

Planning Commission

Staff Report

August 3, 2017



Case No:	16ZONE1085
Project Name:	535 Camden Ave
Location:	535 Camden Ave
Owner:	Zhong Liu
Applicant:	Zhong Liu
Jurisdiction:	Louisville Metro
Council District:	15-Butler
Case Manager:	Brian Mabry, AICP, Planning & Design Supervisor

REQUEST

- Change in zoning from R-5 to R-5B on .1757 acres (7,653 square feet)
- Detailed District Development Plan with binding elements
 - Waiver from Section 10.2.10 to not provide a five-foot Vehicle Use Area Landscape Buffer Area

CASE SUMMARY

The applicant requests this rezoning in the Traditional Neighborhood form district to allow the existing single-family residence to be converted to a two-family residence. Only interior modifications are proposed on the property if the rezoning is granted, with the new second unit taking place in a finished basement.

The subject property consists of two platted lots that are a total of 60 feet wide. The building has a total floor area of 936 square feet and is located on a 7,653 square-foot combined parcel (floor area ratio of .12). The property has a detached one-car garage abutting the alley that is proposed to be used as one off-street parking space and the property is wide enough for three on-street parking credits. In addition, the property owner proposes to provide a new 18-foot by 25-foot gravel off-street parking area at the rear of the property that can accommodate two vehicles, for a total of six on- and off-street spaces.

The existing R-5 zoning district and the requested R-5B district are in the same intensity class in terms of landscaping, so perimeter LBAs are not required. Tree canopy requirements are in effect, however, for this proposed change in use and will result in the need to plant one additional Type A tree on the property.

STAFF FINDING

Staff finds that the proposal for a change in zoning from R-5 to R-5B generally meets the guidelines of the Comprehensive Plan, that aside from the requested waiver, the detailed district development plan meets the requirements of the Land Development Code, and that the requested waiver is adequately justified. However, the newly adopted Oakdale Neighborhood Plan does not support the proposed change.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR if there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

BACKGROUND

Surrounding properties are zoned R-5, are in the Traditional Neighborhood zoning district, and are used as single-family residential. The nearest property not zoned single-family residential is approximately 370 feet away to the southeast. The proposed gravel parking area requires a five-foot Vehicle Use Area Landscape Buffer Area (VUA LBA) along the common boundary with the adjacent property to the west. The applicant seeks a waiver from the VUA LBA requirement.

Cornerstone 2020, Land Development Code and the Oakdale Neighborhood Plan (adopted December 2016) apply to this property.

TECHNICAL REVIEW

As requested at the LD&T meeting on this case, the applicant has provided a building cross-section drawing to Construction Review for preliminary review and has received preliminary approval of the conversion. No technical issues remain.

INTERESTED PARTY COMMENTS

Staff has not received any interested party comments at the time of publication of this Staff Report. A resident across Camden Avenue from the subject property spoke in opposition to the change in zoning at the LD&T meeting for this case, requesting that the property owner provide an off-street parking area adjacent to the alley.

STANDARD OF REVIEW FOR CHANGE IN ZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies of Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

The site is proposed to be located in the Traditional Neighborhood Form District

The Traditional Neighborhood Form District 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.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are fifty to one hundred twenty years old, it is hoped that the Traditional Neighborhood Form will be revitalized under the new Comprehensive Plan. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces.

The proposal is for a conversion of a single-family residence to a two-family residence on an interior lot surrounded by single-family residential uses. The grid pattern of the area is not proposed to change. The exterior and site are consistent with the predominant neighborhood building and site design and is not proposed to change. The proposed two-family residence is not in and of itself consistent with the surroundings of the subject property. However, the residence sits on two platted lots, which could potentially accommodate two separate single-family dwellings. Therefore, the proposal does not increase the potential density of the area. The proposal does not include access through areas of significantly lower density.

The Oakdale Neighborhood Plan does not support the requested change in zoning. Map 8 of the Plan shows areas that should be considered for changes in zoning in the future and the subject property is not within one of those areas.

