

Justification Statement detailing why the proposed change in zoning is in compliance with the Comprehensive Plan 2040

This proposal conforms to all applicable plan elements, objectives, and policies of *Plan 2040, A Comprehensive Plan for Louisville Metro*

The Proposal

The applicant and property owner, Case Holdings, LLC, proposes to rezone the .1 acre property located at 1104 Logan St, Louisville, KY 40204 (parcel ID 025A00460000) (the “Property”) from OR-2 to CM. The new zoning will allow the existing business Idlewild Butterfly Farm, located in abutting property at 1100 Logan St which is also owned by Case Holdings, LLC and currently zoned CM, to utilize the open back yard area in their operation of raising native local beneficial insects and plants. Discussions with Metro Planning staff have determined that CM zoning is appropriate for the business activities of Idlewild Butterfly Farm. The “manufacturing” activities of Idlewild Butterfly Farm refer to the production of beneficial insects for retail sales and the creation of educational products. Idlewild operates a licensed, permitted, and USDA inspected lab facility on the 1100 Logan St property. The change to CM zoning will also allow the existing building at 1104 Logan St to be used for retail sales or other uses requiring a higher level of zoning than OR-2 allows. No new construction on the Property is proposed.

Plan Element 1: Community Form

The Property is located in a Traditional Neighborhood Form District which contains a wide variety of intensities and densities. The proposal conforms with the intent and applicable policies of the Community Form element of *Plan 2040*. Policy 6 states “Discourage non-residential expansion into existing areas” and the proposed rezoning will not be a non-residential expansion into residential areas since existing OR-2 zoning allows for non-residential uses. The proposal will not displace any existing residences and will be an adaptive reuse of an existing structure. Due to the size of the lot, the more intensive uses allowed in CM would not be feasible. The proposed rezoning will match current CM zoning of the adjacent property at 1100 Logan St. No adverse impacts of traffic will result as the site is located on an arterial roadway in a walkable urban community served by public transit and bike lanes. The proposed use will not cause any adverse impacts such as noise, smell, or traffic. Existing roadway and utility infrastructure will be used to support the use.

Plan Element 2: Mobility

By encouraging utilization of existing multi-modal transportation systems serving the neighborhood, the applicant’s Proposal complies with the intent of *Plan 2040*’s Mobility Plan Element and its applicable goals, objectives and policies. The Proposal’s .1 acre lot is located in an existing neighborhood activity center that contains a variety of intensities and densities, with access provided through areas of similar intensity. The site is within a neighborhood scale mixed

use area and is well served by existing transportation networks. The site is located on a public transportation line. The plan would provide bike parking to encourage a reduction in vehicle miles traveled. The Logan Street corridor provides neighborhood residents and visitors a safe and walkable area to live, work, and recreate. The existing business, Idlewild Butterfly Farm, regularly hosts educational programs to encourage energy efficient and environmentally sound lifestyle practices.

Plan Element 3: Community Facilities

Plan 2040's Community Facilities Plan Element provides guidance and recommendations for the proper integration of necessary community resources across Louisville Metro to plan and maintain accessible facilities that will improve the quality of life for existing and future residents and visitors of Louisville Metro. The Proposal complies with Plan Element Community Facilities of *Plan 2040* and all applicable Goals and Policies thereunder because the Property is served by existing infrastructure and has access to connect to all necessary utilities, including water, sewer, electricity, telephone and cable. To the extent possible, utilities will be located within common easements and trenches, as required by each utility. The Property also has access to an adequate supply of potable water and water for fire fighting purposes and is served by the District 4 fire department.

Plan Element 4: Economic Development

The intent of Plan Element 4 of Plan 2040 is to provide a positive, healthy economic climate in a way that cultivates a vibrant city to attract and retain a highly-skilled workforce and encourage business development. This Proposal will allow a unique and thriving existing business to continue and expand operations in Shelby Park. Additionally, a new business will occupy the existing building to provide employment and services to area residents and visitors. The site is along a minor arterial roadway and near a variety of other uses, including industrial uses, and is accessible via sidewalks and multiple modes of transportation.

Plan Element 5: Livability

The Proposal is consistent with the applicable Goals, Objectives and Policies of Plan 2040's Livability Plan Element, because development of the Property preserves the natural environment and augments it with native plantings and landscaping in order to attract and rear beneficial insect species. Idlewild's core business focus includes building and encouraging habitats for native, non-invasive species in urban environments which are not typically conducive to extensive biodiversity. Idlewild regularly hosts community events focused on education and promotion of healthy environmental practices.

The Proposal requires no additional impervious surfaces and will utilize existing MSD sewer facilities and infrastructure already in place to further handle stormwater runoff. The site does

not have the potential for erosion or other environmental concerns, and is not located within the floodplain. There are no karst features or groundwater issues, as the site has been previously developed. The plan does not include storing hazardous materials onsite.

Plan Element 6: Housing

The Proposal includes no long-term housing uses in the Property, neither single-family nor multi-family housing. Consequently, the Proposal displaces no existing residents from the Property or from the immediate area. Current zoning allows for commercial, non-residential uses, and the property has not been used for housing for at least twenty years. The subject site is within an established neighborhood scale mixed use area and served by transit. The site is near a wide variety of services, amenities and employment opportunities.

For all the reasons set forth in the applicant's detailed Zoning Justification Statement together with the information set forth on the Plan submitted along with its formal zoning application, the applicant's Proposal is in agreement with the intents, plan elements, objectives, goals and policies of the *Plan 2040, A Comprehensive Plan For Louisville Metro*.

Respectfully submitted,

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