

ZONING CHANGE JUSTIFICATION

941 East Main Street (“Property”)

This application involves an approximately .382-acre tract located at 941 East Main Street. The sites vesting deed is recorded in Book 12769, Page 633 in the Jefferson County Clerk’s Office. The site is zoned R-6 and C-M.

The existing zoning in the surrounding area is mostly commercial. The property immediately to the west is zoned C-M. Two properties immediately to the east are zoned C-M. Properties to the north of the site are zoned residential. The applicant is requesting a change in zoning to a C2 Zone (“C2”) to allow for the existing parking lot to continue as is in this location.

The applicant conducted a neighborhood meeting on September 26, 2024.

COMPREHENSIVE PLAN 2040

Compliance with specific applicable plan elements, goals, objectives, and policies of the Plan 2040 A Comprehensive Plan for Louisville Metro (“Plan”) are set forth in this Justification Statement.

Plan Element 4.1 Community Form. (Goals 1.a, c, d, e, 2.a, c, 3.a, b)

The proposed rezoning C2 is appropriate for the site. The existing parking lot has been in use for several decades. It conforms to the intent of the Community Form Plan Element because promotes the prosperity of the neighborhood. The zoning change allows for adaptive infill development which is a clear objective of the Community Form Plan Element. The new use allows for operation of an existing parking lot and encourages the enterprise to be located in an area already served by existing infrastructure.

Plan Element 4.2 Mobility (Goals 1.e, 2.a, c, 3.e)

The plan element of Mobility promotes effective connectivity through the community via a safe and effective transportation system. Goal 3 of the Mobility plan element is to encourage land use and transportation patterns that connect Louisville Metro and support future growth. The location is already connected to existing infrastructure and by allowing the continued operation of an existing parking lot will enhance assist the neighborhood in dealing with the commercial growth in the area.

Policy 3 under Goal 3 of the Mobility plan element is to evaluate developments for their ability to promote public transportation and pedestrian use. No additional traffic will be generated by this proposal.

Plan Element 4.3 Community Facilities (Goals 2.b, c, d)

Although the proposal does not include any new community facilities, it does comply with Policy 1 of Goal 2 of the Community Facilities plan element. The development is located in an area that is being served by existing utilities. In addition, the Louisville Fire Department will provide fire safety services to the site and the Metro Louisville Police Department will provide police service to the site.

Plan Element 4.4 Economic Development (Goals 1.d, h, 2.b)

The intent of the Economic Development plan element is to provide a framework for a healthy economic climate. The goals, objectives and policies advance Louisville Metro's economic development vision by supporting small and mid-sized businesses and encouraging investment in areas facing disinvestment. Clearly allowing the applicant to continue to operate the parking lot at this location would further to strategy of promoting small businesses and encouraging investment. Objective (b) of Goal 1 of this plan element is the redevelopment of underused commercial property. This property is currently R6 and CM and the change to C2 would allow the existing use to continue. Policy 2 of Goal 2 of this plan element encourages opportunities for adaptive re-use and encourages infill development through flexible land use regulations. While the current proposal is to allow the existing parking lot to remain, the zoning change will allow for future infill development.

Plan Element 4.5 Livability (Goals 1.d, 4.f)

The intent of the Livability plan element is to provide guidance and direction for the provision and maintenance of resources necessary for the health and well-being of the citizens. The applicant will fully comply with any new tree canopy requirements and the plantings required by the Land Development Code. Policy 2 of Goal 2 of this plan element is to streamline the application and permitting process for the appropriate properties. While there is not an absent property owner, this property as currently zoned does not allow for its adaptive reuse and the zoning change would allow for appropriate reuse. Finally, Goal 3 of this plan element promotes equitable access to land use planning to not only those large developers and industry, but also to small business owners looking to expand operations and business opportunities which in turn leads to better neighborhoods and prosperity of the citizens of those neighborhoods.

Plan Element 4.6 Housing (Goals 1.a, 2.b, e, f)

The proposed zoning change would not displace any existing residence. The property contains an existing parking lot. This plan element seeks to enhance housing opportunities to all citizens of Louisville. Specifically Goal 2 of this element is to facilitate the development of connected neighborhoods with an objective to promote infill development and adaptive re-use. This site is currently zoned R6 and CM. The zoning change will allow the continuous operation of the existing parking lot, but also provide for future infill development. This business is appropriate and integrated with the nearby residential neighborhoods and gives residents some relief from parking concerns in front of their houses.