

2.

Request:

Project Name: Main Street Parking Lot

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

Land Development and Transportation Committee Staff Report May 8, 2025



Case No:	24-ZONE-0132
Project Name:	Main Street Parking Lot
Location:	941 E Main Street
Applicant:	Main Plumb, LLC.
Representative:	Frost, Brown and Todd, LLC.
Jurisdiction:	Louisville Metro
Council District:	4 – Ken Herndon
Case Manager:	Molly Clark, Planner II

REQUEST(S)

- **Change in zoning** from R-6 multi-family residential and CM commercial manufacturing to C-2 commercial
- **Waivers:**
 1. **Waiver** from 10.2.4 to allow the existing parking lot to encroach into the required property perimeter landscape buffer
- **Detailed District Development plan** with binding elements

CASE SUMMARY

The subject site is zoned R-6, multi-family residential, within the Traditional Neighborhood form district. Part of the subject property is also zoned C-M, Commercial-Manufacturing, with the Traditional Marketplace Corridor form district. The subject property is developed with an existing parking lot that previously served the Plumbers Supply building, located at 1000 E Main Street. The applicant is proposing to rezone to C-2 to allow for the continued use of the existing parking lot. There is no proposed construction.

STAFF FINDING

The proposal is ready for a public hearing date to be set.

TECHNICAL REVIEW

- Butchertown Nulu Phoenix Hill Neighborhood Plan
 - The Butchertown Nulu Phoenix Hill Neighborhood Plan recommends infill vacant and underutilized properties targeting known “gaps” and identify industrial properties that may transition into residential, mixed-use or commercial.

Land Development Code (2025) Louisville Metro

MSD and Transportation Planning have provided preliminary approval of the proposal

INTERESTED PARTY COMMENTS

Interested party comments will be incorporated into the record.

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Plan 2040; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Plan 2040 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING / FORM DISTRICT

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The site is located in the Traditional Neighborhood Form District

Traditional Neighborhood: This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

The site is located in the Traditional Marketplace Corridor Form District

The Traditional Marketplace Corridor is a form found along a major roadway where the pattern of development is distinguished by a mixture of low-to medium-intensity uses such as neighborhood-serving shops, small specialty shops, restaurants, and services. These uses frequently have apartments or offices on the second stories. Buildings generally have little or no setback, roughly uniform heights and a compatible building style. Buildings are oriented toward the street. Buildings typically have 2-4 stories. New development and redevelopment should respect the predominant rhythm, massing and spacing of existing buildings. However, at certain nodes taller buildings and more intense uses may be appropriate and may facilitate the creation of transit nodes.

There should be a connected street and alley system. New development should maintain the grid pattern and typical block size. Development density and intensity should support existing and future transit operations. If parking is provided, it should be either on-street or in lots at the rear of buildings. Consideration for elimination of parking minimums may be appropriate in certain locations. New development should respect this pattern. Flexible and shared parking arrangements are encouraged. A street capable of permitting on-street parking is usually necessary. Wide sidewalks, street furniture and shade trees should make a pedestrian-friendly environment that invites shoppers to make multiple shopping stops by walking, using bicycles or using transit. Providing access for pedestrians, transit and bicycle users is critical for the Traditional Marketplace form.

Attention to discreet signs can also help make this a very desirable form. A premium should be placed on compatibility of the scale, architectural style, and building materials of any proposed new development with nearby existing development in the corridor.

REQUIRED ACTIONS:

