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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN

<u>Applicant/Owner:</u>	Gateway city Homes, LLC c/o Ted Li
<u>Location:</u>	120 N. 42 nd Street
<u>Proposed Use:</u>	Multi-family residential
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Request:</u>	Zone Change from R-5 to R-5A or R-7 to comply with LDC as multi-family residential

INTRODUCTION

This property is located in a Traditional Neighborhood Form District south of Duncan Street and north of W. Main Street on a 0.12-acre lot. It consists of a 2-story building with 3,428 sq ft and alley access. The building was built in 1926 and has been used for multi-family residential purposes for many years preceding this zone change. There are 3 apartments within the building, each on one floor of the house, including the basement. Each apartment has 2 bedrooms and 1 bathroom. No changes in use or to the exterior of the building are proposed.

COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The proposed zone change and detailed district development plan (DDDP) comply with applicable Objectives a, b, c, d, e & f and applicable Policies 1, 2.1, 2.4, 3.1.2, 4, 5, 6, 7, 9, 10, 11, 16, 17, 18, 19, 20, & 23 as follows:

The proposal aligns the use of the property with the correct zoning classification to better encapsulate the intentions of Goal 1 and the Comprehensive Plan. Since this proposal is just a change for compliance purposes, there will be no change or increase in the density or intensity of use of the property. As such, the proposal would not be for uses which are substantially different in scale and intensity than those surrounding it. The property will continue to be situated near major transportation facilities and transit corridors, employment centers, near activity centers, and other areas where demand and adequate infrastructure exists or is planned. The transition between uses that are substantially different in scale and intensity or density of development is

not implicated as the longstanding residential use will remain unchanged and the area has other zoning featured classifications such as C-1. The exterior of the premises will remain unchanged, as will its relationship to adjacent properties. The proposed zone change fits the scale and site design of these surrounding residential and commercial areas. Appropriate buffers and landscaping will still exist in such a way that this proposal will mitigate any potential issues that come with its continued use. The potential adverse impacts, such as noise, lighting and traffic will remain nonexistent, meaning the property will only continue to be in compliance with the Land Development Code.

Goal 2 - Encourage sustainable growth and density around mixed -use centers and corridors.

The proposed zone change and DDDP comply with applicable Objectives a, b, c & d and Policies 8, 9, 11, 16 & 17 as follows:

This proposal encourages new developments and rehabilitation of buildings that provide commercial, office and/or residential uses as it allows for better alignment of the existing residential property and uses within the surrounding area. The property will remain consistent with the residential uses of the immediate area with easy access to mixed-use corridors. It will continue to provide appropriate intensity for surrounding mixed-use centers by further establishing this residential use of similar intensity, making it compatible with the area and existing infrastructure. The design and intensity remain appropriate with adjacent uses that will serve the needs of the surrounding community due to the compatible uses and impacts that match growing needs. The proposal continues to be well organized, resulting in efficient land use. It will continue to be a useful property, as it will contain a necessary use complementary to what exists in the area.

Goal 3 – Enhance neighborhood by protecting and integrating open space, watershed and other natural resources.

The proposed zone change and DDDP comply with applicable Objectives a & b and Policies 1, 2, 3, 7, 8, 9 & 10 as follows:

The site does not contain wet or highly permeable soils, or severe, steep or unstable slopes. The zone change will not diminish open space or natural resources, and it avoids any significant change in topography. It does not cause any environmental changes or damage. The property will continue to be upkept, utilizing landscaping and other beautification practices to ensure protection of any open spaces and buffers with neighbors.

Goal 4- Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposed zone change and DDDP comply with applicable Policies 2 & 3 as follows:

There are no historic buildings or distinctive cultural assets on the site. The rezoning will continue to promote residential living without disturbance of any historical sites or important archeological resources. Therefore, it continues its preservation of these components and many natural features of the site.

MOBILITY

Goal 1-Implement an accessible system of alternative transportation modes.

