

729 E. Market Street
Docket No. 19 ZONE

PROPOSED FINDINGS OF FACT FOR CHANGE IN ZONING

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 1 of the Cornerstone 2020 Comprehensive Plan because the subject property lies within the Traditional Marketplace Corridor and is designed to respect the rhythm of the surrounding neighborhood, which includes single story buildings, warehouses, three and four story apartment buildings and churches;

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 1 of the Cornerstone 2020 Comprehensive Plan because the proposed development is designed to incorporate architectural features (storefronts, vertical window elements, cornices, etc.) that are predominant in the neighborhood;

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 1 of the Cornerstone 2020 Comprehensive Plan because the site will make use of and preserve two existing historic buildings located at 725 E. Market Street;

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the application for a change in zoning complies with Guideline 2 of the Cornerstone 2020 Comprehensive Plan because the subject property is located on E. Market Street, a busy corridor east of downtown and is near the center of the NuLu neighborhood. Commercial establishments line E. Market St. to the east, west and south of the subject property, and there is an industrial use to the north;

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 2 of the Cornerstone 2020 Comprehensive Plan because the proposed development incorporates space for retail uses, a hotel and a parking garage and because the proposal also preserves two historic buildings and incorporates streetscape improvements along E. Market Street, which in turn will create an attractive pedestrian area along the property's E. Market Street frontage;

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 3 of the

Cornerstone 2020 Comprehensive Plan because the proposed hotel will act as a catalyst for the mixture of uses available in the NuLu neighborhood and provide a service not currently available;

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 3 of the Cornerstone 2020 Comprehensive Plan because the proposed development incorporates building materials and design elements used in other buildings found within in the neighborhood and because the proposal should have little impact on odor, noise or light compared to other nearby uses, which includes certain M-2 permitted uses;

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 3 of the Cornerstone 2020 Comprehensive Plan because the proposed development is on a TARC route which will provide adequate daily transportation for the proposal's customers and visitors because the subject site is also within the required distance of several uses that support walkability and because the proposed development also incorporates a cool roof and provides a significant percentage of its parking under cover in a proposed parking garage;

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 4 and 5 of the Cornerstone 2020 Comprehensive Plan because the proposed development creates an open space through a proposed rooftop venue, which will have views of downtown, the Ohio River bridges and the neighborhoods to the south.

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 4 and 5 of the Cornerstone 2020 Comprehensive Plan because the proposed development preserves two historic buildings while also expanding enhancing the existing courtyard between the two in order to create more open space for visitors.

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 4 and 5 of the Cornerstone 2020 Comprehensive Plan because the entire project is designed to include streetscape improvements along E. Market Street, which will create an inviting pedestrian area along E. Market wrapping around to Shelby Street.;

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 6 of the Cornerstone

2020 Comprehensive Plan because the proposal represents a significant investment in the older, but thriving E. Market Street corridor and because the proposal preserves historic buildings and provides parking in excess of what is required under the Land Development Code in order to benefit neighboring businesses and the NuLu neighborhood as a whole;

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 7, 8 and 9 of the Cornerstone 2020 Comprehensive Plan because the proposal incorporates bike racks and a TARC stop along E. Market Street as well as off-street parking in the proposed garage;

WHEREAS, the Louisville Metro Planning Commission further finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 7, 8 and 9 of the Cornerstone 2020 Comprehensive Plan because the proposal includes a parking garage, which should help limit any impact the new hotel and retail/restaurant space may have on the neighborhood.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 7, 8 and 9 of the Cornerstone 2020 Comprehensive Plan because while NuLu is already a walkable neighborhood, the streetscape improvements planned as part of the proposal will only serve to enhance its walkability;

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guidelines 10 and 11 of the Cornerstone 2020 Comprehensive Plan because the proposed development is located on a site that is entirely impervious today, which means the construction of the proposed hotel and garage buildings will not adversely impact flooding, storm water management or water quality.

WHEREAS, the Louisville Metro Planning Commission finds, based on the staff report, evidence and testimony presented at the public hearing and the applicant's proposed findings of fact that the application for a change in zoning complies with Guideline 12 of the Cornerstone 2020 Comprehensive Plan because the subject property is located close to downtown and within walking distance of many shops and restaurants and because the proposal incorporates bike racks and a TARC stop upgrade within an expanded sidewalk planned as part of the E. Market Street corridor streetscape improvements.

NOW, THEREFORE, the Louisville Metro Planning Commission recommends to the Louisville Metro Council that it approve the change in zoning from M-2 to C-2 on the subject property.

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