

Planning Commission

Staff Report

May 21, 2026



Case No:	26-ZONE-0002
Project Name:	860 Vine St Corner Commercial
Location:	1144 & 1146 S 7 th Street
Applicant:	Bruce Cohen
Representative:	Bruce Cohen
Jurisdiction:	Louisville Metro
Council District:	6 – JP Lyninger
Case Manager:	Mark Pinto, Planner II

REQUEST(S)

- **Change in zoning** from **R-6 Multi-Family Residential** to **C-R Commercial Residential**
- **Waiver** of LDC 10.2.4 to omit the required 10 ft. landscape buffer area along the side property lines (26-WAIVER-0023).
- **Detailed District Development plan** with binding elements.

CASE SUMMARY

The subject property is located along S 7th Street between W Oak and Oldham Street. The site is developed with an existing one-story nonresidential building. No exterior site construction is proposed. The applicant has requested to change the zoning from R-7 Multi-Family Residential to C-R Commercial Residential to permit an art gallery/studio and neighborhood serving commercial uses.

STAFF FINDING

The zoning change is consistent with the goals and objectives of the Comprehensive Plan. The Detailed District Development Plan is compliant with the Land Development Code except where relief has specifically been requested. The requested waiver is adequately justified based on the staff analysis contained in the staff report.

TECHNICAL REVIEW

MSD and Transportation Planning have provided preliminary approval of the proposal.

The subject property is located within the boundaries of the SoBro Neighborhood Plan (2007). Although the plan makes no specific recommendations for the subject property, the Plan identifies the site to be within Area C, a southwestern portion of the area referred to as the “panhandle” of the SoBro neighborhood. The plan recognizes the variety of land uses and intensities in the area consisting of medium density residential, commercial, office, and industrial, most of which are considered pre-plan certain.

INTERESTED PARTY COMMENTS

All comments received have been placed in the record and made available to the Commission in advance of the public hearing.

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Plan 2040; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Plan 2040 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The site is located in the Traditional Neighborhood Form District

Traditional Neighborhood: This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings.

Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments.

Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

The proposal would not constitute a non-residential expansion into an existing residential area. S 7th Street is a major arterial roadway that is developed with a variety of land uses and zoning districts. Established activity and employment centers, amenities, and residential communities exist in the area to serve the proposal. The proposed district would permit a mix of neighborhood serving uses that encourage fewer trips and support walking and biking. The district encourages vitality and a sense in

place by contributing to the desired pattern of the Traditional Neighborhood form district with respect to neighborhood serving commercial uses. The proposal is located within an established neighborhood that provides connectivity to employment centers and amenities in the area and throughout Louisville Metro. An established sidewalk network for pedestrians and public transit serves the neighborhood and connects the site to the surrounding area.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR WAIVER

- (a) The waiver will not adversely affect adjacent property owners; and

STAFF: The waiver will not adversely affect adjacent property owners since there is no new construction of buildings or off-street parking areas proposed on site that would necessitate landscaping and screening. Existing site conditions are to remain.

- (b) The waiver will not violate specific guidelines of Plan 2040; and

STAFF: STAFF: Community Form Goal 1, Policy 4 calls to ensure that new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the form district. The proposal is consistent with the pattern of the Traditional Neighborhood form district, as the property is developed with a historic one-story commercial building. Community Form: Goal 4, Policy 1 recommends preserving buildings, sites, districts and landscapes that are recognized as having historic or architectural value.

- (c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant; and

STAFF: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant since the required landscape buffer area cannot be provided due to the location of the existing building in relation to the northern property line.

- (d) Either:

(i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR

(ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would create an unnecessary hardship on the applicant since a portion of the existing building would need to be removed to accommodate the landscape buffer area.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR (R)DDDP and/or AMENDMENT TO BINDING ELEMENTS

- (a) The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There are no known natural resources on the property such as trees or living vegetation. The site is not in an environmentally sensitive area with conditions such as steep slopes, protected waterways, the floodplain, or unstable soils. Existing site conditions are to remain and there is no new construction proposed.

- (b) The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Transportation Planning has approved the preliminary development plan. There is no new construction proposed. Since the structure is over 50 years old, there are no off-street parking requirements. There is adequate on-street parking adjacent to the site and in the area to support the proposal.

- (c) The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: Per the Land Development Code, there are no open space requirements. No new construction is proposed.