A checklist with a detailed analysis of the Guidelines and Policies of Cornerstone 2020 is attached to the end of this staff report. The checklist contains elements of the proposal that fulfill the goals and objectives of Cornerstone 2020, fail to meet those goals and objectives, or require more information. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDDP

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: LOJIC has not identified any natural resources on site. The applicant will be adding a gravel parking surface at the rear of the site for off-street parking. All other green space will remain and the applicant will plant an additional Type A tree.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community have been provided through the provision of off-street parking off the alley. Transportation has provided preliminary approval.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: This development does not meet the threshold for open space requirements.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provisions of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and building exterior are compatible with the surroundings and with the existing and proposed development of the area as the site and building exterior are not proposed to significantly change. The proposed use is mostly compatible with the existing use of the surroundings. Although a two-family conversion is proposed and is surrounded by single-family residences, the subject residence sits on two platted lots which could potentially accommodate two separate single-family dwellings. So, the proposal does not increase the potential density of the area. In addition, the two platted lots of the subject property combined together are larger than other lots in the vicinity, thus enabling the property to accommodate an additional dwelling unit.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The detailed district development plan generally conforms to the Comprehensive Plan. The Oakdale Neighborhood Plan does not support the requested change in zoning. Map 8 of the Plan shows areas that should be considered for changes in zoning in the future and the subject property is not within one of those areas. With the exception of the waiver, the detailed development plan conforms to the requirements of the Land Development Code.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER of Section 10.2.10 to not provide a five-foot Vehicle Use Area Landscape Buffer Area.

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners as no other VUA LBAs exist for parking off of the alley in the vicinity of the subject property with no known problems.

- (b) The waiver will not violate specific guidelines of Cornerstone 2020; and

STAFF: The waiver will not violate Guideline 3, Policy 24, which states that parking, loading and delivery areas located adjacent to residential areas should be designed to minimize the impacts from noise, lights and other potential impacts, and that parking and circulation areas adjacent to streets should be screened or buffered. Although granting of the waiver would allow the proposed gravel parking area to not have screening between it and the adjacent property to the west, the VUA is proposed to be setback 10 feet, rather than the five-foot required width of the VUA LBA.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant because the applicant only wishes to not erect a required six-foot opaque continuous screening device, such as a wood fence, between the VUA and the adjacent property to the west. The applicant proposes to double the setback of the VUA from the side property line from five feet to 10 feet.

(d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The applicant has incorporated a design measure that exceeds the minimums of the district and compensates for non-compliance with the requirements to be waived as the proposal doubles the required separation between the VUA and the adjacent property to the west from five feet to 10 feet.

REQUIRED ACTIONS

- **RECOMMEND APPROVAL or DENIAL** of the change in zoning from R-5 to R-5B
- **APPROVE or DENY** the Detailed District Development Plan
- **APPROVE or DENY** Landscape Waiver of Section 10.2.10.A to not provide the required 5' Vehicle Use Area Landscape Buffer along the west property line shared with a residential use.

NOTIFICATION

Date	Purpose of Notice	Recipients
6/12/17	Meeting before LD&T	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 15 Notification of Development Proposals
7/19/17	Hearing before PC	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 15 Notification of Development Proposals
7/19/17	Hearing before PC	Sign Posting on property
7/26/17	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist
4. Proposed Binding Elements

1. Zoning Map

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CAMDEN AVE

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2. Aerial Photograph



3. Cornerstone 2020 Staff Checklist

The following analysis is based on the low level of detail provided in the applicant's submittal. The applicant will need to supply a more thorough detailed district development plan upon formal filing.

