

Justification Statement
Louisville Vegan Jerky Co
1311 S. Shelby St

Introduction

Louisville Vegan Jerky Co. L.L.C. (the “Applicant”) proposes to re-zone the 1.579 acre property located at 1311 S. Shelby St from C1 to EZ1 to accommodate their food production business and allow for future commercial use on the property. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the 2040 Comprehensive Plan.

Community Form

The proposal complies with the policies and intent of the Community Form Plan Element. The subject property is located in the Traditional Workplace form district which the Comprehensive Plan states is a form that “applies to older established industrial and employment areas that contain primarily small-to-medium scale industrial and employment uses. These uses are often historically integrated with or adjacent to residential neighborhoods, especially traditional neighborhoods. District standards are designed to encourage adaptive reuse and investment in these areas while ensuring compatibility with adjacent uses and form districts, to ensure adequate access and transit service, and to retain distinctive land uses and patterns such as connected street grids.” This proposal is consistent with the Traditional Workplace Form District as it will re-zone the property to EZ1 and allow for our small industrial use and future commercial use. The proposal will be an adaptive re-use of an existing grocery store building to accommodate the food manufacturing facility of the Applicant. The property is adjacent to residential neighborhoods. The food manufacturing facility proposed does not produce significant noise. Odor is expected to be minimal and not noticeable by the surrounding neighbors. Dehydration exhaust produced by the manufacturing process will dissipate by 99.5% prior to reaching neighboring properties. Distribution of supplies and finished product will follow existing traffic patterns that will allow any heavy trucks to avoid neighborhood areas. No part of this proposal allows for adverse environmental impacts on the property. The existing property will have façade improvements and landscape improvements.

Mobility

The proposed development project complies the Mobility Planned Element as distribution routes are available on existing industrial traffic routes via S. Shelby Street to Meriwether Ave. Any distribution activities will occur during normal business hours. Adequate parking is available on site and bicycle parking will be added. As needed side walk repair will be completed.

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 electric, gas, water and sewer.

Economic Development

The proposed development complies with the intent and applicable policies of Economic Development Plan Element. The planned EZ1 zoning will allow for the use of a food manufacturing facility that will bring over 30 jobs to the neighborhood and a plan to add 15 new jobs over a 2-year period.

Livability

The proposed development complies with the intent and applicable policies of Livability Plan Element. The applicant will provide the required amount of tree canopy. The property has easy access to the commercial corridor on Meriwether Ave so as not to intrude on near by residential neighborhoods.