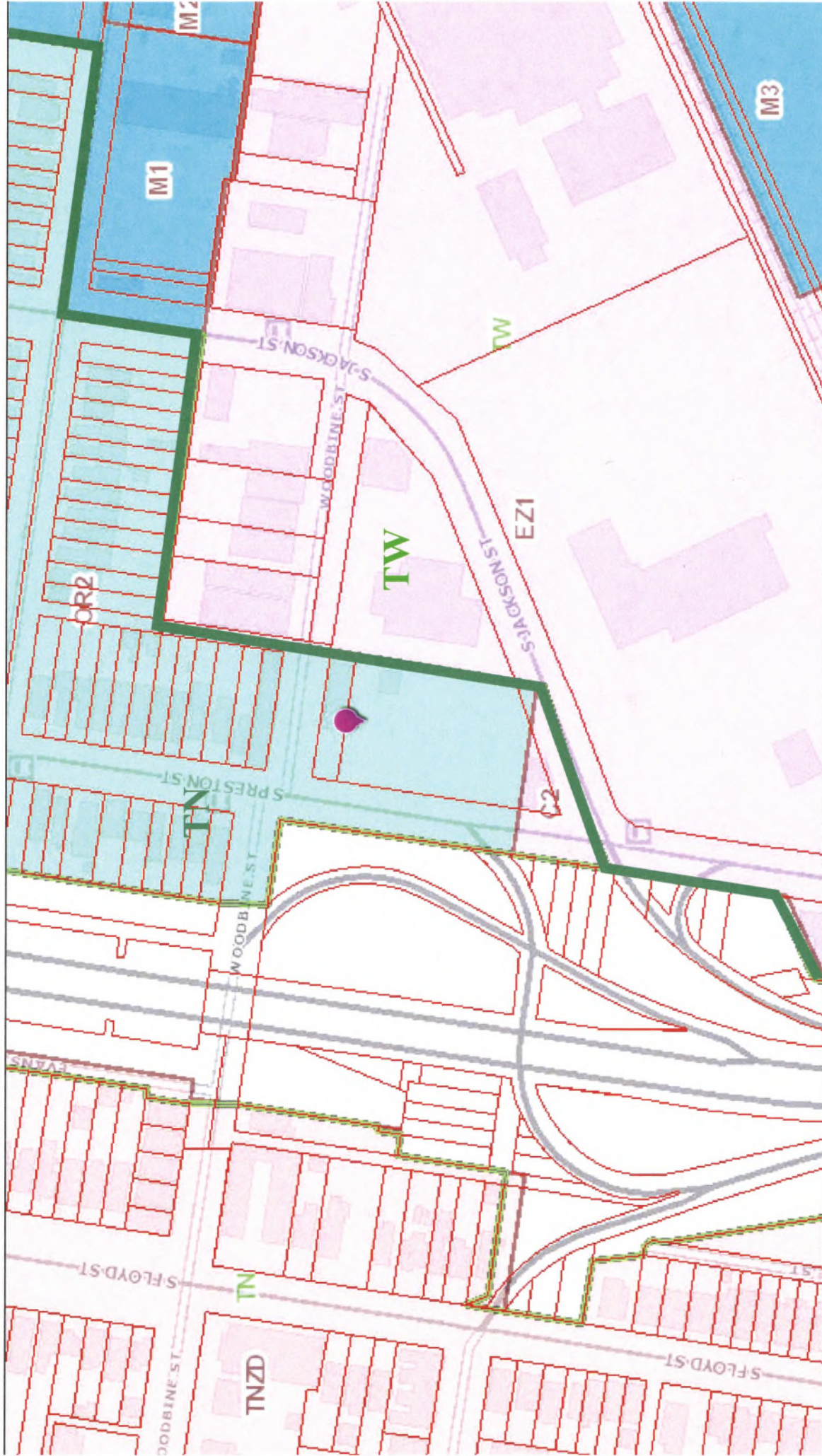


**EXHIBITS FOR APPLICANT
Midwest Sprinkler Corporation
1375 South Preston Street**

**Louisville Metro Planning Commission
Case No. 18Zone1080**

- 1) Zoning Map
- 2) Aerial Photography
- 3) Development Plan
- 4) Building Example
- 5) Shelby Park Murals
- 6) Waiver Justification
- 7) Variance Justifications
- 8) Zoning Change Demonstration of Appropriateness
- 9) Zoning Change Proposed Findings of Fact

