JUSTIFICATION STATEMENT

701- East Kentucky St.

This is a proposed rezoning from UN to C-1 in the Traditional Neighborhood District. It is a revitalization of an older (100+ years), existing structure that will undergo only interior renovation. The history of the building is probably a commercial use as a grocery on the first floor and residence on the second floor. The proposed use is very similar. The first floor will be for a commercial use and the second floor for two apartments. This proposal fits in beautifully with the objectives of this form district. In addition to residential uses, in Community Form, Goal 1, Policy 3.1.2., this district allows "neighborhood-serving land uses such as offices, shops, restaurants and services" appropriately located. This corner lot fits into that traditional use in an historic neighborhood. The proposal meets Community Form Goal 2, Policy 4 by providing non-commercial use at a ;location with appropriate access and connectivity. The proposal meets Community Form Goal 4, Policy 1 by preserving an historic building in an historic neighborhood.

The proposal meets Mobility Goal 3 Policy 1 by providing residential and complementary neighborhood serving commercial uses with easy access for neighbors. It meets Mobility Goal 3 Policy 14 by providing adequate parking both on-site and on-street.

The proposal meets Economic Development Goal 2 Objective d. by redeveloping an underused commercial structure and Objective g. by encouraging small businesses.

The proposal meets Housing Goal 1 Policy 1 by providing apartment housing, Policy 2 by providing possible housing for aging in place, and Policy 3 by providing affordable housing. It meets Housing Goal 2 Policy 1 by providing mixed-use development, Policy 2 by providing housing on transportation corridors and Policy 3 by including "residential uses above retail and office uses in mixed use, multi-story buildings" and by providing possible live-work units. It meets Housing Goal 3 Policy 2 because it does not displace existing residents.

23-ZONE-0006