- (d) The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- (e) The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: There is no new construction, and the existing structures and site design is to remain as it is currently. Therefore, there should not be a reduction in compatibility with the existing site design of the area and land uses with the existing and projected future development of the area. The property is developed with a historic commercial building that contributes to the desired pattern of the Traditional Neighborhood form.

- (f) Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The plan is in conformance with the requirements of the Land Development Code, except where relief is specifically requested, and the Comprehensive Plan. Community Form Goal 1, Policy 4 calls to ensure that new development and redevelopment are compatible with

the scale and site design of nearby existing development and with the desired pattern of development within the form district. The proposal does not include the demolition of existing site conditions or new construction, which could reduce compatibility with the scale and site design in the area. Community Form: Goal 4, Policy 1 recommends preserving buildings, sites, districts and landscapes that are recognized as having historic or architectural value.

REQUIRED ACTIONS:

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change in Zoning** from **R-7 Multi-Family Residential** to **C-R Commercial Residential**.
- **APPROVE** or **DENY** the **Waiver** of LDC 10.2.4 to omit the required 10 ft. landscape buffer area along the northern property line (26-WAIVER-0023).
- **APPROVE** or **DENY** the **Detailed District Development Plan with Binding Elements**

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR if there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Plan 2040 which have substantially altered the basic character of the area.

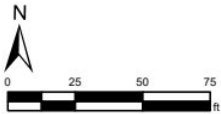
NOTIFICATION

Date	Purpose of Notice	Recipients
5/4/2026 5/5/2026	Hearing before PC	1 st and 2 nd tier adjoining property owners and current residents Speakers at Planning Commission public hearing Registered Neighborhood Groups in Council District 6
5/7/2026	Hearing before PC	Sign Posting on property
5/8/2026	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Comp Plan 2040 Checklist
4. Proposed Binding Elements

2. Aerial Photograph



Wednesday, May 13, 2026 | 1:41 PM



LOJIC © 2026

This map is not a legal document and should only be used for general reference and identification.

3. Comp Plan 2040 Checklist

+	Exceeds Guideline
✓	Meets Guideline
-	Does Not Meet Guideline
+/-	More Information Needed
NA	Not Applicable

Traditional Neighborhood: Non-Residential

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1	<p><u>Community Form: Goal 1, Policy 6.</u> Discourage non-residential expansion into existing residential areas unless applicant can demonstrate that any adverse impact on residential uses will be mitigated. Evaluation of impacts may include, but not be limited to, displacement of residents, loss of affordable housing units, traffic, parking, signs, lighting, noise, odor, and stormwater. Appropriate transitions from non-residential to residential uses should depend on the pattern of development of the Form District and may include natural vegetative buffers, landscaping or the use of higher density residential between lower density residential and/or non-residential.</p> <p>✓ <u>Staff Analysis:</u> The proposal would not constitute a non-residential expansion into an existing residential area. There is a mix of nonresidential and residential uses along S 7th Street and within the immediate area. The site is developed with a nonresidential building.</p>
2	<p><u>Community Form: Goal 1, Policy 7.</u> Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.</p> <p>✓ <u>Staff Analysis:</u> The proposal is adequately located along S 7th Street, a major arterial roadway with a mix of zoning districts and uses. The subject property is served by an existing sidewalk network and public transit. Established activity and employment centers, amenities, and residential communities exist in the area to serve the proposal.</p>
3	<p><u>Community Form: Goal 1, Policy 8.</u> Encourage industries to locate in workplace Form Districts or in areas readily served by infrastructure and transportation facilities, including transit, rather than isolated industrial sites.</p> <p>NA <u>Staff Analysis:</u> The proposed zoning would not permit industrial development or other hazardous uses.</p>
4	<p><u>Community Form: Goal 1, Policy 15.</u> When reviewing proposals for siting hazardous uses and uses with air, noise and light emissions, ensure disadvantaged populations are not disproportionately impacted.</p> <p>NA <u>Staff Analysis:</u> The proposed zoning would not permit industrial development.</p>
5	<p><u>Community Form: Goal 1, Policy 16.</u> Consider impacts on human health, quality of life and the environment including prevailing meteorological conditions and the potential to transport noxious odors, particulates and emissions when reviewing new developments and redevelopments. Special attention should be paid to air and water quality when residences, schools, parks or vulnerable populations will be impacted. Mitigate impacts to areas that are disproportionately affected.</p> <p>NA <u>Staff Analysis:</u> The proposed zoning would not permit industrial development or other hazardous uses. The site will be subject to all lighting and noise standards of the Land Development Code and the Louisville Metro Code of Ordinances.</p>
6	<p><u>Community Form: Goal 1, Policy 17.</u> Mitigate adverse impacts of traffic from proposed development on nearby existing communities.</p> <p>✓ <u>Staff Analysis:</u> Adverse impacts of traffic from the proposal are not anticipated. The proposed zoning district is adequately located along a major arterial roadway that serves a mix of historic residential and nonresidential uses in the area.</p>
7	<p><u>Community Form: Goal 1, Policy 18.</u> Mitigate adverse impacts of noise from proposed development on existing communities.</p> <p>✓ <u>Staff Analysis:</u> The proposal does not appear to add significant additional noise-generating uses, since the area is served by existing commercial uses that generate noise from similar sources such as pedestrians and automobiles. The noise ordinance is applicable to the site regardless of the zoning district.</p>
8	<p><u>Community Form: Goal 1, Policy 21.</u> Require that industries which handle hazardous or flammable materials or are potentially offensive such as junkyards, landfills and quarries are sited to protect public health, safety and welfare and are located away from residential areas and population centers.</p> <p>NA <u>Staff Analysis:</u> The proposed zoning would not permit industrial development or other hazardous uses.</p>
9	<p><u>Community Form: Goal 2, Policy 1.</u> Locate activity centers in appropriate areas in all Form Districts. Design and density should be compatible with desired form, adjacent uses, and existing and planned infrastructure.</p> <p>✓ <u>Staff Analysis:</u> The site is appropriately located within the context of the Traditional Neighborhood. The site is developed with a one-story, nonresidential building. The proposed zoning district conforms to the desired pattern of the Traditional Neighborhood form district by providing neighborhood serving commercial uses in an</p>