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Traditional Neighborhood: Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves the existing grid pattern of streets, sidewalks and alleys.	✓	The grid pattern is not proposed to change.
2	Community Form/Land Use Guideline 1: Community Form	B.2: The lotting pattern reflects the existing lotting pattern of the area, with predominately long and narrow lots, sections of larger estate lots, and appropriately-integrated higher density residential uses.	-	The way the residence sits on two platted lots is not typical of the area.
3	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves public open spaces, and if the proposal is a higher density use, is located in close proximity to such open space, a center or other public areas.	✓	The site is approximately ½ mile from Wyandotte Park.
4	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves and renovates existing buildings if the building design of these structures is consistent with the predominate neighborhood building design.	✓	The exterior is consistent with the predominate neighborhood building design and is not proposed to change.
5	Community Form/Land Use Guideline 2: Centers	A.1. Locate activity centers within the Traditional Neighborhood Form District at street intersections with at least one of the intersecting streets classified as a collector or higher, AND one of the corners containing an established non-residential use.	N/A	The proposal is for residential and is surrounded by residential.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
6	Community Form/Land Use Guideline 2: Centers	A.2: Develop non-residential and mixed uses only in designated activity centers except (a) where an existing center proposed to expand in a manner that is compatible with adjacent uses and in keeping with form district standards, (b) when a proposal is comparable in use, intensity, size and design to a designated center, (c) where a proposed use requires a particular location or does not fit well into a compact center, (d) where a commercial use mainly serves residents of a new planned or proposed development and is similar in character and intensity to the residential development, or (e) in older or redeveloping areas where the non-residential use is compatible with the surroundings and does not create a nuisance.	N/A	The proposal is for a residential use.
7	Community Form/Land Use Guideline 2: Centers	A.4: Encourage a more compact development pattern that results in an efficient use of land and cost-effective infrastructure.	✓	The proposal is compact and uses existing infrastructure.
8	Community Form/Land Use Guideline 2: Centers	A.5: Encourage a mix of compatible uses to reduce traffic by supporting combined trips, allow alternative modes of transportation and encourage vitality and sense of place.	✓	The proposal is for a residential use on an interior lot surrounded by residential uses for several tiers of lots.
9	Community Form/Land Use Guideline 2: Centers	A.6: Encourage residential uses in centers above retail and other mixed-use multi-story retail buildings.	N/A	The proposal is not for mixed use.
10	Community Form/Land Use Guideline 2: Centers	A.7: Encourage new developments and rehabilitation of buildings to provide residential uses alone or in combination with retail and office uses.	✓	The proposal provides a stand-alone residential use.
11	Community Form/Land Use Guideline 2: Centers	A.8/11: Allow centers in the Traditional Neighborhood Form District that serve the daily needs of residents and that are designed to minimize impact on residents through appropriate scale, placement and design.	N/A	The proposal is not for a center.
12	Community Form/Land Use Guideline 2: Centers	A.10: Encourage outlot development in underutilized parking lots provided location, scale, signs, lighting, parking and landscaping standards are met. Such outlot development should provide street-level retail with residential units above.	N/A	The proposal is not for an outlot.
13	Community Form/Land Use Guideline 2: Centers	A.12: Design large developments to be compact, multi-purpose centers organized around a central feature such as a public square, plaza or landscape element.	N/A	The proposal is not a large development.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
14	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	✓	The proposal is to continue to take access from the alley.
15	Community Form/Land Use Guideline 2: Centers	A.14: Design and locate utility easements to provide access for maintenance and to provide services in common for adjacent developments.	✓	Utility easements will apparently remain unchanged.
16	Community Form/Land Use Guideline 2: Centers	A.15: Encourage parking design and layout to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.	✓	The proposal shows off-street parking adjacent to the alley.
17	Community Form/Land Use Guideline 2: Centers	A.16: Encourage centers to be designed for easy access by alternative forms of transportation.	N/A	The proposal is not for a center.
18	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	✓	A two-family residence is not in and of itself consistent with the surroundings of the subject property. However, the residence sits on two platted lots, which, if combined, are larger than other lots in the vicinity.
19	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility. (Only for a new development in a residential infill context, or if consideration of building materials used in the proposal is specifically required by the Land Development Code.)	✓	The exterior is not proposed to change.
20	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.	✓	Although a two-family conversion is proposed, the residence sits on two platted lots which could potentially accommodate two separate single-family dwellings. The proposal does not increase the potential density of the area.
21	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	✓	The proposal shows off-street parking adjacent to the alley.
22	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	✓	Lighting must comply with Metro Code regulations.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
23	Community Form/Land Use Guideline 3: Compatibility	A.10: The proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern.	N/A	The proposal is for a single property.
24	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	✓	Although a two-family conversion is proposed, the residence sits on two platted lots which could potentially accommodate two separate single-family dwellings. The proposal does not increase the potential density of the area.
25	Community Form/Land Use Guideline 3: Compatibility	A.13: The proposal creates housing for the elderly or persons with disabilities, which is located close to shopping, transit routes, and medical facilities (if possible).	✓	The specific user of the property has not been identified.
26	Community Form/Land Use Guideline 3: Compatibility	A.14/15: The proposal creates appropriate/inclusive housing that is compatible with site and building design of nearby housing.	✓	The exterior is not proposed to change.
27	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	N/A	The proposal is not substantially different in density from its surroundings. The LDC does not require buffering between the requesting zoning district and the adjacent zoning district.
28	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	N/A	The proposal is not substantially different in density from its surroundings.
29	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	✓	The exterior is not proposed to change.
30	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	N/A	Open space is not required.
31	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Traditional Neighborhood Form District.	N/A	Open space is not required.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
32	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	N/A	LOJIC shows no natural features on site.
33	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	N/A	LOJIC shows no natural features on site.
34	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	N/A	The site does not have a recognized historic structure.
35	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	N/A	LOJIC does not show any of these environmental constraints.
36	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	✓	The development plan addresses Transportation Planning issues.
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	N/A	The proposal does not include transportation facilities or through streets.
38	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	✓	The development plan addresses Transportation Planning issues.
39	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	N/A	The proposal does not include transportation facilities or through streets.
40	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	✓	The proposal does not include access through areas of significantly lower density.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	N/A	The development does not contain a functional hierarchy of streets.
42	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	✓	The proposal is not large enough to provide pedestrians, bicyclists, and transit users with ways around and through it. The proposal is adjacent to a public right of way that leads to transit stops. Although a two-family conversion is proposed, the residence sits on two platted lots which could potentially accommodate two separate single-family dwellings. The proposal does not increase the potential density of the area.
43	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue-line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	✓	MSD has no issues with the proposal.
44	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	N/A	LOJIC shows no natural corridors in the area.
45	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	The proposal is located in an area served by existing utilities.
46	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.
47	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	✓	MSD has no issues with the proposal.