**Tanner Nichols, Attorney for Applicant
Frost Brown Todd LLC
400 West Market Street, 32nd Floor
Louisville, Kentucky 40202
502/779-8616
tnichols@fbtlaw.com**

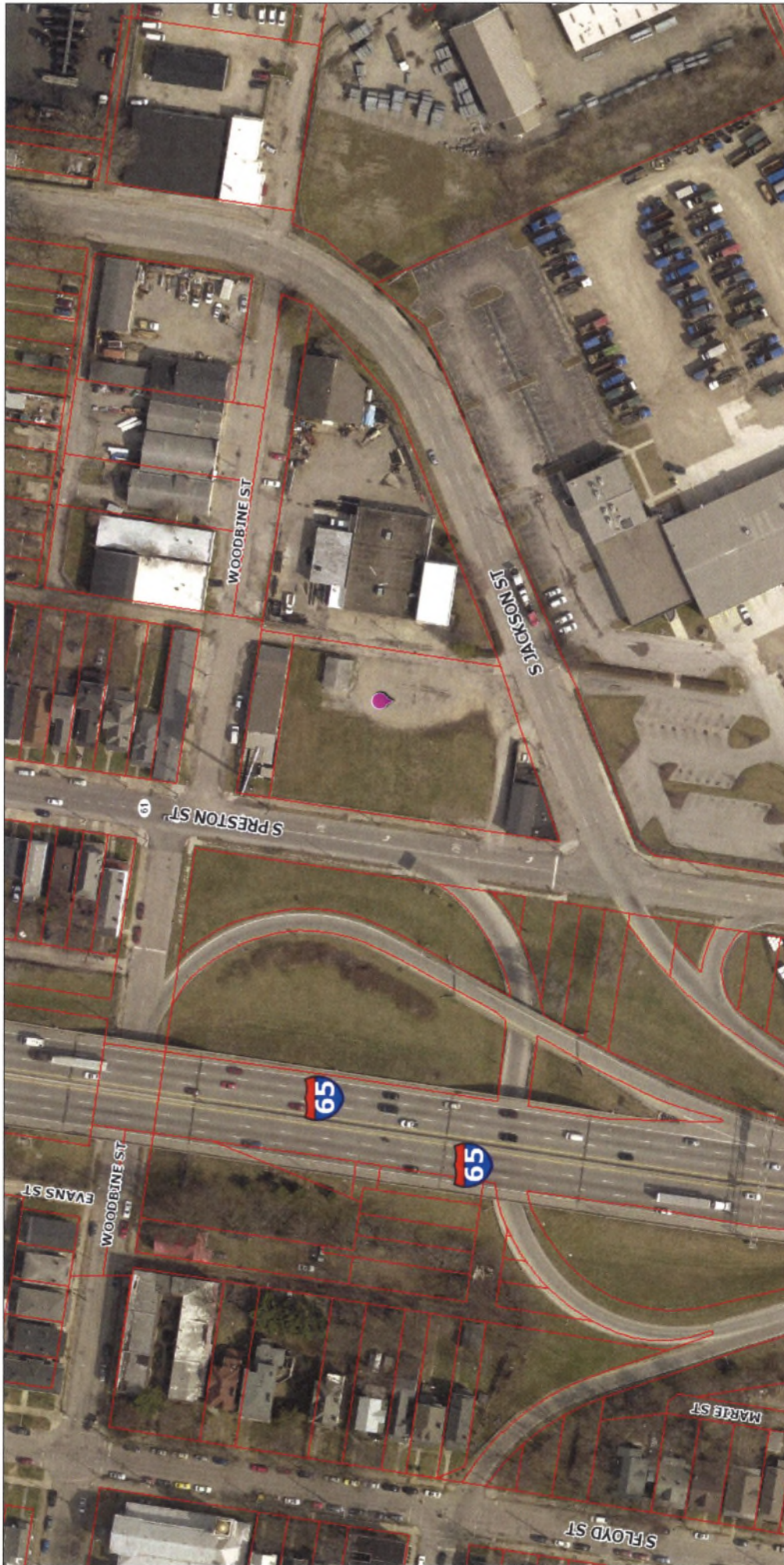


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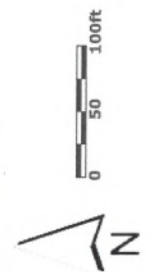




