

**Demonstration of Appropriateness and Statement of Compliance with Applicable Goals, Guidelines and Policies of the 2040 Comprehensive Plan**

**969 Barret Avenue, Louisville, Kentucky 40204**

In support of its request for a zone change from Residential Two-family District R-B5 to Office/Residential District OR-1, the Applicant provides this Demonstration of Appropriateness.

<u>Applicant/Owner:</u>	Red Mushroom Holdings, LLC
<u>Location:</u>	969 Barret Avenue
<u>Proposed Use:</u>	Office
<u>Site Planner / Surveyor:</u>	Land Design & Development, Inc.
<u>Request:</u>	Zone Change from R-5B to OR-1

**INTRODUCTION**

The subject property is located at 969 Barret Avenue, Louisville, Kentucky 40204 ("Property"), which is positioned in the Traditional Neighborhood Form District, on the southeast corner of Barret Avenue, between Highland Avenue and Hepburn Avenue in the Highlands Neighborhood. The Property sits on a small (.08 acre) lot with a 1120 sq/ft single story building. The applicant is proposing four (4) parking lot spaces with entry from Barret Avenue and the alley way. The building on the Property was built on or around 1970 and despite its location in a Traditional Neighborhood Form District/residential zone (R-5B), it has been used for various commercial/business/office purposes since at least 1977.<sup>1</sup> The building on the Property will maintain its character as there are no changes proposed to the exterior of the building. The Property is situated in close proximity to on an already existing business corridor which includes at least five (5) other non-conforming properties on the same side of the block: HeadwerX Hair Studio (973 Barret Ave); Remix Hair Salon (973 Barret Ave); Liquid Glamour (981 Barret Ave); Dane's Salon (985 Barret Ave); Indigo Blutique (987 Barret Ave); and Dane's Salon (989 Barret Ave). Applicant, by requesting the zoning change ("Proposal"), is simply attempting to bring the Property in compliance with its existing use.

The proposed change from R-5B to OR-1 should be granted because it conforms to Plan 2040, the applicable comprehensive plan for Louisville and Jefferson County, Kentucky. Applicable Goals and Policies of the Comprehensive Plan are discussed below.

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<sup>1</sup> Prior commercial uses are identified in Non-Conforming Rights Application 16NONCONFORM1012.

## **COMMUNITY FORM**

This Proposal conforms to Community Form Goal 1 and Policies 6, 7, 17, 18 and Community Form Goal 2 and Policies 1, 4, 7, 9. The existing residential neighbors should not experience any adverse impact of the rezoning as the building has been used as an office for number of years prior to the Proposal. The Proposal will provide the neighborhood with a service-oriented business located near an already existing business corridor (commercial C-2 districts are currently located directly across the Property on Barret Avenue with other non-conforming businesses located on the same block as the Property) and should blend seamlessly with other surrounding businesses. The traffic should not increase beyond an acceptable limit as parking is limited on Barret Avenue and the Property is located in a walk-friendly neighborhood with abundant public transportation accessibility (TARC service Rt. 21 is readily available). Further, the Proposal will encourage mixture of compatible land uses in the area which should lead to less traffic congestion as drivers will require less frequent trips to accomplish their daily errands. Similarly, the proposed use of the building as an office should not increase the noise, odor and/or lighting levels currently present in the area.

The Proposal conforms to Community Goal 4 Policies 1 and 2. As previously stated in the Introduction hereinabove, the building on the Property will maintain its historical and/or architectural value to complement the neighborhood's character as there are no changes proposed to the exterior of the building.

## **MOBILITY**

The Proposal conforms to Mobility Form Goal 1 Policy 4. The Proposal encourages higher density and intensity near the neighborhood's business corridor to support walking and public transportation commutes.

The Proposal conforms to Mobility Form Goal 3 Policies 1, 2, 3, 4 and 10. The Proposal will encourage additional congregation of businesses (around the business corridor) near the residential properties in an urban neighborhood (providing opportunity for greater mix of complementary businesses and services for the neighborhood and possibly providing additional employment opportunities for the residence of the neighborhood), thereby encouraging the neighbors to walk or bike for their commute. The Property is also located along a public transit route thus providing further opportunities to reduce unnecessary automobile trips (aiding in increasing the neighborhood's air quality standards).

## **COMMUNITY FACILITIES**

The Proposal conforms to Community Facilities Form Goal 2 Policies 1, 2 and 3. All relevant public utilities (electricity, sewer, water and gas) already exist to serve the

Property. As no new construction is proposed, the Proposal will have no adverse impact on the capacity of the available utilities and the Property is not located in a regulatory floodplain, therefore there should be no impact on groundwater resources or surface drainage.

### ECONOMIC DEVELOPMENT

The Proposal conforms to Economic Development Form Goal 1 Policy 3. The Property is in a walkable urban neighborhood with transit services along an arterial roadway, as previously noted above.

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Bases on the foregoing, this proposal overwhelmingly complies with all other applicable Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Dated: August 15, 2022

Respectfully submitted,

  
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