

17ZONE1020 OPPOSITION

Opposition to Rezoning Request

Dr. Martin Monson & Renee Monson

1600 Grey Owl Court

Louisville, KY 40223

Tier 1 Property Owners

Land Development & Transportation Committee

July 27, 2017

17ZONE1020 Opposition

- The basic premise of the application is flawed
 - Dwelling units per acre do not align with adjoining properties
 - Dwelling unit type does not fit with adjoining properties
 - Traffic flow from Morat to Hurstbourne Parkway has not been adequately addressed
 - Waiver request to omit sidewalk blocks access to public transportation and neighborhood businesses

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- Dwelling units per acre do not align with adjoining properties
 - 88% adjoining properties are zoned R-4
 - 4.84 DU/Acre zoned
 - 12% adjoining properties are zoned R-5a
 - 6.4 DU/Acre Actual
 - Average adjoining properties: 5.03 DU/Acre
 - Proposed development
 - 17.39 DU/Acre Actual (244 units / 14.03 acres)
 - Proposal is 3.5 times more dense than adjoining properties

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- DWELLING UNIT TYPE does not fit with adjoining properties
 - 100% of adjoining properties are zoned or actual OWNER OCCUPIED residences



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- Traffic flow from Morat to Hurstbourne Parkway has not been adequately addressed
- Various right turn lanes have been proposed
- A right turn lane off of Hursbourne Parkway onto Morat will not address the problem – Cars cannot exit Morat Avenue



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- Waiver request to omit sidewalk blocks access to public transportation and neighborhood businesses
- Waiver of Section 6.2.6 needs to be denied for public safety



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○ Possible Solution

- Send application back to developer to resubmit plans with:
- Development to fit within R-5 limits
 - Dwelling units / acre are aligned with neighboring properties (7.26 DU/Acre)
 - Would ensure all properties would be owner occupied
 - Lower density use would not exacerbate existing traffic problem as much
- Deny waiver for omission of sidewalk. One exists currently and its removal constitutes a public safety hazard and causes access issues to local businesses