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	area with established transportation facilities and adequate population to serve the proposal.
10	<p><u>Community Form: Goal 2, Policy 4.</u> Allow non-residential development within the Neighborhood, Traditional Neighborhood and Village Form Districts to occur only at locations with appropriate access and connectivity.</p> <p>✓ <u>Staff Analysis:</u> Appropriate access and connectivity exist to allow the zoning change within the context of the Traditional Neighborhood form district. The site is located along a major arterial roadway and near a variety of land uses and zoning districts. An established sidewalk network runs throughout the area that provides pedestrian connectivity and access. Public transportation is available.</p>
11	<p><u>Community Form: Goal 2, Policy 5.</u> Locate retail commercial development in activity centers where it can be demonstrated that sufficient population exists or is anticipated to support it.</p> <p>✓ <u>Staff Analysis:</u> The proposed zoning would permit a variety of neighborhood serving uses in an area with adequate population and infrastructure to support them.</p>
12	<p><u>Community Form: Goal 2, Policy 6.</u> Encourage a more compact development pattern in activity centers that result in efficient land use and cost-effective infrastructure investment.</p> <p>✓ <u>Staff Analysis:</u> The proposed zoning district encourages a more compact development pattern as does the Traditional Neighborhood form district.</p>
13	<p><u>Community Form: Goal 2, Policy 7.</u> Encourage activity centers to include a mixture of compatible land uses in order to reduce traffic congestion by requiring fewer trips, support and enhance alternative modes of travel, and encourage vitality and a sense of place.</p> <p>✓ <u>Staff Analysis:</u> The proposed district would permit a mix of neighborhood serving uses that encourage fewer trips and support walking and biking. The district encourages vitality and a sense in place by contributing to the desired pattern of the Traditional Neighborhood form district with respect to residential and neighborhood serving commercial, and office uses.</p>
14	<p><u>Community Form: Goal 2, Policy 8.</u> Encourage residential land uses in designated centers. Encourage residential and office uses above retail and other mixed-use multi-story retail buildings.</p> <p>✓ <u>Staff Analysis:</u> The proposed zoning district permits residential, and office uses above retail and other mixed-use development.</p>
15	<p><u>Community Form: Goal 2, Policy 9.</u> Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.</p> <p>✓ <u>Staff Analysis:</u> The proposal would permit new mixed-use developments and rehabilitation of the existing building. The proposal does not include new construction and preserves the existing nonresidential building on site.</p>
16	<p><u>Community Form: Goal 2, Policy 10.</u> Encourage outlot development in underutilized parking lots of existing development to promote utilization of existing infrastructure provided specific criteria for elements such as location, scale, signs, parking, lighting, and landscaping are met. Outlot development shall encourage street-level retail with residential units above.</p> <p>NA <u>Staff Analysis:</u> The subject site is not an outlot on a larger commercial development.</p>
17	<p><u>Community Form: Goal 2, Policy 11.</u> Ensure appropriate placement, design and scale of centers in Traditional Neighborhood, Neighborhood and Village Form Districts to ensure compatibility with nearby residences.</p> <p>✓ <u>Staff Analysis:</u> The proposed district would permit neighborhood serving commercial and office uses in the Traditional Neighborhood on a scale that is compatible with existing communities.</p>
18	<p><u>Community Form: Goal 3, Policy 9.</u> Encourage development that respects the natural features of the site through sensitive site design, avoids substantial changes to the topography, and minimizes property damage and environmental degradation resulting from disturbance of natural systems.</p> <p>NA <u>Staff Analysis:</u> The site does not contain any distinct natural features.</p>
19	<p><u>Community Form: Goal 3, Policy 10.</u> Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.</p> <p>NA <u>Staff Analysis:</u> The site does not have potential hydric soils or erosion concerns.</p>
20	<p><u>Community Form: Goal 3, Policy 11.</u> Encourage land uses within the Ohio River Corridor that are appropriate for and related to river corridor activities and that are consistent with the goals and objectives of the Ohio River Corridor Master</p>

