

**Applicant's
Proposed Findings of Fact for 17ZONE1001
1312 E, Washington Street
Louisville, KY 40206**

<u>Proposed Use:</u>	Residential Mufti family
<u>Land Planners</u>	Cardinal Planning & Design, Inc.
<u>Request:</u>	Change in Zoning from R-6 to R-7 and Detailed District Development plan.

The public hearing was held on this request on March 29, 2018.

An ad ran in the Courier Journal on March 14, 2018 advertising this public hearing per KRS Chapter 100.

Subsequent to discussions during business session, on a motion by _____, the following resolutions were adopted:

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone the subject property at 1312 E. Washington Street from R-6 to R-7, is appropriate and conforms with the intent and policies of Guidelines 1 and 2 because the site's use is a rezoning of existing residential structures and the use is compatible with the area in which the property is located.

WHEREAS, the Commissions finds that in Cornerstone 2020 Comprehensive Land Use Plan, the property is in the Traditional Neighborhood Form District which is appropriate for multifamily housing. Further, the Commission finds it is in the Butchertown Neighborhood and its block it designated as a "residential" block on the Butchertown Planning map and that currently on the block, there are a mixture of types of residential uses and offices uses and the site's use as a 3 plex is consistent with the Butchertown Neighborhood Plan and with the Traditional Neighborhood Form District which encourages a range of housing style options.

Whereas, the Commission finds that this proposal is for existing structures to be zoned from R-6 to R-7 to allow for this existing 120 year old home and carriage house to be renovated and serve as a three unit residential dwelling place and the only need for the zoning change is density requirements, thus making the request zoning change appropriate under KRS 100.213 and consistent with the Guidelines and Policies of the current Comprehensive Plan under Guideline 1, Policy B.2.

Whereas, the Commission finds this proposal complies with the intent and the policies of Guideline 3 for all the location reasons set forth above and because this is an existing home and proposed use which is compatible with the neighboring uses and represents no change to this traditional neighborhood. Further, the requested rezoning designation is compatible because no discernible changes to the appearance of the neighborhood will occur by this project. The issue of appropriate size and shape of the structure, setbacks, transitions and visual impact to the neighborhood are basically non-existent because this home is existing and the streetscape will remain the same. The use as multifamily allows for a variety of housing types and one which is found already on the block. Further, the building is being restored, thus adding to the streetscape along the historic area. For these reasons, the proposal is consistent with Guideline 3, Policies 1, 3, 9, 10, 11, 22 and 23.

Whereas, the Commission also finds that the proposal is of low impact to the neighborhood and should not generate any nuisances, new traffic issues or lightening issues making the proposal consistent with, Guideline 3, Policies 6, 7, 8 and 24.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone this tract to R-7 Zoning complies with the Open Space requirements of Guideline 4 because no Open Space is required with such a small lot.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone this tract to R-7 zoning complies with the intent and the policies of Guideline 5 because the subject property is not to be altered and is in conformance with the historical Butchertown Neighborhood style of housing. Additionally, there are no special districts or soil and slope issues facing this proposal.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone a this tract to R-7 zoning promotes and is consistent with the policies of Guideline 6 because the proposal is an investment in an older neighborhood and is located in an area served by existing public infrastructure and utility connections of water, and electric services thus reducing the cost of land development and preventing sprawl as desired by Guideline 6, Policy 10. Further, this proposal promotes and is consistent with the policies of Guideline 6, Policy 3 because the project is an investment in an older neighborhood which is targeted for historical preservation. The proposal restores a

Carriage house and preserves an old home and is good for the neighborhood's economic revitalization and is consistent with the neighborhood plan.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone this Tract to R-7 is appropriate because it provides adequate parking and the site is in an area with access to mass transit a few blocks away which promotes pedestrian and bike travel all being factors in compliance Guideline 7, Policy 10.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone this tract to R-7 zoning complies with the intent and the policies of Guidelines 8 and 9 because the Development Plan does not impact any environmentally sensitive areas, scenic corridors or streetscape issues.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone this tract complies with the intent and the policies of Guidelines 10 and 11 because no construction is proposed and the property is not in floodplain.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone a this tract to R-7 zoning complies with the intent and the policies of Guideline 12 because the proposal is in a developed area which works to decrease vehicular miles traveled between home and trips to neighboring businesses.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone this tract to R-7 zoning complies with the intent of Guideline 13 by maintaining the existing residential look of the area and complying with all required landscaping buffers.

WHEREAS, the Commission finds based upon a review of the Planning Commission Record, public hearing testimony and exhibits submitted that the application to rezone this tract to R-7 zoning complies with the intent and the policies of Guideline 14 because all necessary utilities are available.

WHEREAS, based on all of the foregoing, the Commission finds that the proposal to rezone this tract to R-7 zoning is compatible with this Traditional Neighborhood Form District and in conformance with all applicable guidelines of the Cornerstone 2020 Comprehensive Plan and is consistent with KRS Chapter 100;

NOW, THEREFORE, BE IT RESOLVED that the Louisville Metro Planning Commission does hereby RECOMMEND to the Metro Louisville Council that the change in zoning from R-6 to R-7 on the property described in the legal description

attached hereto in Docket No. 17ZONE1001, BE APPROVED, SUBJECT to the accompanying binding elements.

The vote was as follows:

YES:

NO:

NOT PRESENT FOR THIS CASE:

ABSTAINING:

DEVELOPMENT PLAN

On a motion by Commissioner _____ the following resolution was adopted:

WHEREAS, the Commission finds that in Case No. 17ZONE1001 that the Detailed District Development Plan be approved.

The vote was as follows:

YES:

NO:

NOT PRESENT FOR THIS CASE:

ABSTAINING:

Respectfully submitted

Kathryn R. Matheny
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