

ZONING JUSTIFICATION STATEMENT OF COMPLIANCE
CHANGE IN ZONING FROM – R-4 SINGLE-FAMILY RESIDENTIAL
TO – R-5A MULTI-FAMILY RESIDENTIAL

Burnett Ridge, LLC

-BURNETT RIDGE-
600 & 604 BURNETT RIDGE PLACE

DECEMBER 13, 2021

THE PROPOSAL

Burnett Ridge, LLC (the “applicant”) is requesting a change in zoning district designation from R-4, Single-Family Residential District to R-5A, Multi-Family Residential District for two parcels of property located at 600 and 604 Burnett Ridge Place, Douglass Hills, Kentucky 40243 (the “Property”), which are both owned by Linda L. Watson (“Owner”). The applicant files its zoning request alongside a detailed district development plan drafted by Land Design & Development, Inc. (the “Plan”), depicting thereon a compact, efficient site design for a townhouse community consisting of thirty (30) attached and semi-detached townhouse dwelling units, each unit with its own garage, collective open space, vehicular use area and three proposed connection points on 4.1 acres of property within an existing Neighborhood Form and situated on the west side of Blankenbaker Parkway, a mile north of the large Suburban Workplace, and just north of interstate I-64, and also over a half-mile south of the Shelbyville Road Suburban Marketplace Corridor (the “Proposal”).

If approved, the zone change to R-5A will add to the diversity in housing within the surrounding Neighborhood Form, which includes a large amount of properties located on both sides of Blankenbaker Parkway. Burnett Ridge is a development of quality-built homes for residents who desire to live in a townhouse community smaller in size, where a relatively maintenance-free way of living is a nice respite from the more consistent maintenance requirements conventionally found in the standard R-4, single-family neighborhoods most prevalent in the area. The surrounding Neighborhood Form maintains a mix of zoning designations, including properties zoned R-4 and R-5, Single-Family Residential; R-5A, R-6 Multi-Family Residential; OR and OR-3, Office Residential and C-1 and C-2, Commercial. The applicant’s Proposal is in agreement with Louisville Metro’s Plan 2040 Comprehensive Plan (“Plan 2040”), because it adds to the diversity in housing in the immediate area, as the specific townhouse style the applicant proposes with its submittal is a new and different housing style compared to the existing homes in the surrounding Neighborhood Form District, all of which are adequately served by an existing network of connected roadways, sidewalks and access to transit. Indeed, the Proposal affords a more compact residential community with an overall smaller footprint

than most communities, but is also designed to compatibly blend with the existing neighboring single-family properties in the immediate area and possesses usable open space. Moreover, the individual floorplan of the townhouse units offer a level of privacy for each resident because each townhouse is configured with access via the front garage, which transitions into a private front outdoor patio area and then to the front door to the dwelling unit. No individual private spaces – porches or patios or decks – are located rear of the units and no parking or vehicular use areas, thereby preserving privacy between each unit and from each unit to adjacent R-4, single-family properties and ultimately strengthening compatibility between applicable property and zoning district lines.

The Proposal will have direct access to Blankenbaker Parkway and the applicant is working closely with applicable agencies to design an appropriate access to/from Finchley Road. A new connection stub to the south is being furnished, which will provide a future access point to/from the Property and connect multi-family property with whatever is developed on the property immediately south of the Property, thereby further distributing traffic trips to/from the site from multiple directions. In summary, the applicant's Proposal seeks to provide a new, different style of housing to the immediate area, adding to the diversification of housing types in the Neighborhood Form.

For the reasons stated herein, the proposed change in zoning comports with Kentucky Revised Statute 100.213 because it is in agreement with the Plan 2040, A Comprehensive Plan for Louisville Metro and, therefore, should be approved.

THE PROPOSAL IS IN AGREEMENT WITH AND CONFORMS TO ALL APPLICABLE PLAN ELEMENTS, GOALS, OBJECTIVES AND POLICIES OF PLAN 2040, A COMPREHENSIVE PLAN FOR LOUISVILLE METRO

Plan Element 1 – Community Form

The subject property is located within the Neighborhood Form District. Goal 1, Policy 3.1.3 informs the Neighborhood Form is characterized predominantly by residential uses that vary from low to high density and that blend compatibly into the existing overall landscape and neighborhood areas. Moreover, Plan 2040 states the Neighborhood Form should provide diverse housing types and housing choices for differing ages, incomes, and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. The rezoning of the property to R-5A and the development of Burnett Ridge on the Property will strengthen the existing Neighborhood Form because it will revitalize an underdeveloped property with a small, quality-built townhouse community that is compatible with the scale, site design and building materials of the single-family residential neighborhood to the north and west of the Property while also locating an aesthetically attractive development along the west side of the Blankenbaker Parkway corridor.

Today, the Property is now used below its optimal potential and the additional of appropriate density to the Property will compatibly add to the mixture of densities and blend of

housing patterns in the established neighborhood; no encroachment of non-residential uses into the neighborhood will occur with the Proposal. The proposed increase in density is for a location that is already served by existing infrastructure; Blankenbaker Parkway is a minor-arterial roadway and the Property is within near proximity to commercial and employment centers both to the north and south. The building scale of the two-story Burnett Ridge units, as well as the scale of clusters of attached units and, holistically, the cumulative development of the townhouse units, will be within the established range of scales of the existing residential developments within the Neighborhood Form. The rear of the dwelling units will not include private, individual residential spaces and, therefore, the area between the rear of the proposed dwelling units and the adjacent single-family residential lots will be grass and landscaped areas; the applicant will install screening in the form of evergreen trees and potentially a privacy fence, effecting a good transition between the R-5A and R-4 properties. Burnett Ridge will honor applicable setbacks, furnish secured parking to serve each dwelling unit, and the vehicular use area throughout the site will be landscaped and designed so it relates well to adjacent properties from a street-level perspective.

