

**STATEMENT OF COMPLIANCE WITH APPLICABLE GUIDELINES OF
COMPREHENSIVE PLAN 2040**

Project: Page 89 House
Location: 531 E Kentucky Street
Proposed Use: Boarding & Lodging House

SUMMARY STATEMENT

This proposal is for a change in zoning from UN to R6 with a Conditional Use Permit for an existing house at 531 East Kentucky Street on a 4,025 square foot lot. Approval of this proposal will permit the subject property to be utilized as a boarding & lodging house for use by residents dealing with mental health and substance use disorder.

Given the mix of different housing types in the neighborhood and the benefits of the proposed use, the zone change and Conditional Use Permit for the subject property is appropriate.

ELEMENT 1 – COMMUNITY FORM

The subject property is currently located in the Traditional Neighborhood form district. The proposal involves no change to the exterior of the structure or to the front or side yard areas. Only minor changes to the drive/parking behind the house are proposed. It should have no effect on the community form.

ELEMENT 2 – MOBILITY

Located on a primary collector, the subject property is easily accessible by car, transit, pedestrians and bicycles. However it is anticipated that this project will not generate a significant number of trips.

ELEMENT 3 - COMMUNITY FACILITIES

The proposal in itself is a form of Community Facility.

ELEMENT 4 – ECONOMIC DEVELOPMENT

The project impacts favorably as a positive social impact does.

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ELEMENT 5 – LIVABILITY

With regard to livability the proposal maintains the existing tree on the site to meet the tree canopy standards.

The Air Pollution Control District has assessed the project and has determined that the proposed addition will not have an adverse air quality impact on the relevant Air Quality Standards.

ELEMENT 6 – HOUSING

This proposal rehabilitates and reuses existing housing stock.

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