

### **Case No. 18ZONE1019 Findings of Fact**

**WHEREAS**, the Louisville Metro Planning Commission finds that the proposal meets Guideline 1 - Community Form because the existing uses and development are in keeping with the surrounding downtown area, and the existing development nearly occupies a full city block and is in keeping with the grid pattern of the downtown area; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 2 – Centers because a new center is not being proposed; a retail commercial development is not being proposed; the existing development maximizes use of the property; there is a mix of uses within the development; the existing use is a hotel and multi-family residential and includes additional office and commercial uses within the development; the development is multi-purpose, maximizes use of the property, and while it does not feature a central plaza there is a plaza area located on the north side near the river; there is a parking facility within the existing development that serves this and other properties; the existing development utilizes existing utility hookups. No new hookups are proposed; and there are pedestrian facilities around the site; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 3 – Compatibility because the size and scale of the existing development is in keeping with the surrounding downtown area; the materials of the building are in keeping with the character of the surrounding downtown area; there is not a non-residential expansion into an existing residential area; there are no known potential odor or emissions associated with the existing development; the existing/proposed use does not cause any adverse traffic impacts on the surrounding area; there is no new lighting being proposed; the use is located along a transit corridor; the existing use and development are in keeping with the scale, intensity, design, and character of the surrounding downtown area; the existing use is compatible with all surrounding uses; the existing setbacks and building heights are compatible with nearby developments; there are no adjacent residential areas; all parking areas are within the parking garage, thus screened from adjoining uses; the existing parking garage is integrated into the development; staff did not conduct a review of existing signage on the site, but no new signage is proposed at this time; and

**WHEREAS**, the Committee further finds that the proposal meets Guideline 4 – Open Space because open space is not required, and the site is developed and there are no natural features on the site; and

**WHEREAS**, the Committee further finds that the proposal meets Guideline 5: Natural Areas and Scenic and Historic Resources because the site is developed and there are no natural features on the site, and the existing building will continue to be used for the existing use; and

**WHEREAS**, the Committee further finds that the proposal meets Guideline 6: Economic Growth and Sustainability because the existing development has adequate access points to and from the surrounding transportation system; the existing use will continue within the existing building; and no industrial use is proposed; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 7: Circulation because there are no transportation improvements associated with this application; there are existing pedestrian, bicycle, and mass transit facilities in the immediate area of the existing development; there are existing pedestrian, bicycle, and mass transit facilities in the immediate area of the existing development; no new right-of-way is being proposed; parking requirements

were not provided nor required with this review. There are no parking standards for the Downtown Form District; and no cross access is proposed; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 8: Transportation Facility Design because there are no stub streets; all access to the site comes from existing right-of-way and not through area of lower intensity or density; and no new streets are proposed; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 9: Bicycle, Pedestrian and Transit because there are existing pedestrian, bicycle, and mass transit facilities in the immediate area of the existing development; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 10: Flooding and Stormwater because no new development is proposed. Existing draining facilities will remain in place; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 12: Air Quality because there are no known air quality issues associated with the existing use; and

**WHEREAS**, the Commission further finds that the proposal meets Guideline 14: Infrastructure because there are no plans for expansion of utilities on the site. The site will continue to be served by existing infrastructure; Louisville Water Company and Louisville Fire currently serve the facility; and MSD can adequately serve the existing facility; now, therefore be it

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested Change in zoning from M-3 Industrial to C-3 Commercial on 0.6 acre be **APPROVED**.