

Case No. 16ZONE1004 Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds that the subject properties are located within the Traditional Neighborhood Form District, which is characterized by predominantly residential uses, and 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; and

WHEREAS, the Commission further finds that 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 fifty to one hundred twenty years old, it is hoped that the Traditional Neighborhood Form will be revitalized under the new Comprehensive Plan. 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) the preservation of the existing grid pattern of streets and alleys, (c) preservation of public open spaces; and

WHEREAS, the Commission further finds that the proposal is consistent with Guideline 1.8.2 of the Cornerstone 2020 Plan because it does not affect the existing street pattern. Sidewalks and alleys are provided and improved within all rights-of-way. The proposal is for a zoning district that permits neighborhood-serving uses, such as offices, shops, restaurants and services (in addition to a residential component). The proposal preserves public open spaces and the public realm of the right-of-way, while also creating new private open spaces. The proposal is for the preservation and renovation of existing buildings for commercial, office or residential purposes, which will assist in the revitalization of the area. The existing structures are historic and are representative of the past development of the neighborhood; thus, the proposal will be compatible with the scale, rhythm, form and function of the existing neighborhood because no significant changes are proposed. The proposal will not create a new center, but is considered a repurposing of an existing center. The proposal is located in a higher density residential neighborhood. The proposal is compact and results in an efficient and effective land use pattern. Infrastructure in the area is already set up to serve the proposed uses, which is cost effective. The proposal is for mixed uses, which will reduce trips and will support alternative transportation with sidewalks around the site. Transit is located nearby along Main Street, which will serve the site well; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 2 – Centers**. The proposal is part of an existing activity center located at the

intersection of East Washington Street and North Wenzel Street, and very near to East Main Street. The proposal will help to repurpose and rehabilitate the activity center in this block and surrounding blocks. (Guideline 2.A.1, .7). The proposal will allow the location of retail commercial establishments in this activity center. (Guideline 2.A.3). It is a compact development, resulting in efficient land use, with no need for infrastructure investment. (Guideline 2.A.4). There will be a mixture of compatible land uses here (residential/commercial/office), thus allowing for a reduction in traffic congestion and encouraging alternate modes of transportation, and increasing the vitality and sense of place in this neighborhood. (Guideline 2.A.S, .6). By maintaining the existing alley entrance and adding a small area of surface parking, the proposal includes shared parking and entrances and reduces potential curb cuts, all with a quality design that balances safety, traffic, transit, pedestrian, environmental and aesthetic concerns (Guideline 2.A.13, .15); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 3 – Compatibility**. The neighborhood is a mixed-use area, and the applicant proposes a compatible mix of uses (residential/commercial/office) that will not constitute a non-residential expansion into a residential area. (Guideline 3.A.4). Site lighting will meet all standards of the LDC, and any possible adverse impacts will be mitigated. (Guideline 3.A.8). The site is near an existing activity center and near transit routes along East Main Street. (Guideline 3.A.11); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 4 – Open Space**. The proposal enhances quality of life with the provision of a common courtyard open space area, which will be privately and continuously maintained, all in a manner that is consistent with the pattern of development in the neighborhood. (Guideline 4.A.3, .4, .7); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 5- Natural Areas and Scenic and Historic Resources**. The proposal is located in the Butchertown Historic Preservation District. The proposal includes the preservation, rehabilitation and adaptive reuse of existing contributing historic structures in a manner that is compatible with the height, bulk, scale, architecture and placement of other structures in the district and immediate neighborhood. (Guideline 5.A.2, .4). The proposal raises no concerns about impacts on the natural environment; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 6- Economic Growth and Sustainability**. This proposal constitutes an investment in the rehabilitation and revitalization of the Butchertown neighborhood, in a manner that is consistent with, and sensitive to, form patterns in the district. (Guideline 6.A.3). It complements and enhances the existing activity center by providing a mixture of uses near a major arterial corridor. (Guideline 6.A.6); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 7- Circulation**. The proposal will not put a strain on existing transportation networks and facilities. (Guideline 7.A.1). The proposal is well-situated to take full

advantage of mass transit opportunities, particularly along East Main Street, and of existing roadway and pedestrian infrastructure. (Guideline 7.A.3,.4). Parking and access will be coordinated as between the subject properties and neighboring properties. (Guideline 7.A.16); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 8- Transportation Facility Design**. Access to the properties is through existing public rights-of-way and an existing alley, thus no nuisance will be created for new access through other incompatible areas. (Guideline 8.A.9); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 9- Bicycle, Pedestrian and Transit**. The proposal relies upon, and protects, the existing pedestrian sidewalk infrastructure that surrounds the properties, and which provides easy access to mass transit options, particularly along East Main Street. (Guideline 9.A.1, .2). On-site bicycle parking will be provided. (Guideline 9.A.4); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 10- Flooding and Stormwater**. MSD has approved the drainage plans of this proposal. Any potential negative impacts to the floodplain have been mitigated, and impervious areas have been minimized. (Guideline 10.A.2,.3); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 11- Water Quality**. It is not anticipated that this relatively small mixed-use development will degrade the water quality due to water pollution or erosion; regional water resources are protected. (Guideline 11.A.1); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 12- Air Quality**. APCD has confirmed that this mixed-use development will have no negative impact on air quality. (Guideline 12.A.9); and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 13- Landscape Character**. The landscape area of this developed urban neighborhood will not be affected; and

WHEREAS, the Commission further finds that the proposal meets the intents of **Guideline 14 –Infrastructure**. The proposal is located in an area that is served by adequate existing utilities. (Guideline 14.A.2, .3, .4); and

WHEREAS, the Commission further finds that, based on the evidence and testimony presented, the applicant's justification, and the staff report that all of the applicable Guidelines of Cornerstone 2020 and the Comprehensive Plan are being met; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested change in zoning from R-6 to C-2 on property described in the attached legal description, be **APPROVED**.