- **SET** the public hearing date

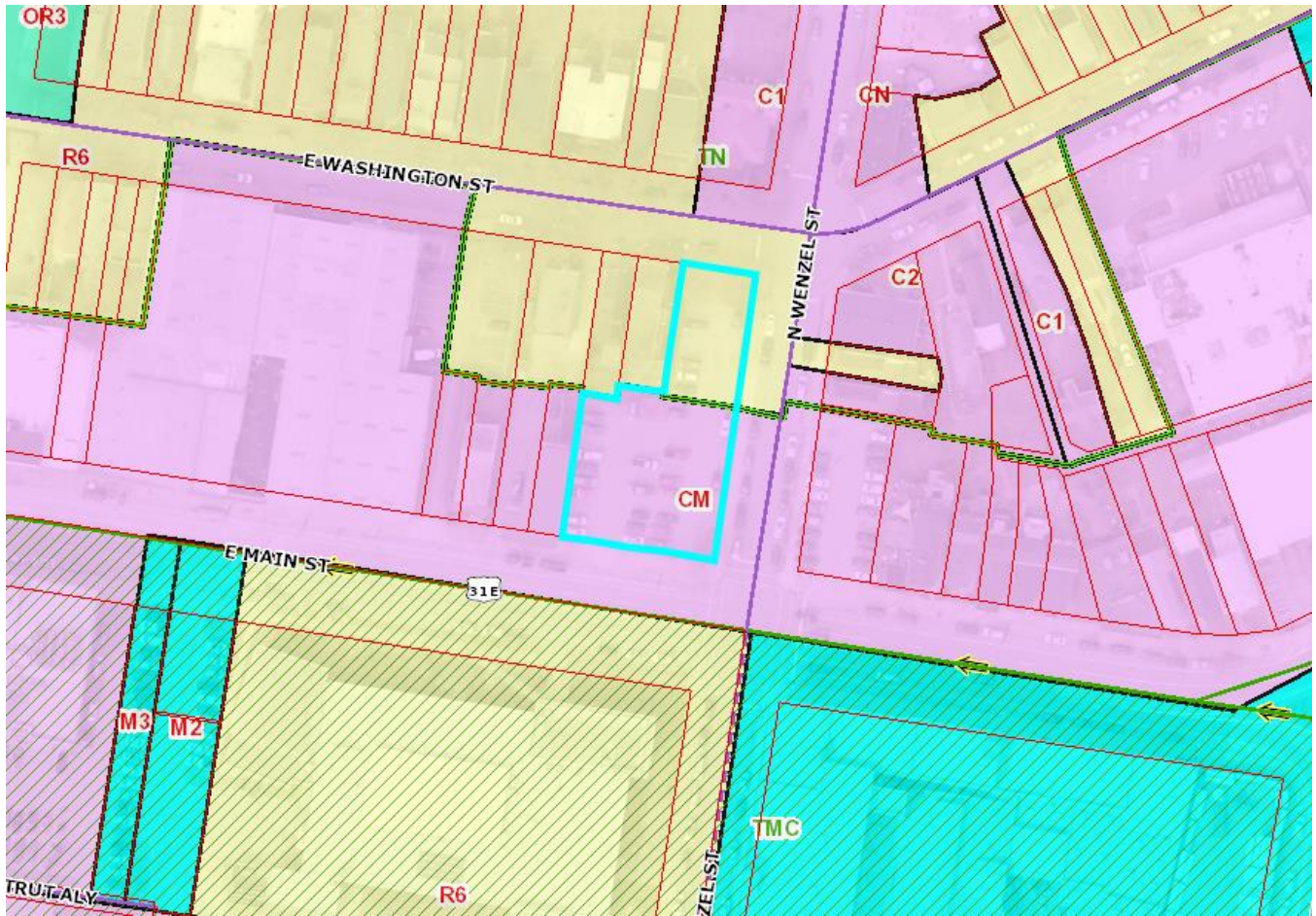
NOTIFICATION

Date	Purpose of Notice	Recipients
4-23-25	Hearing before LD&T	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 4__
	Hearing before ____	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District ____
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. Aerial Photograph



3. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit is requested:

- a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
 - b. Encroachment permits must be obtained from the Kentucky Transportation Cabinet.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