The proposed zone change and DDDP comply with applicable Objectives and Policies 1 & 4 as follows:

This proposed zone change will serve and fit with the transportation characteristics of the surrounding area. It will continue to assist a growing residential population by providing them with access and connectivity to nearby future activity and employment centers in the city. The property will continue to be in walking distance from other nearby residential areas and commercial activity, and will allow for different modes of transportation. The proposal would not permit high density or intensity uses, and has nearby access to public transit.

Goal 2 – Plan, build and maintain a safe, accessible and efficient transportation system.

The proposed zone change and DDDP comply with applicable Objective a and Policy 4 as follows:

The proposal continues to promote safe, accessible and efficient transportation uses by accommodating pedestrian, bicycle and vehicular access to arterials and other local roads and residential areas. Access to the property is through areas of similar intensity and density.

Goal 3- Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change and DDDP comply with applicable Objectives b, c, e & f and Policies 2, 3, 5, 6, 9, 10, 14 & 21 as follows:

The proposal continues to encourage transportation patterns which support the Traditional Neighborhood Form District, in terms of encouraging safe residential access to and from the property to many side streets, arterials, commercial activity locations, and other residential areas. This proposal continues to be located near transit lines and is within a walkable neighborhood with sidewalks. This proposal would have no difference in impact on air quality or the transportation network, and no direct residential access to high-speed roadways is proposed. This proposal will also have no further impact on public roadway facilities or services and would not require additional transportation improvements.

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed zone change and DDDP comply with applicable Policies 1, 2 & 3 as follows:

This proposal is not a community facilities plan, but is located in an area currently served by existing infrastructure. Furthermore, it possesses an adequate supply of potable water and will therefore continue to provide sufficient water for fire-fighting and other purposes. It will continue to have access to sewers so as to not burden existing or future community facilities.

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed zone change and DDDP comply with applicable Objectives a & b and Policies 5, 17 & 21 as follows:

The proposal will continue to uphold and support the natural character of the land and will continue to promote positive landscaping features that promote any natural features which are prominent on the site, such as street trees. The property is a long-established structure, with no real native plant species or karst features. There will be no impact to groundwater resources or surface drainage, and the Property is not located in a regulatory floodplain.

HOUSING

Goal 1- Expand and ensure a diverse range of housing choices.

The proposed zone change and DDDP comply with applicable Objectives a, b, c & d and Policies 1 & 2 as follows:

The proposal will continue to provide Louisville with a strong housing option to help combat its housing shortage. This housing option will help diversify housing options for the population. It will also remain suitable for an aging or elderly segment of the population, as well as those with disabilities since it will be located near major activity centers and promote ease of access and travel. The provision of multiple units on one lot would permit residents to have less yard maintenance requirements than detached single-family residences, allowing residents of the community to remain in the neighborhood as they age. Furthermore, this proposal preserves the diversity of housing styles in the area, meaning it is a positive and diverse impact on a well-established community.

Goal 2- Facilitate the development of connected, mixed-use neighborhoods.

The proposed zone change and DDDP comply with applicable Objectives a, c, d & f and Policies 1 & 2 as follows:

This proposal continues to encourage inter-generational, mixed-income and mixed-use housing that is connected to the neighborhood and surrounding area. This property will continue to offer a housing choice that will enable both younger and older persons an affordable opportunity to live in the surrounding neighborhood with access to all the amenities for shopping, services and entertainment due to the multi-modal transportation that is available. Affordable housing has increasingly become beyond the reach of the younger generation which, without a diversity of housing types, would be shut out from this area.

Goal 3- Ensure long-term affordability and livable options in all neighborhoods.

The proposed zone change and DDDP comply with applicable Objectives b, c & e and Policies 1, 2 & 3 as follows:

This proposal continues to increase the variety of ownership options and unit costs throughout Louisville Metro. No existing residents will be displaced by the proposal, which permits innovative housing methods.

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Based upon the forgoing, this proposal overwhelmingly complies with all other applicable Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Respectfully submitted,

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