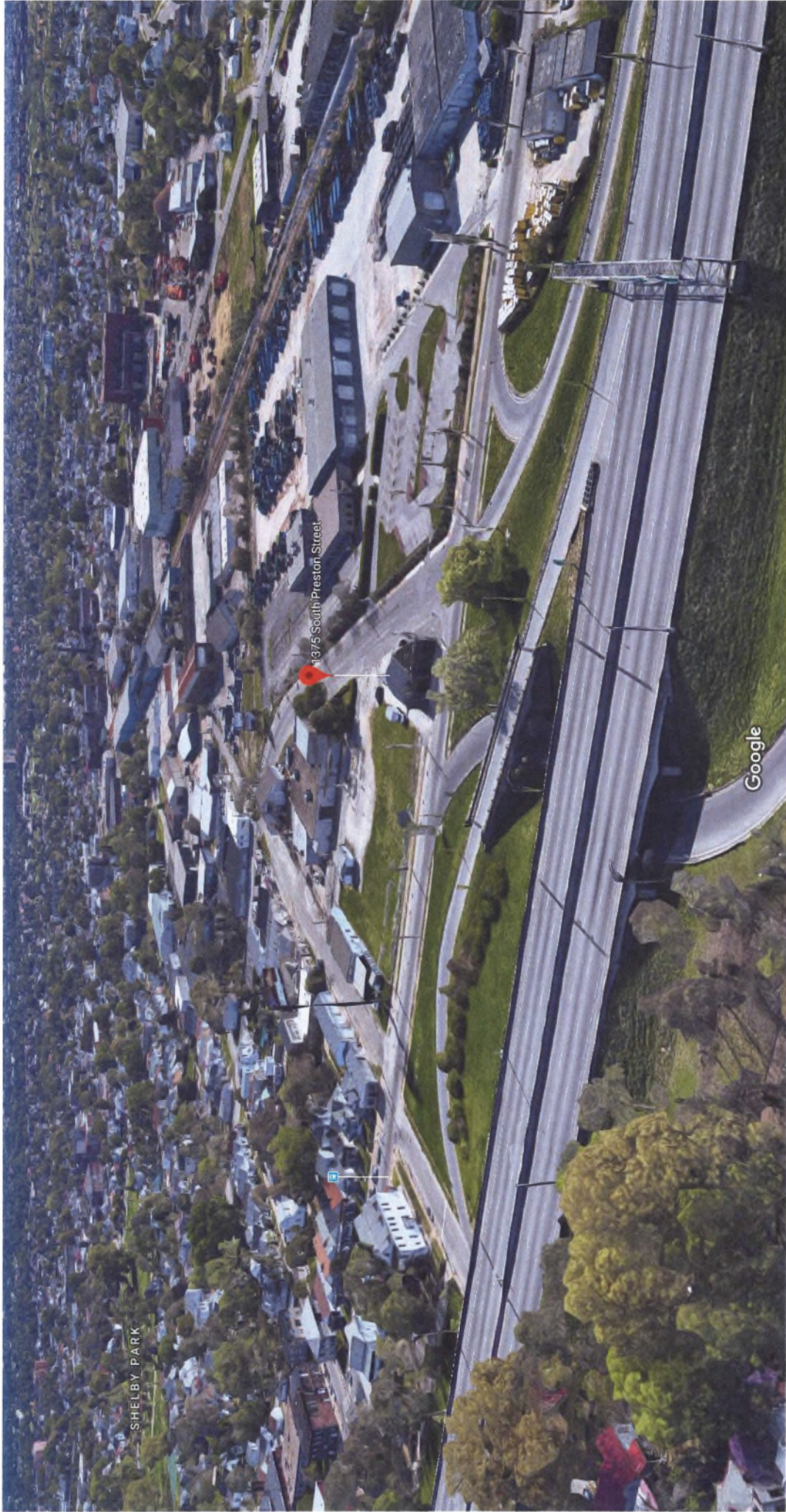
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Take a walk...
Shelby Park Murals Up Close & Personal

