

JUSTIFICATION STATEMENT
7601 Vaughn Mill Road
Case No. 23-ZONEPA-0011

INTRODUCTION

Gilezan Properties, LLC (the “Applicant”) proposes to rezone the property located at 7601 Vaughn Mill Road from R4 to C1 for the proposed development of the site as a space for a market and fuel center. The subject property is currently vacant. The site has access to Outer Loop and Vaughn Mill Road. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Neighborhood Form District, which the Comprehensive Plan states “may contain open space and, at appropriate locations... a mixture of uses such as offices, retail shops, restaurants and services... at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle and transit.”

Here, the proposal is consistent with the Neighborhood Form District as the development will repurpose a vacant lot, offering convenient access to fuel and a market in the area, while leaving a substantial amount of open space. A sidewalk along the street frontage connects the subject property to nearby residences, making it accessible to pedestrians. The proposed development will comply with the lighting requirements of the LDC, as well. The applicant has also agreed to consult with adjoining land owners regarding screening along common property lines.

The proposal is compatible with the scale and site design of the surrounding properties. The subject property is at a lighted intersection along the Outer Loop, less than a mile from I-265, and less than a half mile from commercial developments to the east and west. Several nearby businesses include an automotive shop, tire store, storage business, and fast food restaurants. The subject property is near the Louisville Metro Police Division Seven. The proposed use is appropriate given the subject property’s proximity to the highway and being adjacent to Outer Loop. The proposed development will include buffering to prevent adverse impacts on adjacent properties, meeting the landscape buffering requirements in the Land Development Code.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessible via Outer Loop and Vaughn Mill Road, with on-site parking available. The proposed development will not generate significant new traffic, but will capture traffic already in the area. The subject property also contains a sidewalk along the Outer Loop Road street frontage that provides pedestrian access. In addition, the Applicant proposes to provide on-site bicycle parking along the rear of the property, and additional

motor vehicle parking facing the roadside so as to limit impact the neighboring properties to the south.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer. The site also contains landscape buffering on the south and east sides of the property.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development makes use of an undeveloped lot to provide new food and fuel options, creating additional economic opportunities in the area. This will allow residents and visitors options for dining and convenient access to fuel to support economic growth in one of Louisville's rapidly developing areas.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the subject property revitalizes an undeveloped lot at a signalized intersection on Outer Loop to provide convenient access to necessities, improving the livability of the nearby residential area. The proposed development is designed to give the visitors and residents of the nearby residential area access to the subject property via a sidewalk along Outer Loop, with onsite bike parking available, reducing vehicle miles traveled.