

**JUSTIFICATION STATEMENT**

**Ally Properties, LLC**

**1860-1864 Frankfort Avenue**

**Case No. 18ZONE1039**

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**JUN 14 2018**  
**PLANNING &**  
**DESIGN SERVICES**

**INTRODUCTION**

Ally Properties, LLC (“Ally”) proposes to re-zone the property located at 1861-1864 Frankfort Avenue from R7 Residential Multi-Family District to C-1 Commercial for the potential reuse of the existing church building and adjacent rectory as a retail establishment or office. For the reasons set out below, the proposed rezoning complies with the Cornerstone 2020 Comprehensive Plan.

**GUIDELINE 1 - COMMUNITY FORM**

The proposed redevelopment complies with the intent and applicable policies of Guideline 1, Community Form. The subject property is located in the Traditional Neighborhood Form District along the south side of Frankfort Avenue in the Clifton neighborhood. Traditional Neighborhood Form District design standards are “intended to promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and convenient service to residents while protecting the character of the neighborhood.” The subject property is currently used as a church and rectory, and the proposal is to reuse the existing structures as retail or office uses consistent with the historically sensitive reuse of structures on Frankfort Avenue in Clifton. The church also has approximately 34 off-street parking spaces, making it particularly appropriate for a commercial or office re-use.

**GUIDELINE 2 - CENTERS**

The proposed redevelopment complies with the intent and applicable policies of Guideline 2, Centers. The subject property is in an existing activity center and is surrounded by residences to the east and west, and the Kentucky School for the Blind directly across Frankfort Avenue. Commercial uses are also nearby, including a bakery and retail store to the east across Haldeman Ave., and a hair salon and gallery to the west. Reusing the subject property as a retail establishment or office should not have any negative impact on any of the surrounding uses, especially considering that modifications to the building will be minor, if any. The subject property already contains adequate off-street parking and landscaping.

**GUIDELINE 3 - COMPATIBILITY**

The proposed redevelopment complies with the intent and applicable policies of Guideline 3, Compatibility. The proposed reuse of the existing buildings should not adversely affect surrounding property owners with regard to any increase in traffic or lighting. The subject

18zone 1039

property already contains adequate off-street parking and landscaping. The applicant is also proposing minimal changes to the existing structures and understands that any such changes will require a Certificate of Appropriateness.

**GUIDELINE 4 - OPEN SPACE**

**GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES**

The proposed redevelopment complies with the intent and applicable policies of Guideline 4, Open Space, and Guideline 5, Natural Areas and Scenic and Historic Resources. The subject property is an already developed site that contains no natural areas but does contain two contributing structures to the Clifton neighborhood. The applicant will seek a Certificate of Appropriateness for any changes made to the buildings.

**GUIDELINE 7 - CIRCULATION**

**GUIDELINE 8 - TRANSPORTATION FACILITY DESIGN**

The proposed redevelopment complies with the intent and applicable policies of Guideline 7, Circulation, and Guideline 8, Transportation Facility Design. Reusing the property as an office or small retail use will blend seamlessly into the surrounding neighborhood and further enhance Clifton's walkability. The subject property already contains the required amount of parking.

**GUIDELINE 9 – BICYCLE, PEDESTRIAN, AND TRANSIT**

The proposed redevelopment complies with the intent and applicable policies of Guideline 9, Bicycle, Pedestrian, and Transit, because it is located in an activity center near along Frankfort Avenue and is near many other shops, restaurants and offices, all of which blend in with the Clifton neighborhood. TARC service is available on Frankfort Avenue, and the overall Clifton neighborhood is very walkable. The applicant will provide bike parking as required by the LDC.

**GUIDELINE 10 - FLOODING AND STORMWATER**

**GUIDELINE 11 - WATER QUALITY**

The proposed redevelopment does not include any additional exterior construction, so it should have very little impact, if any, on the surrounding waterways, complying with the intent and applicable policies of Guideline 10, Flooding and Stormwater, and Guideline 11, Water Quality.

**GUIDELINE 12 - AIR QUALITY**

The proposed redevelopment complies with the intent and applicable policies of Guideline 12, Air Quality. The proposal should have no negative impact on traffic or air quality based largely on its location. The subject property is surrounded by other business and residential uses in the highly-walkable Clifton neighborhood. In addition, due its size, the proposed redevelopment should generate minimal new traffic.

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