

JUSTIFICATION STATEMENT

CJ & Friends, LLC

749 & 751 Vine Street

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INTRODUCTION

CJ and Friends, LLC (the "Applicant") proposes to re-zone the property located at 749 and 751 Vine Street from R-6 Multi-Family Residential to C-2 Commercial and continue use of the site as a restaurant with outdoor dining space and the addition of short-term rental units where long term dwelling units were previously. The subject property is just to the north of the former Urban Government Center and LMHA headquarters. There are single family homes to the north and west and commercially-zoned property to the east. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Traditional Neighborhood Form District, which the Comprehensive Plan states is a form "characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys." Here, the proposal is consistent with the Traditional Neighborhood Form District as the proposed development does not involve new construction and does not seek to use the property more intensely than it was previously used. The proposal will also revitalize an existing building within this historic neighborhood and complement the already existing pattern of development. The proposed development will observe the Traditional Neighborhood form as it continues to integrate a neighborhood serving use, restaurant, and short-term rentals.

The proposal is compatible with the scale and site design of the surrounding properties. The building already exists and is not proposed to change on the exterior. The proposal is surrounded by similar commercially zoned properties in the Paristown Pointe neighborhood, as well as homes across Vine Street. The proposed development will provide buffering to prevent adverse impacts on adjacent properties.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Vine Street. The proposed development is near other activity centers along Baxter Avenue and other downtown thoroughfares including multi-modal routes such as bike lanes and bus routes. The proposed development also contains sidewalks along the street frontage that connect the development into the Paristown neighborhood and adjacent neighborhoods.

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COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development refurbishes an existing structure to provide new dining options and rentals in area that has been targeted for rehabilitation, thus creating additional economic opportunities. The proposed development is designed to serve the needs of the Paristown Pointe neighborhood and adjacent residential areas. This will allow residents options for dining and short-term rental units for visitors to support tourism in one of Louisville's most rapidly developing neighborhoods.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the property revitalizes an already existing structure with no new construction on the site, conserving not only resources, and minimizing the impact on the environment, but the character of the neighborhood. The proposed development is also designed to give the visitors and residents of surrounding neighborhoods access to the property via sidewalk, reducing vehicle miles traveled.

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