

**THE EDISON CENTER**  
Change in Zoning from M-1 to EZ-1  
1228 South 7th Street

**PROPOSED FINDINGS OF FACT FOR CHANGE IN ZONING**

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 1 of the Cornerstone 2020 Comprehensive Plan because the Traditional Workplace Form is characterized by predominantly small to medium scale industrial and employment uses that allow a mixture of industrial, commercial and office uses. This plan allows for the flexibility of office and technology uses in an area that is surrounded by other industrial and business uses. The site is served by public transportation with a bus route that runs along S. 7th Street, and it includes reinvestment, rehabilitation and redevelopment of an existing site and structure.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that Guideline 2 is not applicable to this proposal because this site is located in the Traditional Workplace Form District and not in a designated Center.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 3 of the Cornerstone 2020 Comprehensive Plan because this project includes the rehabilitation of an existing non-residential site. This does not represent a non-residential expansion or intrusion into an existing residential area. The project has been given preliminary approval by the Air Pollution Control District. A trip generation and distribution analysis has been provided to Louisville Metro Public Works. Internal lighting will be directed downward. The site is located along a transit corridor within an existing industrial area. No new buildings are proposed, and adequate parking is provided on-site.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 4 & 5 of the Cornerstone 2020 Comprehensive Plan because the subject property does not contain any natural areas. This is a documented brownfield site and disturbance of the soil on site must be limited in compliance with the approved Site Management Plan. This project includes the preservation & re-use of two historic structures on the property. The applicant is seeking a landmarks designation for the primary 3-story structure. This site is not located in the 100-year FEMA floodplain and does not impact any existing streams.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 6 of the Cornerstone 2020 Comprehensive Plan because this redevelopment proposal includes the preservation and reuse of 3 existing structures that have fallen into environmental degradation and are an eyesore to the surrounding neighborhood. The proposed redevelopment supports existing non-residential land uses that are consistent with the Traditional Workplace Form and the proposal supports the attraction of new industry and businesses to existing facilities. The site abuts S. 7th Street and 9th Streets which are classified as arterial level

roadways, and the project supports the redevelopment, reinvestment and rehabilitation of existing facilities within the Traditional Workplace Form.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 7 of the Cornerstone 2020 Comprehensive Plan because this site is located along 7th and 9th streets which are both classified as arterial level roadways. Existing sidewalks connect the site to abutting neighborhoods to the east and to other industrial uses to the North and South. A Trip Generation & Distribution Analysis has been submitted to Louisville Metro Public Works for review. Existing drive lanes and streets provide connections to adjacent properties. No change to the existing street grid is proposed. The site is a fenced, gated and secure facility located on a designated TARC route. Adequate off-street parking has been provided.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 8 & 9 of the Cornerstone 2020 Comprehensive Plan because pedestrian access will be provided to the main building from the primary entrance on S. 7th Street. Pedestrian access will also be provided from the main building, through the parking lot to a new pedestrian corridor located along the unnamed alley to the south which will be closed. This will also facilitate a future pedestrian connection to the undeveloped property to the south of the subject site. The existing sidewalk and street grid connect the site to the surrounding neighborhood. No new roadways are proposed. The significant grade change between 9th street and the site prevents vehicular and pedestrian connections between the road and the site.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 10 & 11 of the Cornerstone 2020 Comprehensive Plan because the proposed redevelopment is not located with the 100-yr FEMA floodplain and does not impact any existing streams. The site is currently 100% impervious so the proposed development will not increase storm water runoff. The project has been preliminarily approved by MSD and construction plans will comply with MSD stormwater management policies, water quality plans and sediment and erosion control ordinances.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 12 of the Cornerstone 2020 Comprehensive Plan because it does not involve major demolition or site improvements. The project has received preliminary approval by the Air Pollution Control District and found not to have a negative impact on air quality.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 13 of the Cornerstone 2020 Comprehensive Plan because this site contains no natural features. The primary visual improvements to the site will include architectural enhancements to the existing buildings. The proposed use is compatible with with existing neighborhood which mitigates the need for screening and buffering incompatible uses.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 14 & 15 of the Cornerstone 2020 Comprehensive Plan because the subject site is in a developed area well served by existing gas, electric,

cable, internet and sanitary sewer service. There is adequate water supply to provide both domestic and fire protection service and all temporary construction trailers will be permitted but the Louisville Metro Health Department.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing, and the applicant's proposed findings of fact that the application for a change in zoning complies with the Cornerstone 2020 Comprehensive Plan because it allows for the adaptive re-use of this historic brownfield site in urban Louisville.