3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

Land Development & Transportation Committee
Staff Report
 June 22, 2017



Case No:	16ZONE1085
Request:	Change in zoning from R-5 to R-5B
Project Name:	535 Camden Ave
Location:	535 Camden Ave
Owner:	Zhong Liu
Applicant:	Zhong Liu
Representative:	Zhong Liu
Jurisdiction:	Louisville Metro
Council District:	15-Butler
Case Manager:	Brian Mabry, AICP, Planning & Design Supervisor

REQUEST

- Change in zoning from R-5 to R-5B on .1757 acres (7,653 square feet)
- Detailed District Development Plan

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant requests the rezoning in the Traditional Neighborhood for district in order to allow the existing single-family residence to be converted to a two-family residence. Surrounding properties are zoned and used as single-family residential. The nearest similarly zoned property is approximately a fifth of a mile away. Only interior modifications are proposed on the property if the rezoning is granted, with the new second unit taking place in a finished basement.

The subject property consists of two platted lots that are a total of 60 feet wide. The building has a total floor area of 936 square feet and is located on a 7,653 square-foot lot (floor area ratio of .12). The property has a detached one-car garage abutting the alley that is proposed to be used as one off-street parking space and the property is wide enough for three on-street parking credits.

The existing R-5 zoning district and the requested R-5B district are in the same intensity class in terms of landscaping, so perimeter landscape buffer areas are not required. Tree canopy requirements are in effect, however, for this proposed change in use and will result in the need to plant one additional Type A tree on the property.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single-family residential	R-5	TN
Proposed	Two-family residential	R-5B	TN
Surrounding Properties			
North (across alley)	Single-family residential	R-5	TN
South (across Camden)	Single-family residential	R-5	TN
East	Single-family residential	R-5	TN
West	Single-family residential	R-5	TN

PREVIOUS CASES ON SITE

None.

INTERESTED PARTY COMMENTS

None received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code
Oakdale Neighborhood Plan (December 2016)

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

The site is proposed to be located in the Traditional Neighborhood Form District

The Traditional Neighborhood Form District 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.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are fifty to one hundred twenty years old, it is hoped that the Traditional Neighborhood Form will be revitalized under the new Comprehensive Plan. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces.

The Oakdale Neighborhood Plan does not support the requested change in zoning. Map 8 of the Plan shows areas that should be considered for changes in zoning in the future and the subject property is not within one of those areas.

TECHNICAL REVIEW

- At the time of publication of this Staff Report, the applicant is working to schedule an inspection with Construction Review in order to determine the extent of modifications needed, if any, to make the proposed second unit compliant with building and fire code. All other agency comments have been addressed.

STAFF CONCLUSIONS

The proposal is ready for a public hearing date to be set.

NOTIFICATION

Date	Purpose of Notice	Recipients
6/12/17	Meeting before LD&T	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 15 Notification of Development Proposals
	Hearing before PC	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 15 Notification of Development Proposals
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map

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			R5			TN						
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CAMDEN AVE

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2. Aerial Photograph



3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
 - c. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

**Pre-Application
Staff Report**
January 13, 2017



Case No:	16ZONE1085
Request:	Change in zoning from R-5 to R-5B
Project Name:	535 Camden Ave
Location:	535 Camden Ave
Owner:	Zhong Liu
Applicant:	Zhong Liu
Representative:	Zhong Liu
Jurisdiction:	Louisville Metro
Council District:	15-Butler
Case Manager:	Brian Mabry, AICP, Planning & Design Supervisor

REQUEST

- Change in zoning from R-5 to R-5B on .1757 acres (7,653 square feet)

CASE SUMMARY/BACKGROUND/SITE CONTEXT

Existing Zoning District: R-5
 Proposed Zoning District: R-5B
 Existing Form District: TN
 Existing Use: Single-family residential
 Proposed Use: Two-family residential
 Minimum Parking Spaces Required: 1 space for each dwelling unit (driveways, carports and garages may be used to fulfill this requirement) so 2 total
 Maximum Parking Spaces Allowed: No more than 3 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least three sides enclosed.
 Parking Spaces Proposed: 3, possibly 4 if the detached garage is usable for parking
 Plan Certain Docket #: None

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant requests the rezoning in order to allow the existing single-family residence to be converted to a two-family residence. Surrounding properties are zoned and used single-family residential. The nearest similarly zoned property is approximately 2/10ths of a mile away. Only interior modifications are proposed on the property if the rezoning is granted.

