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PLANNING &
DESIGN SERVICES

Justification Statement

Address: 5026 S 3rd St Louisville KY, 40214

According to the Staff Analysis for rezoning, the proposed site is located in the Traditional Neighborhood Form District which is characterized by predominantly residential uses, but Traditional Neighborhood Form District is also encouraged to have neighborhood serving land uses such as offices, shops, restaurants and services. Many existing traditional neighborhoods are fifty to one hundred twenty years old, however the Traditional Neighborhood Form hopefully will be revitalized under the new Comprehensive Plan. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing building in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces.

The proposed site is appropriate to be rezoned since we will reuse the existing structure with some indoor renovations. The building is well-served by existing street and sidewalk networks, as well as public transit. We proposes the existing site to be used as a pharmacy which will serve the neighborhood and will preserve the existing character of the neighborhood. Regarding the concerns about the parking located in the front, which is out of character for the Traditional Neighborhood form, we will submit the General Waiver Application for Landscape Waiver since those parking have been there before and the parking do not affect the sidewalk as well as traffic in the area. Also the number of required parking are explained and demonstrated in detail on the site plan.

We hope that the Louisville Metro Planning Commission and the Louisville Metro Council will consider our proposal for zone changing since the proposal is compliant with the Guidelines and Policies of Cornerstone 2020 and it is compatible with the Traditional Neighborhood Form District.