Mural Map

Shelby Park: Artful Evolution

Rachel Peterson

November 1, 2017

My last count has Shelby Park at 11 murals and some are exceptional. The murals came about from various sources over the past few years: a private equity firm, individuals, local independent businesses, a non-profit specializing in streetscape beautification and a few of the local neighborhood associations, including Shelby Park Neighborhood Association, of course. Just a fun fact for others that would like to incorporate public art into their communal landscapes.

A new mural is being painted on the old Keswick Democratic Club building as I write this. It's fun to watch the progress and I'm excited to see the final piece.

I live a few houses away from 'Sunshine & Shadow,' which is great because I'm a big fan of geometrics, muted colors and Scarlet's cinnamon rolls. Every time I walk by, it just makes me happy. Corny, but I don't care.

Spend a minute to really have a look at 'Sunshine & Shadow.' You'll soon realize the serious skill and effort it took. Consider how difficult it is to draw an even-looking circle on a flat piece of paper. Now, imagine painting multiple circles within circles that intersect with other circles on a brick and mortar building with ornate stone trim and pipes, lots of pipes. If you can't appreciate this mural, you might not be human.



My hope is that more people become familiar with all the good things happening in Shelby Park. Like any other place, and life in general, Shelby Park has lots of good, some bad, some exceptionally beautiful stuff and a bit of ugliness. We need all of that in order to appreciate the good things when we come across them.

And hey, you can't stop to smell the roses, or see the murals, when you're zipping by in a car. So take a walk.

Our lovely Olmsted Park is a nice place to walk, too. Enjoy.

Site by Rachel Peterson | 2017

Code Lou Front End Web Development Sept 2017 Project

Made with Bootstrap v4.0 + a little custom CSS + a dash of JS. Yum.

Infinite Thanks to Code Louisville!



Sunshine & Shadow Gibbs Rounsavall 2015

Scarlet's Bakery
714 East Oak Street
Louisville, KY

Map It



We're All Just Bones Miss Birdy 2017

AA Auto Repair
1200 Logan Street
Louisville, KY

Map It



Three Points Henry Cunningham & Chris Chappell 2015

Abell Elevator Co.
1256 Logan Street
Louisville, KY

[Map It](#)

Site by Rachel Peterson | 2017
Code Lou Front End Web Development Project
Made with Bootstrap v4.0 + a little custom CSS + a dash of JS. Yum.

Infinite Thanks to Code Louisville!

LAND DEVELOPMENT CODE WAIVER REQUEST

**Land Development Code §10.2.4
Midwest Sprinkler Corporation, Applicant
1375 South Preston Street**

REQUEST. This is a request to waive the Landscape Buffer Area and associated plant material along the north property line because the proposed building and the adjacent vacant building provide buffering for the OR-2 zoned property.

The requested waiver should be granted because of the reasons stated in this request below.

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

The requested waiver will not adversely affect adjacent property owners because the adjacent vacant building was originally built to the extremities of the property line. The proposed storage shed backs up to this vacant existing building with minimal impact to the adjacent parcel and the surrounding area.

2. The waiver will not violate the Comprehensive Plan.

The requested waiver will not violate the Comprehensive Plan. Plan 2040 Community Form Goal 1 encourages flexible site design and respect for the traditional pattern of development. The surrounding area has traditionally developed with little to no buffer areas between parcels. Goal 5 encourages public art. The proposed storage shed intends to have a mural on the visible portion of the structure.

3. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant.

The existing adjacent vacant building was originally built to the property lines. The proposed storage shed sits between an existing garage and the existing adjacent building. The location of the storage shed allows for future development of the site while minimizing impacts. Thus, the request constitutes the minimum necessary to afford relief to the Applicant.

4. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land. Strict application would require the removal of the existing garage or limit future development of the site.