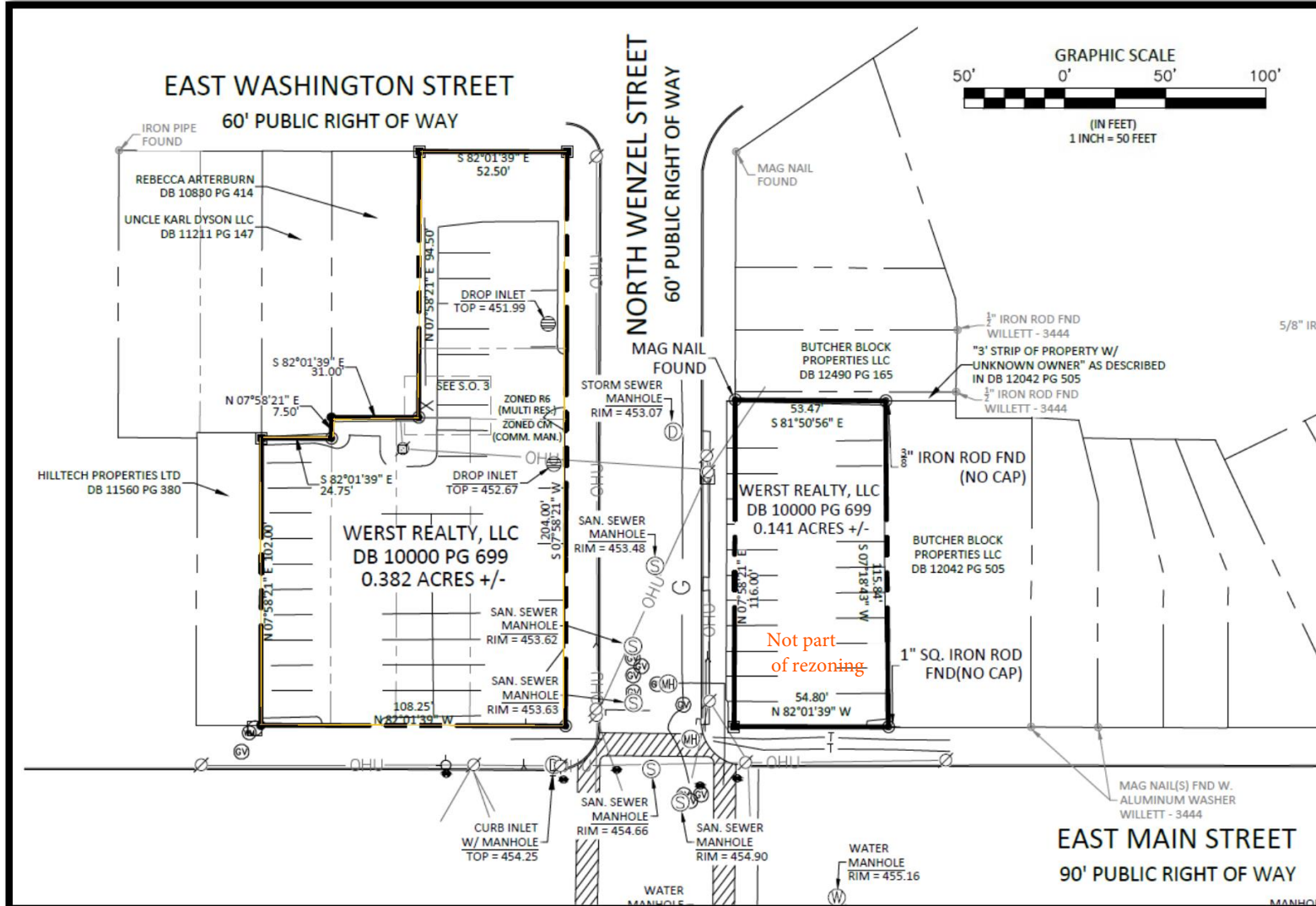
Site Data:

Current Zoning: R-6 Multi-family residential
CM Commercial Manufacturing
Proposed Zoning C-2 Commercial
Form District Traditional Neighborhood
Traditional Marketplace Corridor
Proposed Use Parking Lot
Current Use Parking Lot
Site Area 0.382 Acres

Property Owner: Main Plumb, LLC.
Primary Address: 10602 Timberwood Cir (Suite 13)
Deed Book and Page:: DB 12769 PG 633

Parking Spaces Provided: 42 spaces

No new construction being proposed,



Plan Notes:

1. Site is located within the Butchertown Historic Preservation District. Proposed changes to the site in the future may require a Certificate of Appropriateness (COA)

**WAIVER JUSTIFICATION
24-ZONE-0132**

This is a request for a waiver from Land Development Code (“LDC”) Section 10.2.3 to allow the landscape buffer area to be less than fifteen feet.

1. The waiver will not adversely affect adjacent property owners.

The waiver will not affect adjacent property owners because the existing conditions in the area will remain unchanged. There is an existing fence between the property and the adjacent R-6 lots.

2. Will the waiver violate the Comprehensive Plan?

No. No provision of Plan 2040 would be violated by the grant of the waiver allowing the existing conditions to remain. East Main Street is a major arterial and the area is well served by the existing parking lot.

3. Is the extent of the waiver of the regulation the minimum necessary to afford relief to the applicant?

Yes, the waiver request is the minimum necessary to allow for the existing development to continue as is.

4. Has either (a) the applicant incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect) or would (b) the strict application of the provisions of the regulation deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant?

The strict application of the regulation would both deprive the applicant of the reasonable use of the land and would create an unnecessary hardship on the applicant.

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.