

**Rezoning Justification Statement  
Shelby Street Event Space / Lounge  
1149 South Shelby Street  
Louisville, KY 40204**

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**Project Summary**

A change in zoning is requested for a tract of real property comprising 0.1 acres located at 1149 South Shelby Street, Louisville, Kentucky 40204 (Property). The Property is situated near the northeast quadrant of the intersection of South Shelby Street and East Oak Street.

The requested rezoning from C-1 to C-2 (Commercial District) to allow a renovation of an existing building for use as an Event Space and Lounge. This will allow for operational flexibility to be built into the development of a small traditional neighborhood commercial center. The existing building will be renovated and designed ensure compatibility with the existing neighborhood while provided updated interior amenities.

The rezoning will adhere to and further promote the design standards and development guidelines discussed in the Comprehensive Plan. As the development moves through the entitlement process, it will cultivate the ideas and suggestions provided by the neighbors and other interested parties, and the Louisville Metro Governments via the designated representatives and staff officials. Applicable Guidelines and Policies of the Comprehensive Plan are discussed herein.

The proposal is within a mixed-use corridor that has been create along South Shelby Street and East Oak Street. The proposal is surrounded by mixed uses. The proposal is for C-2 zoning and is located along a minor arterial. The proposal will not create a new commercial center but will fill existing vacant retail space. The proposal is compact and located in the vicinity to other compatible uses currently being revitalized with new mixed uses in an existing traditional neighborhood center. Per metro staff findings, the subject site is in a walkable urban neighborhood at the intersection of manor arterial roadways and supported by TARC service. The proposed is appropriately located along a mixed-use corridor. Surrounding land uses are compatible with the proposed zoning district as they consist of varying intensities of commercial, industrial, and office districts. The proposal preserves the existing building consistent with predominate neighborhood building designs.

**Demonstration of Appropriateness with Comprehensive Plan 2040**

**Community Facilities**

Our Project aligns with the goals for Community Facilities. The Project provides for multi-modal access with pedestrian traffic, a nearby TARC stop, and available parking. A goal of Community Facilities is to provide Educational, Cultural and Leisure facilities for the neighborhood – and the combination Event Space for bourbon samplings and community use in addition to the Lounge that will at times be open to the general public will enhance and contribute to this planning concept.

**Community Form**

Our Project is an enhancement of the goals of the Community Form. We are protecting the existing structure (circa 1890) and undergoing a substantial renovation to preserve its presence in the neighborhood for generations to come. Community Form encourages Mixed Use Centers and we are strategically located near the intersection of a neighborhood commercial node that includes

professional offices, a bakery, religious multi-cultural church and additional available retail areas currently being renovated. The desired intention of the entire Project Event Space is to promote the Kentucky Bourbon experience for smaller groups in a unique intimate setting.

**Livability and Environment**

Our Project is a needed contributor to the Livability and Environment goals of the Comprehensive Plan. The Event Space will provide a local option for residence within the neighborhood to hold events with the public lounge will provide options for nearby residence to meet, socialize with activities that will attract people to live and work along the South Shelby Street/East Oak Street corridors in a natural and sustainable way with easy access with all means of transportation.

**Marketplace**

Our Project is perfect for the Marketplace goals of the Comprehensive Plan. Young and highly skilled workers are attracted to urban living environments that provide easily accessible entertainment, food and public transportation. The combination of retail, work and established residential nearby, all easily accessed as a pedestrian or TARC rider ensure this will be a vibrant traditional community.

**Mobility**

Our project exemplifies the Mobility goals set forth in the Comprehensive Plan. We have all modes of transportation available with pedestrian, bike, TARC and automobile. Our project is located near the intersection of traditional neighborhood commercial corridors and is a short bike ride to Downtown.

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