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LAND DEVELOPMENT CODE WAIVER REQUEST
Land Development Code §5.5.5.A.1
Midwest Sprinkler Corporation, Applicant
1375 South Preston Street

REQUEST. This is a request to waive the required screening along the north property line because the proposed building and the adjacent vacant building provide buffering for the OR-2 zoned property.

The requested waiver should be granted because of the reasons stated in this request below.

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

The requested waiver will not adversely affect adjacent property owners because the adjacent vacant building was originally built to the extremities of the property line. The proposed storage shed backs up to this vacant existing building with minimal impact to the adjacent parcel and the surrounding area.

2. The waiver will not violate the Comprehensive Plan.

The requested waiver will not violate the Comprehensive Plan. Plan 2040 Community Form Goal 1 encourages flexible site design and respect for the traditional pattern of development. The surrounding area has traditionally developed with little to no buffer areas between parcels. Goal 5 encourages public art. The proposed storage shed intends to have a mural on the visible portion of the structure.

3. The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant.

The existing adjacent vacant building was originally built to the property lines. The proposed storage shed sits between an existing garage and the existing adjacent building. The location of the storage shed allows for future development of the site while minimizing impacts. Thus, the request constitutes the minimum necessary to afford relief to the Applicant.

4. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land. Strict application would require the removal of the existing garage or limit future development of the site.

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A REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION 5.5.1.A.2 TO ALLOW THE PROPOSED STORAGE SHED TO BE LOCATED FURTHER THAN 5-FEET FROM BOTH SOUTH JACKSON STREET AND SOUTH PRESTON STREETS IN THE TRADITIONAL WORKPLACE FORM DISTRICT.

1375 SOUTH JACKSON STREET

1. State the reasons that the granting of the variance:

A. WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY OR WELFARE.

The proposed storage building is proposed to be situated toward the rear of the site. If granted, the variance will not affect any issue or concern relating to public health, public safety or the general welfare. It is anticipated that the proposal will receive the approval of Transportation Review, which will demonstrate that the location of the building does not adversely affect the public health, safety or welfare.

B. WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE GENERAL VICINITY.

The proposed building encroaches into the minimum rear yard setback. The proposed storage building is in character with the surrounding industrial uses, while at the same time a much lower impact, both visually and materially. The current site is largely vacant. Any development on the site would be more in character with the general vicinity.

C. WILL NOT CAUSE A HAZARD OR A NUISANCE TO THE PUBLIC.

The proposed variance will not cause a hazard or nuisance to the public because the location of the building causes no potentially threatening condition nor does it cause any nuisance related to excess lighting, noise, dust, visual or otherwise.

D. WILL NOT ALLOW AN UNREASONABLE CIRCUMVENTION OF THE REQUIREMENTS OF THE ZONING REGULATIONS.

The proposed variances will not allow an unreasonable circumvention of the requirements of the zoning regulations because the building is proposed to be situated near the rear of the property, allowing for future development on the site. There is an existing building holding the corner in a manner

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intended by the regulation. Thus, the granting of the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations,

2. Additional consideration:

- B. THE STRICT APPLICATION OF THE PROVISIONS OF THE REGULATION WOULD DEPRIVE THE APPLICANT OF THE REASONABLE USE OF THE LAND OR WOULD CREATE AN UNNECESSARY HARDSHIP.**

The strict application of the provisions of the regulation would deprive the Applicant of the reasonable use of its land because it would disallow the use of the property as part of the operations of the adjacent business.

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**A REQUEST FOR A VARIANCE FROM LAND DEVELOPMENT CODE SECTION
5.2.5.C.3.c TO ALLOW THE PROPOSED STORAGE SHED TO ENCROACH INTO
THE REQUIRED 20-FOOT REAR YARD SETBACK IN THE TRADITIONAL
WORKPLACE FORM DISTRICT.**

1375 SOUTH JACKSON STREET

1. State the reasons that the granting of the variance:

**A. WILL NOT ADVERSELY AFFECT THE PUBLIC HEALTH, SAFETY
OR WELFARE.**

The proposed storage building is proposed to be situated toward the rear of the site. If granted, the variance will not affect any issue or concern relating to public health, public safety or the general welfare. It is anticipated that the proposal will receive the approval of Transportation Review, which will demonstrate that the location of the building does not adversely affect the public health, safety or welfare.