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Plan. Reserve appropriate riverfront sites such as the Upper River Road industrial area for river-related development. Allow development of commercial leisure businesses related to the river, such as boating services and restaurants in appropriate locations. Encourage new development in the Ohio River corridor and along key greenway and street connections to provide for public access in new riverfront development and to maintain views of the river from public rights-of-way.

NA Staff Analysis: The subject site is not along the Ohio River.

21 ***Community Form: Goal 3, Policy 12.** When reviewing proposed developments consider changes to flood-prone areas and other features vulnerable to natural disasters such as sinkholes and landslides. Ensure appropriate measures to protect health, safety and welfare of future users of the development.*

NA Staff Analysis: The subject site is not in the flood plain.

22 ***Community Form: Goal 4, Policy 1.** Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, massing, scale, architecture style and placement when located within the impact area of such resources.*

✓ Staff Analysis: The proposed zoning district would permit the preservation and adaptive reuse of the existing nonresidential building on site.

23 ***Community Form: Goal 4, Policy 2.** Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.*

✓ Staff Analysis: There are no distinctive landscapes or natural elements on the site.

24 ***Mobility: Goal 1, Policy 4.** Encourage higher densities and intensities within or near existing marketplace corridors, existing and future activity centers, and employment centers to support transit-oriented development and an efficient public transportation system.*

✓ Staff Analysis: The site fits within the context of the traditional neighborhood and is near a variety of activity and employment centers, amenities, and other supportive services. Public transportation is available through an established public transit and pedestrian network.

25 ***Mobility: Goal 2, Policy 4.** Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances.*

✓ Staff Analysis: The proposal does not constitute access through areas of significantly lower intensity. The site is located along S 7th Street, a major arterial roadway near a variety of zoning districts and land uses.

26 ***Mobility: Goal 3, Policy 1.** Encourage a mix of complementary neighborhood serving businesses and services in neighborhood and village centers to encourage short trips easily made by walking or bicycling.*

✓ Staff Analysis: The proposed zoning would allow a mix of neighborhood serving uses that encourage walking and biking. The site is within an established neighborhood with traditional infrastructure that supports and encourages alternative modes of travel.

27 ***Mobility: Goal 3, Policy 2.** To improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers.*

✓ Staff Analysis: The proposed zoning would allow a mix of neighborhood serving uses that encourage walking and biking. The site is within an established neighborhood with traditional infrastructure that supports and encourages alternative modes of travel. The proposed district permits a variety of housing types.

