

Why is the proposed development in compliance with Plan 2040? No aspect of the proposed rezoning is inconsistent with Plan 2040. Listed below are the elements and goals from Plan 2040 that are especially relevant to the proposed rezoning and an explanation as to how the proposed rezoning helps meet each listed goal.

Community Form Element

Goal 1: Guide the form and design of development to respond to distinctive physical, historic and cultural qualities. The former owner of the Property used it as a duplex, and the Property is located in a neighborhood that for decades has been characterized by a mix of single-family homes and multi-family housing. For these reasons, the proposed rezoning would be consistent with the physical, historic, and cultural qualities of the neighborhood.

Goal 2: Encourage sustainable growth and density around mixed-use centers and corridors. The Property is located within walking distance of the vibrant commercial and transportation corridor of Bardstown Road that can both support and benefit from a higher density residential neighborhood. Approving the proposed rezoning would promote such higher density but in a sustainable and non-disruptive way, given the Property's prior use as a two-family home.

Goal 4: Promote and preserve the historic and archeological resources that contribute to our authenticity. The proposed rezoning will not involve any changes to historically important features of the Property.

Mobility Element

Goal 3: Encourage land use and transportation patterns that connect Louisville Metro and support future growth. The Property is located within a short distance of public bus routes, so the proposed rezoning would further the goal of having public transportation that is able to serve a higher percentage of the population. The Property is also close to major thoroughfares that can support a higher density neighborhood and provide efficient access to employment opportunities throughout the Louisville metropolitan area.

Housing Element

Goal 1: Expand and ensure a diverse range of housing choices. The proposed rezoning (from single family home to a duplex) would add an important housing option that is today quite rare in the Highlands and, in particular, the Tyler Park neighborhood: a ground floor single-story dwelling unit that is or could be made handicapped accessible. My parents sought out this exact housing situation but were discouraged to find very few such options around Tyler Park.

Goal 2: Facilitate the development of connected, mixed-use neighborhoods. The proposed rezoning would promote the development of a mixed-use neighborhood by adding a duplex to a block of single-family homes in a neighborhood that already includes multi-family properties on adjacent blocks.

Goal 3: Ensure long-term affordability and livable options in all neighborhoods. The proposed rezoning would create two more affordable housing options by allowing the Property's two existing dwelling units to be rented to two separate households. The proposed rezoning would also create two housing options that would appeal to smaller households that don't require and/or can't afford to rent and

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maintain a two-story single-family home. In addition, the first-story dwelling unit could be made handicapped accessible, making the neighborhood more inclusive.

How is the proposed development compatible with the form district in which the development is proposed to be located?

The Property is located in the Traditional Neighborhood Form District. Per Plan 2040 (in relevant part), “this form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings.” The proposed rezoning is consistent with this description, as it will create a higher density residential use (a duplex) in an area with sufficient carrying capacity, near a commercial and transportation corridor, with amenities such as a public library and several parks close by.

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