The subject property consists of two platted lots that are a total of 60 feet wide. The building has a total floor area of 936 square feet and is located on a 7,653 square-foot lot (floor area ratio of .12). The property has a detached one-car garage abutting the alley and is wide enough for three on-street parking credits.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Single-family residential	R-5	TN
Proposed	Two-family residential	R-5B	TN

	Land Use	Zoning	Form District
Surrounding Properties			
North (across alley)	Single-family residential	R-5	TN
South (across Camden)	Single-family residential	R-5	TN
East	Single-family residential	R-5	TN
West	Single-family residential	R-5	TN

PREVIOUS CASES ON SITE

None.

INTERESTED PARTY COMMENTS

None received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code
Oakdale Neighborhood Plan (December 2016)

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING AND FORM DISTRICT CHANGES

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

The site is proposed to be located in the Traditional Neighborhood Form District

The Traditional Neighborhood Form District 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.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are fifty to one hundred twenty years

old, it is hoped that the Traditional Neighborhood Form will be revitalized under the new Comprehensive Plan. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces.

All other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Cornerstone 2020.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Metro Council regarding the appropriateness of this zoning map amendment. The Metro Council has zoning authority over the property in question.

Map 8 of the Oakdale Neighborhood Plan shows area that should be considered for changes in zoning in the future and the subject property is not within one of those areas.

TECHNICAL REVIEW

See agency comments for development plan review comments that need to be considered when preparing a plan for formal submittal. The applicant needs to provide a professional produced Detailed District Development Plan when submitting the formal filing for the change in zoning.

STAFF CONCLUSIONS

The proposal is ready to be formally filed.

