

TRADITIONAL NEIGHBORHOOD ZONING DISTRICT
MAP AMENDMENT FINDINGS OF FACT

1031 S. 6TH STREET

**To allow a cultural center as a “permitted
where mapped” use**

WHEREAS, the Louisville Metro Planning Commission, having reviewed the record in Case No. 14ZONE1024, and having heard testimony in a properly advertised public hearing, finds as follows:

Basic Facts:

1. The subject property is located near the southeast corner of the intersection of Zane Street and S. 6th Street, shown as “Neighborhood General” on the Traditional Neighborhood Zoning District map.

2. The building on the subject property was constructed as a commercial structure for the Louisville Armored Car Company and previously housed its vaults, dispatch offices and driver changing rooms.

3. The property has been the subject of two cases before the Louisville Metro Board of Zoning Adjustment (B-255-05, #11842), one to allow an antique shop and one to allow a change from the antique shop use to art gallery and art studios.

4. The subject property is located in the Traditional Neighborhood Zoning District and is mapped “Neighborhood General.”

5. The commercial building on the subject property is approximately 9,500 square feet in size.

6. The property itself is only 10,798 square feet, meaning the building covers almost the entirety of the lot, from 6th Street to the alley in the rear.

7. The property has been used as art gallery space since 2008, when the Louisville Metro Board of Zoning Adjustment determined that the property could be used as such under a change in non-conforming use determination. The owner of the property is seeking to allow for expanded cultural uses in the building, including small plays, a community radio station, gallery space and her residence.

Analysis:

The Traditional Neighborhood Zoning District grew out of the Old Louisville Neighborhood Plan and was an effort to preserve the unique character of Old Louisville. The Traditional Neighborhood Zoning District (TNZD) was created to ensure that properties were used consistently with the Neighborhood Plan. The TNZD includes a

limited set of uses for each property based on its location and historic use, with districts and uses set out on a map where each property is given a designation. Uses are Permitted, Permitted where Mapped, Permitted with a Conditional Use Permit or not permitted. Community Centers, Cultural Centers and Civic Buildings are Permitted where Mapped in the Neighborhood General District.

The Proposed Use and the Comprehensive Plan:

WHEREAS, the Applicant has worked since 2008 to foster the arts in Old Louisville and Limerick, including the procurement of a community radio license, a Kickstarter campaign to help create rehearsal space and to the creation of Vault 1031, a non-profit to run the proposed community center; and

WHEREAS, the proposed use as a “Cultural Center” will include a community radio studio, art gallery space, rehearsal space and a mini-theater for smaller productions; the building will be upgraded with ADA compliant bathrooms and appropriate fire and building code improvements; and

WHEREAS, the proposal to allow for a cultural center complies with the Cornerstone 2020 Comprehensive Plan because the proposal will allow for the re-use of an existing building within a mixed area of the Limerick Neighborhood, because the subject property is on a block of 6th St. with other residential and commercial uses and is located adjacent to a mostly-vacant parcel that is designated “corner commercial;” because it is an adaptive re-use of an older commercial structure; because the vaults in the building will be re-used as offices and theater space; because the former drive-through section of the building will continue to house art gallery space; because the former driver changing area has been converted into an urban residence; and

WHEREAS, the proposal further complies with the Cornerstone 2020 Comprehensive Plan and with the intent of the TNZD regulation because the building and use are compatible with the surrounding mixed-use area, and several members of the neighborhood and the main neighborhood organizations have sent letters of support for the application; because there will be no exterior construction other than the eventual placement of a sign on the façade that will be in the same style as the previous Louisville Armored Car sign; because there should be no adverse impacts on the surrounding neighborhood from light, noise or odor; because the subject property is not in the floodplain; because there are no natural areas on the subject property to be disturbed; because the traffic impact from the proposed cultural use should be no greater than the existing art gallery use; and because Parking is not required per Table 2.8 of Appendix 2B.

NOW, THEREFORE, the Louisville Metro Planning Commission, pursuant to LDC Chapter 2.7.4.C.4.a does hereby APPROVE the designation of the subject property as Traditional Neighborhood Zoning District-Neighborhood General Institutional Use Where Mapped and orders that the official TNZD map be amended to reflect the change.