

ZONE AND FORM DISTRICT CHANGE JUSTIFICATION STATEMENT

Midwest Sprinkler

**1375 South Preston Street
18ZONE1080**

This application involves an approximately .91 acre tract located at the intersection of South Preston Street and South Jackson Street. The site is a consolidation of 8 lots pursuant to that Deed of Consolidation dated December 15, 2016 as recorded in Book 10781, Page 519 in the Jefferson County Clerk’s Office. The site was also expanded with an alley closure on May 2, 2017 through Ordinance No. 073, Series 2017 and as identified as Case No. 16Streets1010. Most of the site is unimproved, but there are two existing garage/storage buildings with approximately 3,000 square feet of storage space.

The existing zoning in the surrounding area is office/residential and enterprise zone. Immediately to the north of the site at 1353 South Preston Street is zoned OR2. To the west of the site is Interstate 65 right-of-way. To the south of the site at 1419 South Jackson Street is zoned EZ1 and to the east of the site at 1420 South Jackson Street is zoned EZ1.

The majority of the subject property is currently zoned OR2 with a small portion at the corner of South Preston and South Jackson zoned C2. The applicant is requesting a change in zoning to an Enterprise Zone (“EZ1”) to allow for construction of a three-sided storage building (“Storage Building”). The Storage Building will be approximately 4,080 square feet. The site is located in a Traditional Neighborhood Form District (“TN”) and applicant is requesting (at the recommendation of the staff) a change to a Traditional Workplace Form District (“TW”).

The applicant initially filed an application on November, 19th, 2018. In addition, the applicant conducted a neighborhood meeting with no attendees on January 15, 2019.

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COMPREHENSIVE PLAN 2040

Compliance with specific applicable plan elements, goals, objectives and policies of the Plan 2040 A Comprehensive Plan for Louisville Metro (“Plan”) are set forth in this Justification Statement.

Plan Element 4.1 Community Form.

According to LOJIC Online the property currently lies within the TN form district, but the applicant has requested a change to the TW form district. The TW form district applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. The uses in a TW form district are often integrated with or

adjacent to residential neighborhoods. The TW form district should be served by public transportation and parking should be encouraged mostly off-street and behind buildings. To encourage redevelopment in a TW, flexible and creative site design should be encouraged.

The proposed rezoning from OR2/C2 to EZ1 is appropriate for the site and is in compliance with the intent of the newly proposed TW form district. The Storage Building is of a design appropriate in mass, scale and style to the buildings in the neighborhood. The project is the kind of improvement that is encouraged by the Plan and allows for the expansion of an existing business. It conforms to the intent of the Community Form Plan Element because promotes the prosperity of the neighborhood. The zoning change and new Storage Building is also adaptive infill development which is a clear objective of the Community Form Plan Element. The new use allows for the expansion of a business that is located near the major transportation corridor or I-65. The site encourages the expanded industry to be located in a new workplace form district and in an area already served by existing infrastructure. Finally, Goal 5 of the Community Form Plan Element is to integrate art and the specific objective is to have art infused into the build environment. The applicant has met with a member of the neighborhood association and plans to allow appropriate murals to be painted on the walls of buildings at the property.

Plan Element 4.2 Mobility

The plan element of Mobility promotes effective connectivity through the community via a safe and effective transportation system. Goal 3 of the Mobility plan element is to encourage land use and transportation patterns that connect Louisville Metro and support future growth. There are existing sidewalks along the western and southern boundaries of this property. The property is near a public transportation route along South Preston. Policy 3 under Goal 3 of the Mobility plan element is to evaluate developments for their ability to promote public transportation and pedestrian use. Policy 4.5 under Goal 3 is to encourage linkage between neighborhoods and employment. Although air quality relating to automobile emissions, noise and traffic flow concerns will not be an issue as no additional traffic will be generated by this proposal, this location for the new development will actually promote air quality and access to public transportation routes. The proximity of the subject property to I-65 and other neighborhood will continue to result in shorter trips for residents, resulting in further reduction of automobile emissions. The existing sidewalks are sufficient to accommodate expected pedestrian movement. Also, as previously indicated, there will be no increase in vehicular traffic and no adverse effect on air quality.

Plan Element 4.3 Community Facilities

Although the proposal does not include any new community facilities, it does comply with Policy 1 of Goal 2 of the Community Facilities plan element. The development is located in an area that is being served by existing utilities. In addition, the Metro Louisville Fire Department will provide fire safety services to the site and the Metro Louisville Police Department will provide police service to the site.

Plan Element 4.4 Economic Development

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The intent of the Economic Development plan element is to provide a framework for a healthy economic climate. The goals, objectives and policies advance Louisville Metro's economic development vision by supporting small and mid-sized businesses and encouraging investment in areas facing disinvestment. Clearly allowing the applicant to expand the business with the Storage Building would further to strategy of promoting small businesses and encouraging investment in a distressed area. Objective (b) of Goal 1 of this plan element is the redevelopment of underused commercial or industrial areas. This property is currently being used for limited storage in the existing garages but is otherwise underused. Policy 2 of Goal 1 of this plan element is to encourage industries to locate adjacent to existing industry. This property is located next to applicant's current operations which is currently zoned EZ1 and in a TW form district. The property to the south of this location is also zoned EZ1 and in a TW form district. Policy 5 of Goal 1 of this plan element is to require industrial development to locate with appropriate transportation connectivity near an arterial street which is the case with this location. Policy 2 of Goal 2 of this plan element encourages opportunities for adaptive re-use and encourages infill development through flexible land use regulations. Policy 3 of Goal 2 of this plan element encourages tree plantings that will be a part of applicant's development. The reinvestment and redevelopment of this property is consistent with and supported by the Plan.

Plan Element 4.5 Livability

The intent of the Livability plan element is to provide guidance and direction for the provision and maintenance of resources necessary for the health and well-being of the citizens. Objective (c) and policy 41 of Goal 1 of this plan element is encourage new tree plantings and the restoration of the tree canopy. There are currently no trees on the property, but the applicant intends to fully comply with any new tree canopy requirements. Policy 2 of Goal 2 of this plan element is to streamline the application and permitting process for the appropriate vacant properties. While there is not an absent property owner, this property as currently zoned does not allow for its adaptive reuse and the zoning change would allow for appropriate reuse. Finally, Goal 3 of this plan element promotes equitable access to land use planning to not only those large developers and industry, but also to small business owners looking to expand operations and business opportunities which in turn leads to better neighborhoods and prosperity of the citizens of those neighborhoods.

Plan Element 4.6 Housing

This plan element seeks to enhance housing opportunities to all citizens of Louisville. Specifically Goal 2 of this element is to facilitate the development of connected neighborhoods with an objective to promote infill development and adaptive re-use. This site was previously eight individual lots that have been consolidated to allow for the expansion of an existing business. The zoning change and form district change will allow for the construction of the new Storage Building which will allow for the adaptive re-use of the property. The commerce in this TW form district will expand and benefit the adjacent TN form district. The uses in TW are often integrated with or adjacent to residential neighborhoods and allow for residents of the neighborhood local employment opportunities.

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