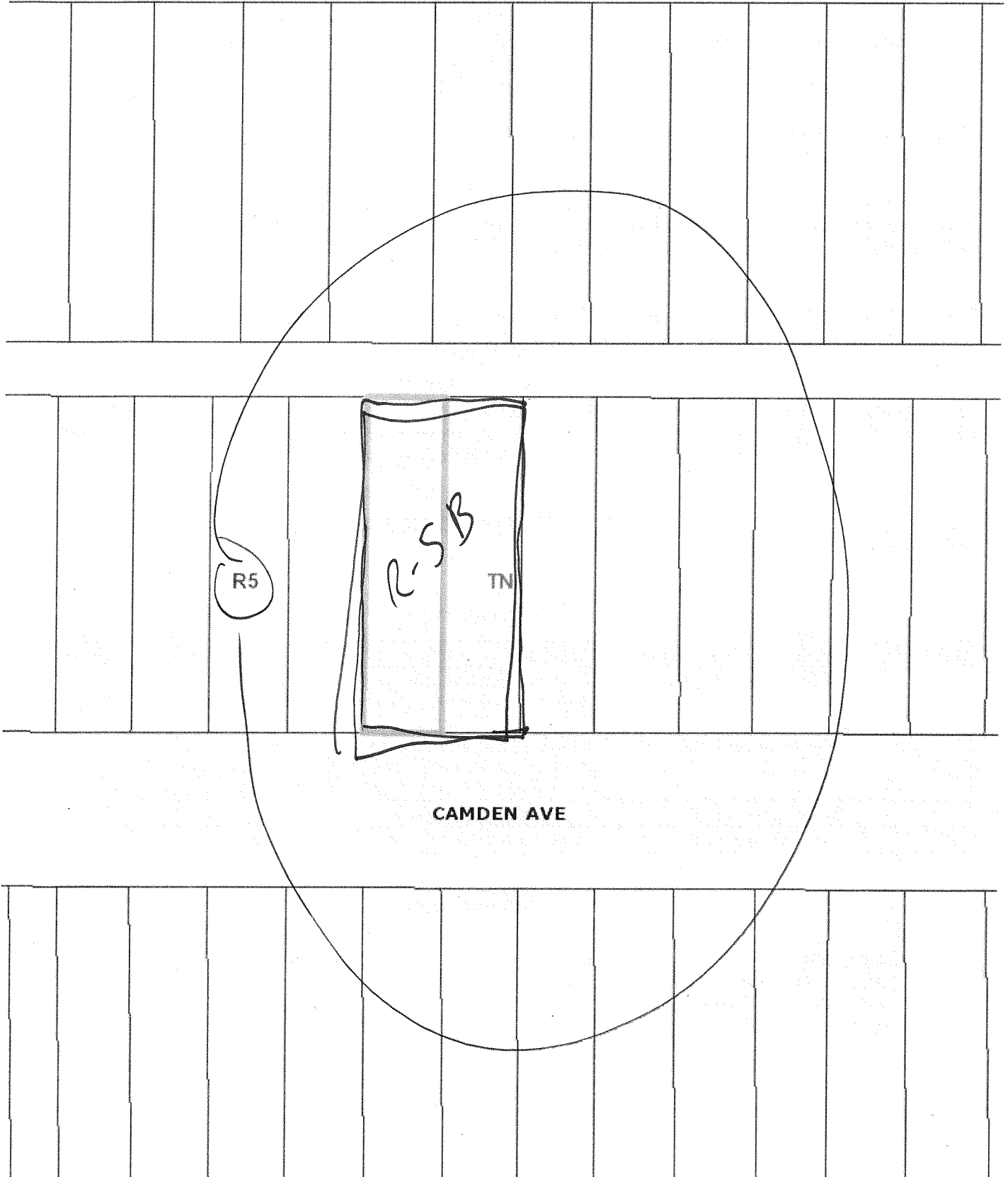
NOTIFICATION

Date	Purpose of Notice	Recipients
	Meeting before LD&T	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 10 Notification of Development Proposals
	Hearing before PC	1 st and 2 nd tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 10 Notification of Development Proposals
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist
4. Pre-Application Staff Comments

1. Zoning Map



2. **Aerial Photograph**



3. Cornerstone 2020 Staff Checklist

The following analysis is based on the low level of detail provided in the applicant's submittal. The applicant will need to supply a more thorough detailed district development plan upon formal filing.