**B. WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE
GENERAL VICINITY.**

The proposed building encroaches into the minimum rear yard setback. The proposed storage building is in character with the surrounding industrial uses, while at the same time a much lower impact, both visually and materially. The current site is largely vacant. Any development on the site would be more in character with the general vicinity.

C. WILL NOT CAUSE A HAZARD OR A NUISANCE TO THE PUBLIC.

The proposed variance will not cause a hazard or nuisance to the public because the location of the building causes no potentially threatening condition nor does it cause any nuisance related to excess lighting, noise, dust, visual or otherwise.

**D. WILL NOT ALLOW AN UNREASONABLE CIRCUMVENTION OF THE
REQUIREMENTS OF THE ZONING REGULATIONS.**

The proposed variances will not allow an unreasonable circumvention of the requirements of the zoning regulations because the building is proposed to be situated near the rear of the property, allowing for future development on the site. The rear of the proposed storage shed would back up to the rear

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of the adjacent building. Landscaping will still be provided in more appropriate areas on the site. Thus, the granting of the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations,

2. **Additional consideration:**

- B. **THE STRICT APPLICATION OF THE PROVISIONS OF THE REGULATION WOULD DEPRIVE THE APPLICANT OF THE REASONABLE USE OF THE LAND OR WOULD CREATE AN UNNECESSARY HARDSHIP.**

The strict application of the provisions of the regulation would deprive the Applicant of the reasonable use of its land because it would disallow the use of the property as part of the operations of the adjacent business.

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ZONE AND FORM DISTRICT CHANGE JUSTIFICATION STATEMENT

Midwest Sprinkler

**1375 South Preston Street
18ZONE1080**

This application involves an approximately .91 acre tract located at the intersection of South Preston Street and South Jackson Street. The site is a consolidation of 8 lots pursuant to that Deed of Consolidation dated December 15, 2016 as recorded in Book 10781, Page 519 in the Jefferson County Clerk's Office. The site was also expanded with an alley closure on May 2, 2017 through Ordinance No. 073, Series 2017 and as identified as Case No. 16Streets1010. Most of the site is unimproved, but there are two existing garage/storage buildings with approximately 3,000 square feet of storage space.

The existing zoning in the surrounding area is office/residential and enterprise zone. Immediately to the north of the site at 1353 South Preston Street is zoned OR2. To the west of the site is Interstate 65 right-of-way. To the south of the site at 1419 South Jackson Street is zoned EZ1 and to the east of the site at 1420 South Jackson Street is zoned EZ1.

The majority of the subject property is currently zoned OR2 with a small portion at the corner of South Preston and South Jackson zoned C2. The applicant is requesting a change in zoning to an Enterprise Zone ("EZ1") to allow for construction of a three-sided storage building ("Storage Building"). The Storage Building will be approximately 4,080 square feet. The site is located in a Traditional Neighborhood Form District ("TN") and applicant is requesting (at the recommendation of the staff) a change to a Traditional Workplace Form District ("TW").

The applicant initially filed an application on November, 19th, 2018. In addition, the applicant conducted a neighborhood meeting with no attendees on January 15, 2019.

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.

According to LOJIC Online the property currently lies within the TN form district, but the applicant has requested a change to the TW form district. The TW form district applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. The uses in a TW form district are often integrated with or

adjacent to residential neighborhoods. The TW form district should be served by public transportation and parking should be encouraged mostly off-street and behind buildings. To encourage redevelopment in a TW, flexible and creative site design should be encouraged.

The proposed rezoning from OR2/C2 to EZ1 is appropriate for the site and is in compliance with the intent of the newly proposed TW form district. The Storage Building is of a design appropriate in mass, scale and style to the buildings in the neighborhood. The project is the kind of improvement that is encouraged by the Plan and allows for the expansion of an existing business. It conforms to the intent of the Community Form Plan Element because promotes the prosperity of the neighborhood. The zoning change and new Storage Building is also adaptive infill development which is a clear objective of the Community Form Plan Element. The new use allows for the expansion of a business that is located near the major transportation corridor or I-65. The site encourages the expanded industry to be located in a new workplace form district and in an area already served by existing infrastructure. Finally, Goal 5 of the Community Form Plan Element is to integrate art and the specific objective is to have art infused into the build environment. The applicant has met with a member of the neighborhood association and plans to allow appropriate murals to be painted on the walls of buildings at the property.

