

JUSTIFICATION STATEMENT

935 Franklin Street

Case No. 21-ZONEPA-0149

INTRODUCTION

Franklin Lofts, LLC (the “Applicant”) proposes to rezone the property located at 935 Franklin Street from R-6 Multi-Family Residential to C-2 Commercial to allow three of the sixteen approved apartments to be rented on a short term basis. The subject property contains a historic structure in need of renovation. The proposed development will not change from the design that was approved by the Board of Zoning Adjustment and the Butchertown ARC in early 2021. The site has access to Franklin Street and will allow three street-accessed units to be rented on a short term basis. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

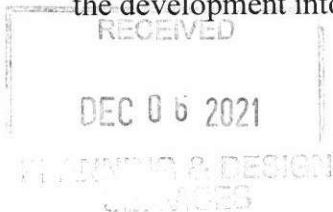
COMMUNITY FORM

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 “characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys.” The form district usually offers a “significant range of housing opportunities” and may contain “sections of lots on which appropriately integrated higher density residential uses may be located....” 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 revitalize an existing building within this historic neighborhood and complement the already existing pattern of development. The proposed development will observe the Traditional Neighborhood form as it continues to integrate short term rentals.

The proposal is compatible with the scale and site design of the surrounding properties. The proposal is surrounded by a mix of commercially-zoned and used properties and residences in the Butchertown neighborhood. 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 accessed via Franklin Street. The proposed development is near other activity centers along East Washington Street, Main Street, and Story Avenue. The proposed development also contains sidewalks along the street frontage that connect the development into the Butchertown 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 apartment homes and short term rentals in an area that has been targeted for rehabilitation, thus creating additional economic opportunities. The proposed development is designed to serve the needs of the Butchertown neighborhood. This will allow residents options for housing and short term rental space for 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. It has often been said that the greatest building is the one that is already built. The proposed use of the subject property renovates an already existing structure within 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 sidewalk, reducing vehicle miles traveled.