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Traditional Neighborhood: Non-Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves the existing grid pattern of streets, sidewalks and alleys.	✓	The grid pattern is apparently not proposed to change.
2	Community Form/Land Use Guideline 1: Community Form	B.2: The lotting pattern reflects the existing lotting pattern of the area, with predominately long and narrow lots, sections of larger estate lots, and appropriately-integrated higher density residential uses.	✓	The lotting pattern is apparently not proposed to change.
3	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves public open spaces, and if the proposal is a higher density use, is located in close proximity to such open space, a center or other public areas.	✓	The site is approximately ½ mile from Wyandotte Park.
4	Community Form/Land Use Guideline 1: Community Form	B.2: The proposal preserves and renovates existing buildings if the building design of these structures is consistent with the predominate neighborhood building design.	+/-	The exterior is apparently not proposed to change.
5	Community Form/Land Use Guideline 2: Centers	A.1. Locate activity centers within the Traditional Neighborhood Form District at street intersections with at least one of the intersecting streets classified as a collector or higher, AND one of the corners containing an established non-residential use.	N/A	The proposal is not for an activity center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
6	Community Form/Land Use Guideline 2: Centers	A.2: Develop non-residential and mixed uses only in designated activity centers except (a) where an existing center proposed to expand in a manner that is compatible with adjacent uses and in keeping with form district standards, (b) when a proposal is comparable in use, intensity, size and design to a designated center, (c) where a proposed use requires a particular location or does not fit well into a compact center, (d) where a commercial use mainly serves residents of a new planned or proposed development and is similar in character and intensity to the residential development, or (e) in older or redeveloping areas where the non-residential use is compatible with the surroundings and does not create a nuisance.	N/A	The proposal is for a residential use.
7	Community Form/Land Use Guideline 2: Centers	A.4: Encourage a more compact development pattern that results in an efficient use of land and cost-effective infrastructure.	✓	The proposal is compact and uses existing infrastructure.
8	Community Form/Land Use Guideline 2: Centers	A.5: Encourage a mix of compatible uses to reduce traffic by supporting combined trips, allow alternative modes of transportation and encourage vitality and sense of place.	-	The proposal is for a residential use.
9	Community Form/Land Use Guideline 2: Centers	A.6: Encourage residential uses in centers above retail and other mixed-use multi-story retail buildings.	-	The proposal is for a residential use that is not above retail or in a mixed use multi-story building.
10	Community Form/Land Use Guideline 2: Centers	A.7: Encourage new developments and rehabilitation of buildings to provide residential uses alone or in combination with retail and office uses.	✓	The proposal provides a stand-alone residential use.
11	Community Form/Land Use Guideline 2: Centers	A.8/11: Allow centers in the Traditional Neighborhood Form District that serve the daily needs of residents and that are designed to minimize impact on residents through appropriate scale, placement and design.	N/A	The proposal is not for a center.
12	Community Form/Land Use Guideline 2: Centers	A.10: Encourage outlot development in underutilized parking lots provided location, scale, signs, lighting, parking and landscaping standards are met. Such outlot development should provide street-level retail with residential units above.	N/A	The proposal is not for an outlot.
13	Community Form/Land Use Guideline 2: Centers	A.12: Design large developments to be compact, multi-purpose centers organized around a central feature such as a public square, plaza or landscape element.	N/A	The proposal is not a large development.
14	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	+/-	The formal filing should show that the applicant proposes to continue to take access from the alley.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
15	Community Form/Land Use Guideline 2: Centers	A.14: Design and locate utility easements to provide access for maintenance and to provide services in common for adjacent developments.	✓	Utility easements will apparently remain unchanged.
16	Community Form/Land Use Guideline 2: Centers	A.15: Encourage parking design and layout to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.	+/-	Parking proposal should be shown in the formal filing.
17	Community Form/Land Use Guideline 2: Centers	A.16: Encourage centers to be designed for easy access by alternative forms of transportation.	N/A	The proposal is not for a center.
18	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	-	A two-family residence is not consistent with the surroundings of the subject property.
19	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility. (Only for a new development in a residential infill context, or if consideration of building materials used in the proposal is specifically required by the Land Development Code.)	+/-	The exterior is apparently not proposed to change.
20	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.	-	A two-family residence is not consistent with the surroundings of the subject property. It is unclear if any buffers or screening is proposed.
21	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	+/-	The formal filing for the proposal needs to clarify that access will continue to be from the alley.
22	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	✓	Lighting must comply with Metro Code regulations.
23	Community Form/Land Use Guideline 3: Compatibility	A.10: The proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern.	N/A	The proposal is for a single property.
24	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	-	The proposal is higher intensity than its surroundings and it is not located on a transit corridor and not near an activity center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
25	Community Form/Land Use Guideline 3: Compatibility	A.13: The proposal creates housing for the elderly or persons with disabilities, which is located close to shopping, transit routes, and medical facilities (if possible).	N/A	The proposal is not for elderly or handicapped housing.
26	Community Form/Land Use Guideline 3: Compatibility	A.14/15: The proposal creates appropriate/inclusive housing that is compatible with site and building design of nearby housing.	+/-	If not exterior alterations are proposed, then the proposal would be compatible with site and building design of nearby housing.
27	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	+/-	More information needed.
28	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	+/-	More information needed.
29	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	+/-	The exterior is apparently not proposed to change.
30	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	N/A	Open space is not required.
31	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Traditional Neighborhood Form District.	N/A	Open space is not required.
32	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	N/A	LOJIC shows no natural features on site.
33	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	N/A	LOJIC shows no natural features on site.
34	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	N/A	The site does not have a recognized historic structure.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
35	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	N/A	LOJIC does not show any of these environmental constraints.
36	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	+/-	More information needed per Transportation Comments.
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	N/A	The proposal does not include transportation facilities or through streets.
38	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	+/-	More information needed per Transportation Comments.
39	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	N/A	The proposal does not include transportation facilities or through streets.
40	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	-	The proposal is an increase in density compared to all of its surroundings.
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	N/A	The development does not contain a functional hierarchy of streets.
42	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	-	The proposal is an increase in density compared to all of its surroundings.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
43	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue-line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	-	The proposal has not been preliminarily approved through MSD.
44	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	-	LOJIC shows no natural corridors in the area.
45	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	The proposal is located in an area served by existing utilities.
46	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.
47	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	-	The proposal has not been preliminarily approved through MSD.

4. Agency Comments



Louisville-Jefferson County Metro Government
Louisville Forward Develop Louisville
 Planning and Design Services
 444 S. 5th Street, Suite 300 - Louisville, KY 40202
 Phone: 602.574.8230 Web Site: louisvilleky.gov/planningdesign/

A g e n c y R e v i e w C o m m e n t s

Project Number: 16ZONE1085

Submittal Date: 12/23/2016

Address: 535 CAMDEN AVE

Contact Phone: (502)741-6459

Contact Name: Zhong Liu

Contact Email: jenton201186@hotmail.com

Project Name: 535 Camden Avenue

Type of Work: ZONE

Project Description: A change in zoning from R-5 to R-5B for a proposed duplex on .1757 acres.

