

Case No. 14ZONE1013 Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds, Compliance with **Guideline 1 (Community Form)**, **Guideline 2 (Centers)** and **Guideline 3 (Compatibility)** has been found for this proposal. The proposal site lies within a residential subdivision on a local level road that is a cul-de-sac and it allows for additional density options for the surrounding neighborhood. Existing infrastructure will be maintained to serve the site and no changes to the existing house are proposed. Since the design and location of the building will remain the same, the proposal will continue to blend in with the surrounding neighborhood. A sidewalk is provided along the street and the existing access point will remain the same providing for pedestrian, vehicular, and bicycle access. Though the requested re-zoning does require additional landscaping, the site will remain a residential use and maintain the existing setbacks and site design. The new zoning designation allows multi-family residential to be on the site but the lot is small enough that the density requirements in the R-5A Zoning District would not permit another dwelling unit. This effectively renders the re-zoning meaningless and the proposal to change the zoning will, therefore, not adversely impact surrounding neighbors.

WHEREAS, the Louisville Metro Planning Commission further finds, The proposal complies with **Guideline 4 (Open Space)** as there are no open space requirements for this proposal and there are no natural features to integrate into the development.

WHEREAS, the Louisville Metro Planning Commission further finds, There are no natural areas or habitats to integrate on this site nor are there any historic landmarks. Therefore, the proposal complies with **Guideline 5 (Natural Areas and Scenic and Historic Resources)**.

WHEREAS, the Louisville Metro Planning Commission further finds, The proposal complies with **Guideline 7 (Circulation)**, **Guideline 8 (Transportation Facility Design)**, and **Guideline 9 (Bicycle, Pedestrian and Transit)**. The functional street grid pattern will not be affected by the proposal since no new traffic would be created by the re-zoning and the development will utilize existing parking and access facilities. Due to the sidewalk along the street, the site provides access by pedestrians, vehicles, and bicycles.

WHEREAS, the Louisville Metro Planning Commission further finds The proposal complies with **Guideline 10 (Flooding and Stormwater)**, **Guideline 12 (Air Quality)**, and **Guideline 14 (Infrastructure)** as MSD, the Louisville Water Company, and the Air Pollution Control District has approved the proposal and other utilities have not expressed any concerns.

WHEREAS, the Louisville Metro Planning Commission further finds that, based on the evidence and testimony presented, the staff report, and the applicant's justification and findings of fact that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the legislative body of Louisville Metro Government that the requested Change in zoning from R5 to R5A on property described in the attached legal description be **APPROVED**.