

**STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS,  
GUIDELINES AND POLICIES OF PLAN 2040 A COMPREHENSIVE  
PLAN FOR LOUISVILLE METRO**

Applicant & Owner: House Hive LLC

Location: 1113-1115 Logan St, Louisville, KY 40203

Proposed Use: Retail or Restaurant User

Engineers, Land Planners  
and Landscape Architects: Milestone Design Group

Request: Zone Change from OR-2 to C-1

**INTRODUCTORY STATEMENT**

This proposal is for a change in zoning of one lot of approximately 0.1716 acres located in the Traditional Neighborhood Form District, along Logan Street. This adaptive reuse will leverage the existing structure to support a retail or restaurant user on-site. The parcel is currently zoned OR-2 and we are proposing to rezone it to C-1. This new zoning will enable a variety of commercial users to operate on-site which will add to the unique character and fabric of the neighborhood. The lot is located near several commercial properties with frontage on a minor arterial and is less than 100 yards from Logan Street Market. There are commercial activity centers directly to the west, north and south, and it is on a local bus route. The proximity of the subject property to retail space, public transportation, and multiple commercial activity centers ensures that the proposed adaptive reuse project is primely located and fully supported from a planning perspective.

**COMMUNITY FORM**

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is currently located in the Traditional Neighborhood Form District and in a burgeoning commercial corridor. The Comprehensive Plan states that, "*Centers and corridors, both existing and emerging, are promoted for investment.*" The property is located on Logan St. which not only has experienced significant investment over the past few years, but it is also one that will be converted into a two-way street by Summer 2024. This change will further support the conversion of use from residential to commercial. Additionally, the Comprehensive Plan states, "*Diverse land uses are encouraged to promote quality of place and walkability in all neighborhoods.*" Our goal is to attract a commercial user to the space that will become an important part of the neighborhood. The proposed adaptive reuse also is located near a variety of commercial uses including a large indoor market, clothing store, plant nursery, microbrewery and

bourbon bar. Additionally, a recent Courier Journal article highlighted several active commercial rezonings that are occurring along Logan St. These data points, among others, support the notion that Logan St is becoming an important commercial corridor in the city.

### **MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The Mobility Plan Element emphasizes that new development and redevelopment should provide for the movement of pedestrians, bicyclists, and transit users, where appropriate. The subject property contains a sidewalk along the street frontage that connects the property to the neighborhood for pedestrian access. There are two on-street parking spaces provided along Logan Street as well as parking for two vehicles in the rear garage. Also, 9 bicycle parking spaces will be provided. The subject site is located near three bus stops, one is less than 350 yards away. The subject site is also located just over a mile from the ramp to I-65 and about two miles from Downtown Louisville.

### **COMMUNITY FACILITIES**

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is already adjacent to established activity centers which are adequately served by all utilities, including water and sewer.

### **ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed use will provide new employment opportunities to the area that encourage diversity, creativity, innovation and opportunity for all. By cultivating an environment with unique offerings, we will attract and develop a skilled group of professionals. The Economic Development Plan Element emphasizes direct, safe, accessible, and convenient multi-modal access between designated employment and population centers. The proposed redevelopment is accessible via multiple modes of transportation in addition to providing parking for potential employees in the rear garage.

### **LIVABILITY**

The proposed adaptive reuse complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the subject property will revitalize a structure that has fallen into a state of disrepair and has not been utilized efficiently for many years. It's currently vacant

and will need significant investment to achieve its highest and best use as a retail store/restaurant. The investment made in the property would add value to surrounding businesses and homes, thus improving the livability of the neighborhood. There will be no increase in runoff from the new development.

### **HOUSING**

The proposed adaptive reuse complies with the intent and applicable policies of the Housing Plan Element as it poses no environmental risks while creating new employment opportunities and economic activity on a site that is appropriate for the proposed use. The Housing Plan Element encourages the repair, maintenance, improvement, and reuse of distressed property in communities. The proposed adaptive reuse will improve the existing structure to support an enterprise that will contribute to the vitality of the neighborhood, which is consistent with the policies of the Housing Plan Element.

\*\*\*

For all of these and other reasons set forth on the Detailed District Development Plan accompanying this application and in accordance with evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of Plan 2040 a Comprehensive Plan for Louisville Metro.

Respectfully,

---

  
Raphael Collazo (Feb 22, 2024 20:51 GMT-3)

**Raphael Collazo**

**10404 Lark Park Dr.**

**Louisville, KY 40299**

**(502) 536-7315**

# Justification Statement (1113-1115 Logan St).docx

Final Audit Report

2024-02-22

Created:	2024-02-22
By:	Raphael Collazo (recollaz@gmail.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAp8yy8Hbmb-KzYUIzIVJ2tk2B34RC3RcK

## "Justification Statement (1113-1115 Logan St).docx" History

-  Document created by Raphael Collazo (recollaz@gmail.com)  
2024-02-22 - 11:50:22 PM GMT- IP address: 181.15.149.154
-  Document emailed to Raphael Collazo (raphael@grisantigroup.com) for signature  
2024-02-22 - 11:50:25 PM GMT
-  Email viewed by Raphael Collazo (raphael@grisantigroup.com)  
2024-02-22 - 11:50:37 PM GMT- IP address: 181.15.149.154
-  Document e-signed by Raphael Collazo (raphael@grisantigroup.com)  
Signature Date: 2024-02-22 - 11:51:12 PM GMT - Time Source: server- IP address: 181.15.149.154
-  Agreement completed.  
2024-02-22 - 11:51:12 PM GMT