

Case 13ZONE1014 – Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report and testimony provided, that the proposal complies with Comprehensive Plan Guideline 1 – Community Form because the proposal does not interfere with the current layout of streets, alleys, or sidewalks. The proposal is located in an existing commercial node that includes a mix of uses. C-2 permits other commercial uses that are currently permitted next door. The proposal is located in an existing commercial and residential area. The proposal will not affect public open space in the area. The proposal is for the preservation/renovation of an existing structure that is consistent with the overall look and history of the adjacent neighborhood; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 2 – Centers because the proposal will create a new center. The proposal includes a small portion of new construction but is mainly the reuse of an existing structure for commercial use. The proposal is located in a relatively dense area and along a minor arterial. The classification of Goss Avenue as a minor arterial indicates that there is enough traffic and population around the area to support C-2. The proposal is for a small lot within an existing commercial node. No additional infrastructure is necessary with this proposal. The proposal is creating a new center where commercial has existing for over a century. It is adjacent to compatible high density and intensity zoning. The proposal is for mixed use. The site is accessible by all types of people and forms of transportation. Transit is not available along this portion of Goss. The proposal is utilizing existing utilities for the development. On-site parking is proposed at the rear of the site where it typically would be located within the TN form district; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 3 – Compatibility because No new building is proposed. No new signage is proposed. APCD has approved the proposal. Transportation Planning has determined that there would not be an adverse impact of traffic in the area. Lighting will meet LDC requirements. The proposal is for a high intensity commercial zoning district not located along a transit corridor but is located in an existing activity node where a commercial use has been present in the structure for at least a century. The proposal provides some buffering between adjacent residentially used properties. The screening requirements between the uses will be met. The proposal mitigates the impact of the existing development by providing the required screening along the perimeter as well as within the ROW for the VUA screening. The proposal is mainly utilizing an existing structure that meets form district standards. The proposal mitigates the impact of the existing development by providing the required screening along the perimeter as well as within the ROW for the VUA screening. Because the site is adjacent to existing C-2 zoning. The proposal is not a non-residential expansion into an existing residential area; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 4 – Open Space because open space

areas are provided between the sidewalk and the existing building. The proposal is not located in an area where there are natural features evident; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 5 - Natural Areas and Scenic and Historic Resources because the proposal is not located in an area where there are natural features evident. Soils are not an issue with the proposal. The proposal is for the preservation and re-use of an existing structure; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 6 - Economic Growth and Sustainability because access is not an issue with the proposal. The proposed C-2 zoning will be located in an existing activity node that has been present in the neighborhood for at least a century; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 7 – Circulation because roadway improvements are not required with the proposal. The existing facilities around the site promote alternate transportation. No new roads are proposed. Access will be from existing streets. No additional ROW needs to be dedicated. The proposal is surrounded on two sides by residential. Cross access is not necessary. The minimum requirement for parking is being provided; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 8 - Transportation Facility Design because the proposal is surrounded on three sides by right of way. Cross access is not necessary. Access to the development is by public roadways. The proposal is surrounded on two sides by residential. Cross access is not necessary; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 9 - Bicycle, Pedestrian and Transit because the existing facilities around the site promote alternate transportation; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 10 - Flooding and Stormwater because MSD has preliminarily approved the proposal; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 12 - Air Quality because APCD has approved the proposal; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 13 - Landscape Character because the proposal does not have any existing natural features and is not located in an area where natural corridors are evident; and

WHEREAS, the Louisville Metro Planning Commission further finds that the proposal complies with Comprehensive Plan Guideline 14 – Infrastructure because existing utilities will serve the site. The Health Department has not indicated any issues with the proposal. The proposal is located in an area with adequate water supply; now, therefore be it

RESOLVED, that the Louisville Metro Planning Commission does hereby **RECOMMEND** to the legislative body of the Louisville Metro Council that the change in zoning from R-6 to C-2 be **APPROVED** on property described in the legal description.