

louisville planning & design  
444 south fifth street  
louisville kentucky 40202

re: 5024 & 5026 S. Third Street and 307 W. Kingston Avenue  
2040 Plan Comprehensive Elements Justification Statement

03 May 2023

5024 & 5026 S. Third Street at the intersection of Third Street and West Kingston Avenue along with 307 W. Kingston Avenue immediately adjacent, complies with the major Goals, Objectives and Plan Elements of its Traditional Neighborhoods form district as set out in Plan 2040: A Comprehensive Plan for Louisville Metro.

Specific details of how the proposed change enhances the plan are as follows:

- Goal 4.1 - Community Form:

The proposed development conforms to the existing neighborhood fabric by utilizing and adding on to an existing structure within the allowable setbacks, closing an existing curb cut on Third Street, which will improve safety and traffic flow and is adequately served by, and will utilize existing transit networks.

It is well served by adjacent marked/shared bike lanes, as well as the #04 Bus on third Street. Additionally, the location is considered a walkable neighborhood and the subject site is already a mix of multifamily residential.

The site is previously developed without distinctive natural features. Additionally, removing the driveway on Third Street and planting additional trees as proposed will increase the urban tree canopy.

The site does not have historic structures, and the massing is consistent with the adjoining and adjacent structures.

- Goal 4.2 - Mobility:

As noted above, the subject site is well served by transit and bike lanes and is located near a variety of commercial uses.

The proposed zoning will result in compact development, efficient land-use and through it's multifamily, mixed use, will encourage walkability and other alternative modes of transit

- Goal 4.3 - Community Facilities:

While not entirely applicable, it is felt that as a proposed ethnic bakery, that the large and vibrant Vietnamese community in the neighborhood will view the amenity as a social hub.

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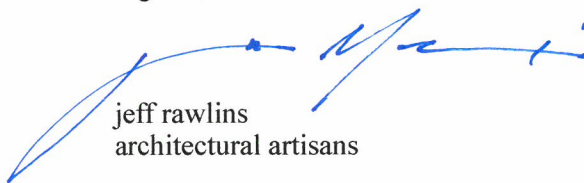
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- Goal 4.6 Housing:

The proposed zoning district will allow for a variety of housing densities and types in a site already consisting of multi-family mixed-use in an established neighborhood well served by public transit

As outlined in the above bullet points, and reiterated in the Staff Plan 2040 checklist comments, this proposed development adheres to the tenets and goals of the Louisville Comprehensive Plan.

regards,



jeff rawlins  
architectural artisans

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