28 ***Mobility: Goal 3, Policy 3.** Evaluate developments for their ability to promote public transit and pedestrian use. Encourage higher density mixed-use developments that reduce the need for multiple automobile trips as a means of achieving air quality standards and providing transportation and housing choices.*

✓ Staff Analysis: The proposed zoning would allow a mix of neighborhood serving uses that encourage walking and biking. The site is within an established neighborhood with traditional infrastructure that supports and encourages alternative modes of travel. The proposed district permits a variety of housing types.

29 ***Mobility: Goal 3, Policy 4.** Encourage development of walkable centers to connect different modes of travel. Siting of these multi-modal centers shall consider the effects of the following: 4.1. nodal connections identified by Move Louisville; 4.2. impact on freight routes; 4.3. time of operation of facilities; 4.4. safety; 4.5. appropriate linkages between neighborhoods and employment; and 4.6. the potential for reducing travel times and vehicle miles traveled.*

✓ Staff Analysis: The proposed zoning would allow a mix of neighborhood serving uses that encourage walking and biking. The site is within an established neighborhood with traditional infrastructure that supports and

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	<p>encourages alternative modes of travel. The proposed district permits a variety of housing types. The proposed zoning district is connected to an established grid pattern of streets and established sidewalk networks.</p>
30	<p><u>Mobility: Goal 3, Policy 5.</u> Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.</p> <p>Staff Analysis: The proposal is not anticipated to have an impact on the transportation network. The site is served by an established transportation network that also serves a mix of residential and nonresidential uses in the area. Existing infrastructure including traditional neighborhood streets and sidewalks encourage and support alternative modes of travel. The proposed zoning district would permit a mix of neighborhood serving uses that could reduce the number of trips made by automobile.</p>
31	<p><u>Mobility: Goal 3, Policy 6.</u> Ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development.</p> <p>Staff Analysis: The proposal does not include any new construction that would necessitate new transportation facilities or improvements to existing roadways. Transportation Planning/Public Works reviewed the proposal and gave preliminary approval. Repairs to the existing sidewalk along the frontage may be required prior to further permitting.</p>
32	<p><u>Mobility: Goal 3, Policy 9.</u> When existing transportation facilities and services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements, roughly proportional to the projected impact of the proposed development, to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.</p> <p>Staff Analysis: The proposal does not include any new construction that would necessitate new transportation facilities or improvements to existing roadways. Transportation Planning/Public Works reviewed the proposal and gave preliminary approval. Repairs to the existing sidewalk along the frontage may be required prior to further permitting.</p>
33	<p><u>Mobility: Goal 3, Policy 10.</u> Ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel.</p> <p>Staff Analysis: The proposal does not include any new construction that would necessitate new transportation facilities or improvements to existing roadways. Transportation Planning/Public Works reviewed the proposal and gave preliminary approval. The proposal is located within an established traditional neighborhood that encourages all modes of travel including walking, biking, and public transit. Repairs to the existing sidewalk along the frontage may be required prior to further permitting.</p>
34	<p><u>Community Facilities: Goal 2, Policy 1.</u> Locate development in areas served by existing utilities or capable of being served by public or private utility extensions.</p> <p>Staff Analysis: The proposal is in an area served by existing utilities and where utilities have the capability of being extended. The applicant shall coordinate with applicable utilities.</p>
35	<p><u>Community Facilities: Goal 2, Policy 2.</u> Ensure that all development has an adequate supply of potable water and water for fire-fighting purposes. Locate only very low-density land uses on sites that use on-lot sewage disposal systems or on a private supply of potable water.</p> <p>Staff Analysis: There is an adequate supply of potable water and water for fire-fighting purposes. The site shall be served by existing MSD service connections.</p>
36	<p><u>Community Facilities: Goal 2, Policy 3.</u> Ensure that all development has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams as determined by the Metropolitan Sewer District (MSD).</p> <p>Staff Analysis: MSD has reviewed the proposal and given preliminary approval. The site is adequately served by existing MSD service connections.</p>
37	<p><u>Economic Development: Goal 1, Policy 2.</u> Encourage industries, to the extent possible, to locate in industrial subdivisions or adjacent to an existing industry to take advantage of special infrastructure needs.</p> <p>Staff Analysis: The proposed zoning would not allow industrial development.</p>
38	<p><u>Economic Development: Goal 1, Policy 3.</u> Locate commercial uses generating high volumes of traffic on a major arterial street, at the intersection of two minor arterials, or at a location with adequate access to a major arterial and at locations where nuisances and activities of the proposed use will not adversely affect adjacent areas.</p> <p>Staff Analysis: The proposal would not permit commercial uses that generate high volumes of traffic.</p>
39	<p><u>Economic Development: Goal 1, Policy 4.</u> Utilize industrial sites near the airport and the Ohio River to support the</p>

