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March 10, 2026

Louisville Metro Government
Office of Planning
444 S. Fifth St. #300
Louisville, KY 40202

Re: Formal Application for Zoning Change
10107 Waterson Trl.
Jeffersontown, KY 40299
Parcel ID: 048900420000

To Whom It May Concern:

The property is currently owned by The Estate of Margaret L. Pound, Phyllis Gribbins and Fonda Carey, Co-Executrices. We respectfully submit this justification statement in support of the submission of a Formal Application to change the zoning from Residential Four (R4) to Residential Five (R5) for the above-referenced Property.

The proposed rezoning is intended to facilitate the development of two residential lots. The existing house on lot 1 is proposed to remain undisturbed and lot 2 will be sold as vacant land for the development of a single-family house. Future use will comply with all applicable zoning and design standards.

As outlined below, the proposed rezoning satisfies the criteria for approval and aligns with the applicable standards and policies under the Louisville Development Code (LDC) and the Plan2040 Comprehensive Plan (the Comprehensive Plan). No variances or waivers are being sought currently nor is there any proposed site work on the property.

The Property and Proposed Use

The property is currently zoned R4 and situated within a Neighborhood Form District.

It is located between Waterson Trail and Locust Avenue. The property is 0.40 acres with an existing house located on the proposed lot 1 and has 0.22 acres and proposed lot 2 is vacant land and has 0.18 acres. Lot 1 has existing access from Watterson Trail and lot 2 will have access from Locust Avenue. The property is located in the City of Jeffersontown and is near other residential zoned areas.

The Neighborhood Form District is characterized by residential use, and the proposed rezoning is consistent with the Neighborhood Form District's intent.

For these reasons, as detailed below, the proposed rezoning meets the approval criteria and is consistent with the applicable standards of the LDC and the Comprehensive Plan.

Satisfaction of Approval Criteria

(1) Preservation of Natural Resources

There are no waterways nor flood plains on the property that will need to be maintained and preserved. There are also no hydric soils, unstable soils, or steep slopes on the Property, as well as no historic sites that will need to be preserved. There is karst terrain on the Property. Any development on lot 2 will meet the current requirements of the LDC for construction on karst terrain. Lot 1 has no proposed site work. Additionally, the existing trees in the middle area of the property will be preserved.

(2) Safe and Efficient Transportation

The Property's location between Watterson trail and Locust Avenue provide for safe and efficient vehicular transportation. Lot 1 has access to Watterson Trail, a primary collector and lot 2 has access to Locust Avenue, a Local Road, both connect Property to other existing transportation routes within the surrounding community.

(3) Sufficient Open Space

Lot 1 has green space surrounding the Property on all sides, and lot 2 will be green space until developed and the current LDC setbacks will provide green space on all sides of lot 2.

(4) Adequate Draining Facilities

The Property currently has MSD Property Service Connection (PSC) on lot 1 and will require PSC at the time of development. This will prevent adverse issues on the Property sites or within the surrounding residential areas.

(5) Compatibility of Site Design

Lot 1 has an existing house that is not to be disturbed as part of this request and lot 2 will be required to meet all current LDC requirements. This will allow the Property to meet the compatible site design to meet the surrounding area.

Comprehensive Plan Compliance and Zoning, and Form District Regulation Impacts

The proposed zone change aligns with the goals of the Comprehensive Plan for a residential area.

(1) Community Form

A R5 designation and Neighborhood Form District are appropriate given the Property's proximity to residential neighborhoods. The adjoining properties have similar houses facing Watterson Trail and Locust Avenue.

(2) Mobility

Due to the Property's location to a Primary Collector and Local Road it allows sufficient movement of motorists. The addition of a single-family house to lot 2 will not cause a significant increase in the traffic flow.

(3) Community Facilities

The adaptive use of the Property ensures accessibility to an MSD sewer connection to protect public health.

(4) Economic Development

A R5 designation is appropriate in the current Neighborhood Form District as this Form is intended to allow for the development of residential areas. Which provides additional housing.

(5) Livability

The adaptive reuse of the Property maintains the green space and ensures the preservation of its natural resources and features.

(6) Housing

A R5 designation will allow for the addition of a single-family house. Providing additional housing in the residential area.

Conclusion

The proposed rezoning of the Property from R4 to R5 allows for responsible and low intensity residential housing. This rezoning aligns with the goals of the Comprehensive Plan by providing additional housing.

The project ensures minimal impact on the surrounding neighborhood and will create minimal increase in vehicular traffic.

We respectfully request approval of the rezoning to R5, allowing the Pound's to maximize the potential of this site and contribute positively to the local community. Please feel free to contact us with any questions or requests for additional information.

Sincerely,



Nathan R. Grimes, President
Renaissance Design Build, Inc.