

January 10, 2025

Louisville Metro Office of Planning

444 South 5th St, Suite 300
Louisville, KY 40202

RE: Dutch Bros – S 3rd Street – Zoning Change
Conformance with the Comprehensive Plan and Land Development Code

To Whom It May Concern,

I am writing to provide justification for the proposed rezoning of the property located at 3145, 3147, 3151, 3153 S 3RD ST from Residential (R-6) to Commercial (C-1). This request aligns with the goals and policies outlined in Louisville Metro's Comprehensive Plan and conforms to the Land Development Code.

The proposed rezoning supports the Comprehensive Plan by promoting compatible land uses and fostering economic development in a means that enhances the surrounding community. The site is in an area that transitions between residential and commercial uses, making it well-suited for neighborhood-serving businesses. To the north and east are commercial properties (Kroger Fuel and Central Station Mall). To the west are residentially zoned parcels that are gravel-covered lots used as event parking. The property is only border by residential use to the south (3155 S 3rd St). Additionally, the plan encourages infill development by re-invigorating a vacant group of parcels.

Furthermore, the proposal is consistent with the Land Development Code by ensuring appropriate buffering and site design to mitigate impacts on adjacent residential properties. The C-1 zoning district allows for low-intensity commercial uses that are compatible with nearby residential areas, providing services that support local residents while maintaining neighborhood character.

Given these factors, we believe the rezoning request is in conformance with established planning policies and will contribute positively to the community. We appreciate your consideration for the rezoning of this property.

Feel free to contact me at 334.312.0246 or samjones@bowman.com if you require any additional information.

Regards, Bowman Consulting Group



Sam Jones, PE

Project Manager