

## JUSTIFICATION STATEMENT

601 Presidents Blvd., LLC

601 Presidents Blvd.

Case No.

### INTRODUCTION

601 Presidents Blvd., LLC (the "Applicant") proposes to re-zone the property located at 601 Presidents Blvd. from R-6 to C2 for the proposed redevelopment of the site as a space for wrestling instruction and exhibitions and office space. The subject property is a parcel of land that used to be the site of the former University of Louisville Humana Gym. The site has access to Bradley Avenue. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

### COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Traditional Neighborhood Form District, which the Comprehensive Plan states is a form that typically focuses on residential uses but also includes an opportunity for other uses, such as offices, shops and restaurants. In addition, the Traditional Neighborhood Form District emphasizes the adaptive reuse of buildings, stating "Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods..." Here, the proposal is consistent with the Traditional Neighborhood Form District as the proposed development seeks to use the property consistent with how it was already used, further revitalizing an existing building within this historic neighborhood and complementing the already existing pattern of development.

The proposal is compatible with the scale and site design of the surrounding properties. The proposal is surrounded by similarly scaled properties, including the Stoddard Johnston Scholar House, University Park Apartments and Lourdes Hall. The proposed development will continue to provide buffering as required in the Land Development Code to prevent adverse impacts on adjacent properties.

### MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessible via Bradley Ave. or Preston Hwy. The proposed development is near other activity centers along Preston Hwy., Eastern Parkway, Crittenden Drive and other downtown thoroughfares including multi-modal routes such as bike lanes and bus routes. The proposed development also contains sidewalks along the street frontage that connect the development into the St. Joseph neighborhood and adjacent neighborhoods.

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**COMMUNITY FACILITIES**

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

**ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development refurbishes an existing structure to provide new training and entertainment options in area that has been targeted for rehabilitation, thus creating additional economic opportunities. This will allow an additional training entertainment venue for residents and visitors to support tourism in one of Louisville's most rapidly developing neighborhoods.

**LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the property revitalizes an already existing structure with no new construction on the site, conserving not only resources, and minimizing the impact on the environment, but the character of the neighborhood. The proposed development is also designed to give the visitors and residents of surrounding neighborhoods access to the property via sidewalks, reducing vehicle miles traveled.

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