

To : City of Louisville

From : Courtesy Road Partners LLC ; Live Forward Development

Contact : Todd Kilkenny – todd@liveforward.build

Subject : 1301 Courtesy Road Zoning Request

Zoning Change Narrative

Live Forward is submitting the following application to revise the zoning of an approximately 2.5 acre property zoned CC-Mu at 1301 Courtesy Road and outlot 1 in the DELO Lofts Subdivision and Industrial Area PUD. The property lies south of Griffith Street along Highway 42 bounded by Old World Sausage to the south and Louisville Trade Center to the north. It is within the Highway 42 Urban Renewal Area and a part of the Highway 42 Revitalization Area Framework Plan and Comprehensive Plan Amendment. The current use of the property is light industrial containing a steel fabrication yard and what used to be an explosive testing facility, however the entire site is now mostly vacant. These uses are not compatible with the Highway 42 Framework Plan nor the vision for the area. The requested zoning change is MU-R (Mixed Use Residential, which is consistent with surrounding uses in the area and the Highway 42 Framework Plan.

The Live Forward team has been reaching out, listening, and collaborating with the adjacent neighborhood, community business owners, and Louisville leaders regarding the best use for this site since last fall and have received support for this rezoning from many of the adjacent neighbors at the Delo Townhomes, and neighborhood business owners.

The Highway 42 Revitalization Area Comprehensive Plan Amendment, which outlines the vision for development in this area, depicted this location as a mixed-use residential neighborhood, called the Park Square District, and it is the owner's intent to revise the zoning to allow for this use going forward. Some important references that support the rezoning of this property from the Plan Amendment are below:

- The Park Square district "is an area predominantly residential in nature"
- The design and orientation of new buildings should be pedestrian and street oriented
- The predominant land use should be multifamily residential. It is here that the majority of residents frequenting the shops on Main Street in historic downtown Louisville, or the shops of its own retail streets will live.

Section 17.44.050.A of the Municipal Code outlines the city's policy for rezoning. This rezoning supports both section 1 and 2 of the ordinance stated below.

1. *The land to be rezoned was zoned in error and as presently zoned is inconsistent with the policies and goals of the city's comprehensive plan;*

The rezone to Mu-R is consistent with the comprehensive plan and the Highway 42 Revitalization Area Comprehensive Plan Amendment depicting this area as predominantly residential.

2. *The area for which rezoning is requested has changed or is changing to such a degree that it is the public interest to encourage a redevelopment of the area:*

The Delo area has been transformed from an industrial area to a residential and mixed-use area that supports walkability within the district and to neighboring main street. This rezone would realign the neighborhood with the comprehensive plan and the overall goals of the City. Additionally, soaring home prices in Louisville have priced out many of the people that would like to call Louisville home or already work in the city. Allowing for both commercial and residential use on this property will help provide more attainable and affordable housing to the community.

The Comprehensive Plan states :

“Opportunities for infill residential development are constrained by a lack of land supply and current zoning regulations which restrict residential development or do not allow it at all. Despite a scarcity of residential land for development, the Economic and Market Assessment indicates there is significant demand for residential units in Louisville, as evidenced by the rapid and sustainable sales of homes at Steel Ranch and North End. Opening up additional areas for residential development, either through rezoning, or revised development regulations, would likely result in additional residential development as demand is quite strong.”

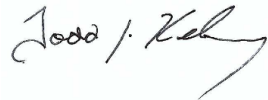
The rezoning of this parcel to MU-R would allow more residential development in the city and further align the parcel with the goals of the Comprehensive Plan

Currently zoned as CC-MU, the property reflects a commercial-centric approach, limiting its potential for meeting the increasing residential demands of Louisville as can be seen in our market study for the area. The current median home price of \$815,000 in the city of Louisville is unaffordable for many that would like to call Louisville home or currently work in Louisville but live elsewhere. The shift to MU-R aligns with the existing mixed-use zoning of the district, creating a seamless integration with the surrounding properties and enhancing the area's cohesive identity while supporting a walkable, sustainable lifestyle.

Additionally, the zoning change will allow for the ability to create much needed attainable and affordable housing to serve Louisville residents and employees and promote economic diversity within the City of Louisville and a mix of unit types and pricing to meet the changing economic, social and multigenerational needs of those who would like to reside in the community. This would support local businesses with housing that is affordable for those working within the community that cannot afford the price of a single-family home in Louisville.

Thank you for your consideration. We look forward to working with you and the community to enhance the charm, character, sustainability and affordability of Louisville and bring the Highway 42 framework vision to life.

In Service,



Todd Kilkenny
Courtesy Road Partners LLC