Plan Element 4.2 Mobility

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. There are existing sidewalks along the western and southern boundaries of this property. The property is near a public transportation route along South Preston. Policy 3 under Goal 3 of the Mobility plan element is to evaluate developments for their ability to promote public transportation and pedestrian use. Policy 4.5 under Goal 3 is to encourage linkage between neighborhoods and employment. Although air quality relating to automobile emissions, noise and traffic flow concerns will not be an issue as no additional traffic will be generated by this proposal, this location for the new development will actually promote air quality and access to public transportation routes. The proximity of the subject property to I-65 and other neighborhood will continue to result in shorter trips for residents, resulting in further reduction of automobile emissions. The existing sidewalks are sufficient to accommodate expected pedestrian movement. Also, as previously indicated, there will be no increase in vehicular traffic and no adverse effect on air quality.

Plan Element 4.3 Community Facilities

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 Metro 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

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 expand the business with the Storage Building would further to strategy of promoting small businesses and encouraging investment in a distressed area. Objective (b) of Goal 1 of this plan element is the redevelopment of underused commercial or industrial areas. This property is currently being used for limited storage in the existing garages but is otherwise underused. Policy 2 of Goal 1 of this plan element is to encourage industries to locate adjacent to existing industry. This property is located next to applicant's current operations which is currently zoned EZ1 and in a TW form district. The property to the south of this location is also zoned EZ1 and in a TW form district. Policy 5 of Goal 1 of this plan element is to require industrial development to locate with appropriate transportation connectivity near an arterial street which is the case with this location. Policy 2 of Goal 2 of this plan element encourages opportunities for adaptive re-use and encourages infill development through flexible land use regulations. Policy 3 of Goal 2 of this plan element encourages tree plantings that will be a part of applicant's development. The reinvestment and redevelopment of this property is consistent with and supported by the Plan.

Plan Element 4.5 Livability

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. Objective (c) and policy 41 of Goal 1 of this plan element is encourage new tree plantings and the restoration of the tree canopy. There are currently no trees on the property, but the applicant intends to fully comply with any new tree canopy requirements. Policy 2 of Goal 2 of this plan element is to streamline the application and permitting process for the appropriate vacant 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

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 was previously eight individual lots that have been consolidated to allow for the expansion of an existing business. The zoning change and form district change will allow for the construction of the new Storage Building which will allow for the adaptive re-use of the property. The commerce in this TW form district will expand and benefit the adjacent TN form district. The uses in TW are often integrated with or adjacent to residential neighborhoods and allow for residents of the neighborhood local employment opportunities.

FINDINGS OF FACT

Midwest Sprinkler

**1375 South Preston Street
18ZONE1080**

WHEREAS, The Planning Commission finds the Proposal to change the applicable zoning district from C2 and OR2 to EZ1 “Enterprise Zone” and from a Traditional Neighborhood Form District (“TN”) to a Traditional Workplace Form District (“TW”) to allow for the construction of a three-sided storage building (“Storage Building”) conforms to KRS 100.213 because it is in agreement with the Plan 2040 Comprehensive Plan for Louisville Metro (“Plan 2040”), as detailed in these Findings of Fact; and

