



**Justification Statement/Statement of Compliance with the
Cornerstone 2040 Comprehensive Plan**

Case No. 23-ZONEPA-0010

Project Name: 1618 Lincoln Avenue

Location: 1618 Lincoln Avenue, Louisville, Kentucky

Owner: The Dorothy June Willman Trust

Applicant: Purple Cabbage, LLC

Proposed Use: Law Office and Private Kitchen

Proposed Zoning District and Use: Zoning District Change from R5 and C1 to C1.

The proposed Zoning District change is consistent with the C1 uses and zoning located along Poplar Level Road in this same corridor. The majority of the existing commercial building is already under C1 zoning with the exception of the front/east corner which currently falls under R-5 zoning. In addition, the building has previously been used in a commercial capacity, namely by a day care and as a pool and spa supply and sales company.

Community Form - The area of the proposed rezoning conforms to the current Neighborhood Form District in compliance with the Community Form Guidelines. The proposed use as a law office and private kitchen is consistent with previous neighborhood scale commercial uses of the property and is near an established commercial activity center along Poplar Level Road.

According to the Community Form Guidelines, the Neighborhood Form may contain offices and services at a scale that is appropriate for nearby neighborhoods. In addition, the Guidelines specifically encourage rehabilitation of buildings that provide commercial or office uses.

The rezoning from R5 and C1 to C1 is consistent with the Community Form because it will allow neighborhood serving uses consistent with nearby properties in the same zoning district along Poplar Level Road. In addition, the existing building is not a residential home, but a commercial building that has been used as such since it was built in 1987.

Mobility - The proposed revised zoning and form district complies with the Goals of the Mobility Guidelines because Poplar Level Road is a major arterial highway and has adequate capacity for the proposed office and private kitchen uses. This is consistent with the intent of this Guideline which is to promote efficient land use and transportation patterns that connect Louisville Metro and support future growth. The majority of the site is already located within the Suburban Marketplace corridor. Access to the property is not through an area of significantly lower intensity

which would. The proposal will comply with all tree canopy, landscaping, and lighting requirements, as well as existing driveway and parking access in accordance with the Complete Streets Design Manual.

Community Facilities – The proposal is not related to any community facilities, nor does it impede or impair public access to community facilities.

Economic Development – The proposed use will make use of previously underused commercial property located within a thriving commercial corridor. The proposed use will be operated by local business owners.

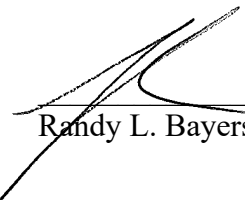
Livability – Tree canopy requirements will be respected. Upkeep and maintenance of the building, as well as the addition of a privacy fence along the back, will increase livability of the local area.

Land Development Code - The proposed zoning and form district change will comply with the policies that are required and that are applicable pursuant to the Land Development Code. The remodel of the existing structure by the applicant will be compliant with the development code and address any design or aesthetics concerns, as well as compliance with any set-back, tree canopy, landscaping or buffering requirements.

Housing – The proposed use is consistent with previous commercial uses of the existing building as a day care and as a pool and spa supply and sales company. The proposed use will not displace any existing residents or change the current residential make-up of the area.

For the above reasons, as well as the materials submitted with the application and during the application process as well as the testimony to be given at the upcoming public hearings, this application complies with the intent, the relevant policies and the Guidelines of Plan 2040.

Respectfully Submitted,



Randy L. Bayers, Attorney at Law