

Binding Element Amendment Justification:

In order to justify approval of any amendments to binding elements, the Planning Commission considers the following criteria. Please answer all of the following items. Use additional sheets if needed. A response of yes, no, or N/A is not acceptable.

1. **Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are these natural resources being preserved?**

There are trees and plants on the property that will all be preserved.

2. **Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?**

There are bus stops within a short distance of the house.

3. **Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?**

Yes, there is a large yard and over 10 parking spaces available.

4. **Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?**

There is adequate draining for the facilities and the proposed uses.

5. **Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area?**

Yes, there is are multiple multi family homes in the area.

6. **Is the proposal in conformance with the Comprehensive Plan and Land Development Code?**

Yes, it is in conformance

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I propose that the binding elements of my property, located at 4739 S. 3rd St. Louisville, KY. 40214 be amended. It is currently written that the property be used for offices of accountants and or dentists.

My plan would be to allow for short term rental usage of the property. As an owner-occupier this is an opportunity for me to get the most out of my investment.

Being a short distance from the expressway, Muhammad Ali International Airport, Churchill Downs and Trager stadium it will make for an ideal place for people to truly see what all Louisville has to offer.

Thank you for taking my proposal into consideration.

Roderick D. Townsend

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