WHEREAS, The Planning Commission further finds the Proposal conforms to the Community Form Plan Element 4.1. The TW form district applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. The uses in a TW form district are often integrated with or adjacent to residential neighborhoods. The TW form district should be served by public transportation and parking should be encouraged mostly off-street and behind buildings. Flexible and creative site design should be encouraged in the redevelopment in a TW form district. The proposed rezoning from OR2/C2 to EZ1 is appropriate for the site and is in compliance with the intent of the newly proposed TW form district. The Storage Building is of a design appropriate in mass, scale and style to the buildings in the neighborhood. The project is the kind of improvement that is encouraged by Plan 2040 and allows for the expansion of an existing business. It conforms to the intent of the Community Form Plan Element because it promotes the prosperity of the neighborhood. The zoning change and new Storage Building is also adaptive infill development which is a clear objective of the Community Form Plan Element. The new use allows for the expansion of a business that is located near the major transportation corridor or I-65. The site encourages the expanded industry to be located in a new workplace form district and in an area already served by existing infrastructure. Finally, Goal 5 of the Community Form Plan Element is to integrate art and the specific objective is to have art infused into the build environment. The applicant has met with a member of the neighborhood association and plans to allow appropriate murals to be painted on the walls of buildings at the property.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Mobility Plan Element 4.2. 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. There are existing sidewalks along the western and southern boundaries of this property. The property is near a public transportation route along South Preston. Policy 3 under Goal 3 of the Mobility plan element is to evaluate developments for their ability to promote public transportation and pedestrian use. Policy 4.5 under Goal 3 is to encourage linkage between neighborhoods and employment. Although air quality relating to automobile emissions, noise and traffic flow concerns will not be an issue as no additional traffic will be generated by this proposal,

this location for the new development will actually promote air quality and access to public transportation routes. The proximity of the subject property to I-65 and other neighborhood will continue to result in shorter trips for residents, resulting in further reduction of automobile emissions. The existing sidewalks are sufficient to accommodate expected pedestrian movement. Also, as previously indicated, there will be no increase in vehicular traffic and no adverse effect on air quality.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Community Facilities Plan Element 4.3. 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 Metro Louisville Fire Department will provide fire safety services to the site and the Metro Louisville Police Department will provide police service to the site.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Economic Development Plan Element 4.4. 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 expand the business with the Storage Building would further to strategy of promoting small businesses and encouraging investment in a distressed area. Objective (b) of Goal 1 of this plan element is the redevelopment of underused commercial or industrial areas. This property is currently being used for limited storage in the existing garages but is otherwise underused. Policy 2 of Goal 1 of this plan element is to encourage industries to locate adjacent to existing industry. This property is located next to applicant's current operations which is currently zoned EZ1 and in a TW form district. The property to the south of this location is also zoned EZ1 and in a TW form district. Policy 5 of Goal 1 of this plan element is to require industrial development to locate with appropriate transportation connectivity near an arterial street which is the case with this location. Policy 2 of Goal 2 of this plan element encourages opportunities for adaptive re-use and encourages infill development through flexible land use regulations. Policy 3 of Goal 2 of this plan element encourages tree plantings that will be a part of applicant's development. The reinvestment and redevelopment of this property is consistent with and supported by the Plan.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Livability Plan Element 4.5. 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. Objective (c) and policy 41 of Goal 1 of this plan element is encourage new tree plantings and the restoration of the tree canopy. There are currently no trees on the property, but the applicant intends to fully comply with any new tree canopy requirements. Policy 2 of Goal 2 of this plan element is to streamline the application and permitting process for the appropriate vacant 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.

WHEREAS, The Planning Commission further finds the Proposal conforms to the Housing Plan Element 4.1 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 was previously eight individual lots that have been consolidated to allow for the expansion of an existing business. The zoning change and form district change will allow for the construction of the new Storage Building which will allow for the adaptive re-use of the property. The commerce in this TW form district will expand and benefit the adjacent TN form district. The uses in TW are often integrated with or adjacent to residential neighborhoods and allow for residents of the neighborhood local employment opportunities.

WHEREAS, the Planning Commission further finds the Proposal conforms to all other applicable sections of Plan 2040.

NOW, THEREFORE, BE IT RESOLVED, THAT THE LOUISVILLE METRO PLANNING COMMISSION DOES HEREBY RECOMMEND TO THE LOUISVILLE METRO COUNCIL THAT THE ZONING CLASSIFICATION ON THE SUBJECT PROPERTY BE CHANGED FROM C-2 COMMERCIAL AND OR-2 OFFICE/RESIDENTIAL TO EZ-1 ENTERPRISE ZONE AND FORM DISTRICT CLASSIFICATION BE CHANGED FROM TRADITIONAL NEIGHBORHOOD TO TRADITIONAL WORKPLACE.

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