NA

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	<p><i>growth and development of uses whose infrastructure and production needs require such a location or for land uses that support airport-oriented or river-oriented industrial uses.</i></p> <p>NA <u>Staff Analysis:</u> The proposed zoning would not allow industrial development.</p>
40	<p><u>Economic Development: Goal 1, Policy 5.</u> <i>Require industrial developments to locate with the appropriate transportation connectivity, near an arterial street or within existing industrial subdivisions.</i></p> <p>NA <u>Staff Analysis:</u> The proposed zoning would not allow industrial development.</p>
41	<p><u>Livability: Goal 1, Policy 17.</u> <i>Determine site susceptibility to erosion; identify the presence of on-site carbonate conditions and features that are vulnerable to site disturbance; identify the extent of existing groundwater use and the impacts of the project on groundwater resources, flow patterns, and existing and proposed surface drainage. Then mitigate potential hazards to such systems resulting from the project.</i></p> <p>✓ <u>Staff Analysis:</u> There are no known steep slopes or unstable soils or erosion concerns on site. MSD has reviewed the proposal and given preliminary approval. There is no new construction proposed that could result in additional surface drainage infrastructure and storm water mitigation.</p>
42	<p><u>Livability: Goal 1, Policy 21.</u> <i>Mitigate negative development impacts to the integrity of the regulatory floodplain by encouraging development patterns that minimize disturbance and consider the increased risk of more frequent flooding events.</i></p> <p>NA <u>Staff Analysis:</u> The subject site is not in the flood plain.</p>
43	<p><u>Livability: Goal 1, Policy 24.</u> <i>Ensure, to the extent feasible, that critical facilities and those that store or use hazardous wastes are located outside the regulatory floodplain. Where essential community facilities must be located within a floodplain (e.g., pumping stations), ensure that these facilities are designed, located and operated in a manner that minimizes loss of services during flood events as well as limits, to the extent possible, floodplain disturbance.</i></p> <p>NA <u>Staff Analysis:</u> The subject site is not in the flood plain and the proposed zoning district would not permit industrial uses that store or use hazardous materials.</p>
44	<p><u>Housing: Goal 1, Policy 2.</u> <i>Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities.</i></p> <p>✓ <u>Staff Analysis:</u> The proposed zoning district would permit a variety of housing types and services that encourage aging in place. The site is located near employment centers, parks, and similar services and amenities as permitted in the district. An established public transportation network is available.</p>
45	<p><u>Housing: Goal 2, Policy 1.</u> <i>Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.</i></p> <p>✓ <u>Staff Analysis:</u> The proposed zoning district would permit a variety of housing development that supports intergenerational and mixed-income housing, including mixed-use development. The proposal is located the Traditional Neighborhood form district that provides connectivity to employment centers and amenities in the area and throughout Louisville Metro. An established sidewalk network for pedestrians and public transit serves the neighborhood and connects the site to the surrounding area.</p>
46	<p><u>Housing: Goal 2, Policy 2.</u> <i>Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.</i></p> <p>✓ <u>Staff Analysis:</u> The site is near a wide variety of services, amenities and employment opportunities that is connected to the neighborhood and surrounding area. S 7th Street is a major arterial roadway with sidewalks and public transit readily available.</p>
47	<p><u>Housing: Goal 3, Policy 2.</u> <i>As neighborhoods evolve, discourage displacement of existing residents from their community.</i></p> <p>✓ <u>Staff Analysis:</u> The proposal would not result in the displacement of current residents on the site. The proposed zoning district permits residential uses and alternative housing types.</p>
48	<p><u>Housing: Goal 3, Policy 3.</u> <i>Encourage the use of innovative methods such as clustering, mixed-use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing.</i></p>

Plan 2040 Plan Elements/Staff Analysis



Staff Analysis: The proposed zoning allows for mixed uses and a variety of housing options that promotes the provisioning of fair and affordable housing.

4. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
 - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works, and the Metropolitan Sewer District.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.