



02/25/22

To Whom it May Concern,

This letter is a written statement of compliance, demonstrating compliance with The Land Development Code Plan 2040 for the property located at 1118 S Shelby St which is requesting a zoning change from UN TO C1.

The property is located in the Shelby Park neighborhood between E Catherine St and E Oak St. Both this neighborhood and the Smoketown neighborhood have seen a lot of changes in the past 10 years. Additions like the Logan Street Market, Atrium Brewing, Idlewild Butterly Farm and other businesses have changed the streetscape and improved living for the community. Abandoned buildings are being renovated and successful businesses and community services are moving in.

This Zoning Change request complies with all principles in the LDC Plan 2040. It meets Goal 1: Community Form because it responds to the distinctive physical, historic, and cultural qualities of the neighborhood. It is located on a minor arterial and transit corridor and adjacent to an existing activity center. The plan is to restore the original façade to maintain the streetscape, the fabric of the neighborhood. Historically this property was a church, a gathering place for the community. Although the use will change the intent remains the same, a resource for the community. It will bring retail commercial development to a residential community in proportion to the neighborhood.

It meets Goal 2: Community Form because it encourages sustainable growth and density around mixed-use centers and corridors. The project is a rehabilitation of a building that will encourage community development and growth. It will provide a community resource that is different than surrounding businesses, creating a balance of mixed-use in the neighborhood. It meets Goal 3: Enhancing neighborhoods by protecting and integrating open space, watershed and other natural resources. The plan is to maintain the original footprint of the building, plant a landscape buffer with native plants, and minimize site disturbance. It meets Goal 4: Promote and preserve the historic archeological resources that contribute to our authenticity. The project will restore the existing structure, in a historic preservation district, back to its original façade using high quality materials and construction methods. The building has been identified as a contributing structure.

Finally, it meets Goal 5: Integrate art and cultivate creativity. The Shelby Park neighborhood has become a hub for art and creativity. Local artists, makers and creators have located their business here cultivating an inclusive and diverse community. The Zoning Change will allow this project to contribute to the community fabric.

Sincerely,

Concepts Architects

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FEB 28 2022

PLANNING & DESIGN  
SERVICES

22-ZONE-0027