



Civil Engineering  
Land Planning  
Construction Inspection

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Louisville Metro  
Planning & Design Services  
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July 29, 2019

**SUBJECT: Fairview Avenue Townhomes  
10503 & 10505 Fairview Avenue  
Justification Statement/Request**

Planning & Design Services:

Application is being provided for rezoning of the subject property from R-4 to R-5A to allow construction of 4 townhome units. This property is currently vacant with an old single-family residence on one lot that is being demolished (with an existing garage), and is located directly adjacent to existing apartments, commercial bank, and auto repair shop that are within a Town Center Form District in downtown Jeffersontown.

With the redevelopment of downtown Jeffersontown there is currently a demand for higher density residential in this area. The proposed project will conform to the Comprehensive Plan and Land Development Code and is located within the Town Center Form District. Ample parking is being provided, and existing utilities are already provided to the site. Landscape buffering will be provided to properly screen the adjacent single family residences, and the access drive will run adjacent to the commercial zoning/bank.

Please review this submittal and let us have your comments. As always, thank you for your assistance. Please do not hesitate to give me a call at 292-9288 should you have questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Chris Crumpton', is written over a blue circular stamp.

Christopher T. Crumpton, P. E.  
Director of Engineering/Principal

CTC/mlr

RECEIVED

AUG 05 2019

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