The following report represents a comprehensive set of agency comments for the above mentioned development proposal. Please review and address the comments provided in order to respond appropriately and move this case forward in this review process. Questions may be directed to your case manager:

Case Manager Brian Mabry	Phone (502)574-5256	EMAIL brian.mabry@louisvilleky.gov
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Air Pollution (Pre-Application)

COMPLETED	BCOOMES	Email: bradley.coomes@louisvilleky.gov	1/9/17 9:54 am
259908	APCDDUSTNOTE		1

Code Violation Text: Please add the following note to the plan: Mitigation measures for dust control shall be in place during construction to prevent fugitive particulate emissions from reaching existing roads and neighboring properties.

Metro DPW (Pre-Application)

COMPLETED	TMARKERT	Email: tammy.markert@louisvilleky.gov	1/5/17 10:55 am
259807	TPOTHER		1

I can't read hardly anything on what was submitted. Is the existing home sitting on a parcel line? Will there be consolidation? I have an example of a site plan (even if hand drawn) with elements that should be listed on the plan. I can e-mail that if needed.

259810	TPMEETING		1
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If there are questions regarding Metro Public Works comments, please feel to meet with staff for clarification. We are located on the 2nd floor of the Metro Development Center. Appointments are not required but may reduce your wait time and are appreciated. If you would like to schedule a specific time please contact Tammy Markert at tammy.markert@louisvilleky.gov or at (502)574-3875.

259809	TPPLAN		1
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A better site plan is required before review and approval.

MSD Preliminary (Pre-Application)

COMPLETED	00685	Email: kelly@louisvillemad.org	1/3/17 10:14 am
259479	PRNOTES		1

add note: No site construction is proposed with this permit/zoning case.

PDS (Pre-Application)

COMPLETED	bmabry	Email: brian.mabry@louisvilleky.gov	1/10/17 9:44 am
259954	DPOTHER		1

If the rezoning is approved, consolidation of the parcels with a minor plat will be required.

Comments Generated on: 01/11/2017

Page 1 of 3

259148

DPOTHER

1

Metro Emergency Services has reviewed the plan for 16ZONE1085 located at 533 and 535 Camden Ave. As they already have two distinct addresses, we have no concerns with the plan. Thank you.

Beth Allen
GIS Specialist
Louisville Metro Emergency Services
410 S. 5th Street, Suite 401
Louisville, KY 40202
Ph: (502) 572-3494
susan.allen@louisvilleky.gov

LWC has the following comments in regard to the documents presented for review.
LWC has adequate infrastructure in place to supply the development as proposed.
Nearest Water Main Location 535 Camden Avenue
Nearest Water Main Size: 8 inches Pressure Zone: 660
Fire hydrant flow tests should be requested to verify the available pressure and flow rates at the nearest existing fire hydrants.
LWC has no objections to the document(s) as presented.

Metro Emergency Services has reviewed the site plan for Docket# 16ZONE1085 located at 533 and 535 Camden Ave. We have no concerns with the plan. Thank you.
259951 DPOTHER 1

You will need to hold a neighborhood meeting before submitting a formal application for the rezoning.

259952

DPOTHER

1

When you formally file for the rezoning, you will need to submit a Detailed District Development Plan for the site that shows the following: Plan drawn to engineer's scale

North arrow
Vicinity map
Project name
Site Address
Zip Code
Tax Block and Lot Number
Plan Date
Revision Date Box
Legend
Owner name and address (Source of Title, if applicable)
Zoning
Form District
Acreage of site
Existing Use
Proposed Use
Adjacent properties location, ownership, address, Deed Book & Page # Zoning & Form District
Drainage flow arrows (MSD, unless needed otherwise)
Utility easements
Existing and proposed sanitary sewer lines
Utility note: common trench for utilities
Property lines with dimensions [new lots shall show bearings]
Contour Lines)
Street names shown [street classification]
Right-of-way width total and from centerline shown
Dimensions of drive lanes and point of ingress and egress
Existing and/or proposed structures shown and identified
Square footage/gross floor area and footprint of structures

You will need a design professional such as a land surveyor to accomplish this.

259956 DPOTHER

1

Comments Generated on: 01/11/2017

Page 2 of 3

Other comments may be provided upon formal filing when a more detailed plan is submitted.

259955

DPPARK

1

A two-family dwelling has the following minimum parking requirement: 1 space for each dwelling unit (driveways, carports and garages may be used to fulfill this requirement). A two family dwelling has the following maximum parking requirement. No more than 3 vehicles owned or leased by a resident may be parked outdoors. This does not include vehicles parked in garages or carports with at least three sides enclosed. (See Section 9.1.15 of the LDC)Code Violation Text: Please provide parking calculations minimums and maximums according to Chapter 9 on the plan.

259953

DPOTHER

1

include both parcels in the formal filing: 052J-0150-0000 and 052J-0282-0000