of a second dwelling unit within the existing structure contributes to affordable and accessible housing opportunities without displacing current residents, in compliance with Housing Goal 3, Policy 1 and Policy 2. The proposal allows for a variety of housing options that promote the provisioning of fair and affordable housing in compliance with Housing Goal 3, Policy 3. By retaining the existing home and preserving neighborhood character, the project also supports innovative housing solutions while respecting community stability.

CONCLUSION

Based on the foregoing, the proposed zoning change from R-5 to R-5B at 4332 Taylor Boulevard is fully consistent with the goals and policies of Plan 2040 and the Traditional Neighborhood Form District. The proposal introduces a modest increase in residential density within an existing structure, aligns with surrounding land uses, preserves the established character of the neighborhood, and supports Louisville Metro's long-term objectives for housing diversity, multimodal connectivity, and sustainable growth.

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SWEAT GRIFFEE

LAW FIRM

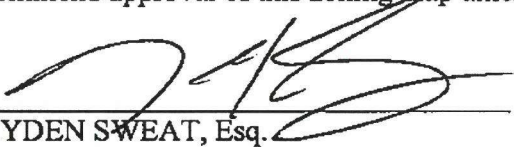
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For these reasons, I respectfully request that the Louisville Metro Planning Commission recommend approval of this zoning map amendment to the Louisville Metro Council.



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