

louisville planning & design
444 south fifth street
louisville kentucky 40202

re: 223/225 S. Spring Street Comprehensive
Plan Elements Justification Statement

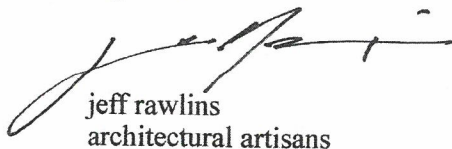
02 December 2022

223/225 S. Spring Street in the Irish Hill Neighborhood near the intersection of Payne and Spring Streets complies with the major plan elements of the Goals of the Comprehensive Plan for Louisville Metro:

- 4.1 Community: 223 S. Spring conforms to the existing neighborhood fabric by planning to increase residential density, and help further activate a corner commercial zone, further enhancing it's immediate quality of life and sense of place.
- 4.2 Mobility: The subject site sits immediately adjacent to a marked/shared bike lane on Payne Street, as well as the #19 Bus, therefore fulfilling the goals of creating a multi-modal transit oriented development.
- 4.3 Community Facilities: N/A
- 4.4 Economic Development: The stated goal of 4.2 is met by 223 S. Spring by the fact it is a small business which takes advantage of multi-modal infrastructure and promoting investment and creates jobs as well as housing in a potentially disinvested area.
- 4.5 Livability: The restaurant expansion will help expand access to fresh food and an outdoor dining and landscaped area will be planted to further enhance the tree canopy in the neighborhood.
- 4.6 Housing: 223 S. Spring as a proposed short term rental will be in a walkable and accessible neighborhood, is both adaptive reuse and infill will be located near existing and future clusters of economic activity.

As outlined in the above bullet points, this proposed development adheres to the tenets and goals of the Louisville Comprehensive Plan.

regards,


jeff rawlins
architectural artisans

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