The Property is situated within an area that has a mix of uses, including residential, commercial, institutional, and light industrial. Immediately to the south of the Property are two large, undeveloped parcels zoned R-4, single-family, then property within the Campus Form, where Southeast Christian Church exists, then additional commercial properties prior to the on-ramp to I-64, then, on the other side of the highway, a large Suburban Workplace Form. The west and north of the Property is the City of Douglass Hills, where R-4 single-family properties predominate, but also where some multi-family zoned properties are, as well as Crosby Middle School and recreational facilities. Further to the north, and accessible by pedestrian connections, is the Suburban Marketplace Corridor and the Shelbyville Road corridor. To the east, across Blankenbaker Parkway, continues the Neighborhood Form District, where a mix of densities and uses are established, including commercial uses to serve Burnett Ridge. The Proposal will create no known nuisances, such as noise, odor, intrusive lighting, or out-of-place visual intrusions to existing viewsheds or neighboring properties. As such, and for the foregoing reasons, the applicant's request for R-5A zoning for the Property is in agreement with Plan 2040's Community Form Goal 1.

The Proposal advances Goal 2 of Plan 2040's Community Form because the 30 dwelling units of four (4) acres of property fronting Blankenbaker Parkway encourages sustainable growth and incorporates appropriate density within an area of differing residential densities, a variety of commercial, office, institutional and industrial uses, all of which are served by adequate roadway infrastructure and different forms of mobility options, which strengthen connectivity around centers and Blankenbaker Parkway corridor. Goal 2 of Community Form looks to accomplish, among other objectives, the promotion of corridors for investment, encouragement of diverse land uses to enhance quality of place and provide safe mobility options to strengthen connectivity around centers and corridors. The proposed change in zoning will allow for an appropriate addition to the neighborhood form, further diversifying its stock of quality housing options while also supporting the commercial center(s) nearby to the north, east and south. Although the applicant does not propose a mixed-use site here, the Property is in an appropriate

location for the development of Burnett Ridge, where, as previously mentioned, residents can conveniently access various nearby activity centers where retail options, goods, services, recreation, work, etc. are located. Safe connections to existing roadways and sidewalks support movement of people between other neighborhood forms nearby and the Suburban Marketplace Corridor to the north and Suburban Workplace to the south. Residents can use pedestrians to access Watterson Trail to the south, where a TARC express route operates.

For the following reasons, the applicant's Proposal is also in agreement with Goals 3 and 4 of Plan 2040's Community Form: because the site does not contain sensitive natural features, areas affected by floodplain, archaeological resources nor historic assets that would be endangered or disturbed by the Property's redevelopment; the Property does not possess any severe, steep or unstable slopes that would cause immediate or long-lasting environmental degradation; In contrast, the Property is relatively level; the Property will be properly engineered to address any lingering issues of standing or pooling water thereon; if the applicant can find solutions to assist in drainage of neighboring properties, the applicant will do so; no karst has been identified onsite; development of the Property will avoid substantial changes to the site's existing topography; all applicable building setbacks will be met; landscaping buffers and tree canopy established onsite will equal or exceed the LDC requirements; additionally, light impacts on adjacent properties will be inconsequential, building height is consistent with the mix of building heights in the vicinity; and because open space is encouraged in the neighborhood form district, and the proposed Plan meets the open space required by the Land Development Code.

In summary, the Proposal harmoniously adds to the range of housing styles and types in the area, thereby promoting the surrounding Neighborhood Form by providing diverse housing options for differing ages and incomes. Indeed, the two-story dwelling units the applicant intends to construct on the Property will be compatible with the scale, form and function of the surrounding single-family residential uses. The proposed townhouse units will be built from durable, quality building materials that are sustainable and consistent with the building materials utilized in the established single-family neighborhoods surrounding the Property, including brick, concrete, hardy plank and/or vinyl siding. The upgrade to the Property will add to the character of the Neighborhood Form, creating an aesthetically-pleasing connection between the Burnett Ridge community, Blankenbaker Parkway corridor, and its neighboring properties. The proposed development has proximate access to minor arterial level roadways as well as nearby access to I-64 and, not far from there, both the Gene Snyder Freeway and Watterson Expressway. The change in zoning will allow for the Property's revitalization, which will positively contribute to the existing Neighborhood Form, insert needed vitality on the Property, and benefitting the surrounding area, including the residential, commercial and workplace areas. For all of the aforementioned reasons, the proposed change in zoning complies with applicable Policies of Community Form Goals 3 and 4.

Plan Element 2 – Mobility

The proposed Burnett Ridge is in agreement with Plan 2040's Mobility Plan Element and its three Goals because it is a multi-family residential community of thirty (30) units located on property served by sufficient roadway infrastructure with more than adequate capacity to absorb

the low number of vehicular trips the community will generate as well as accessible pedestrian connections that can safely move pedestrians to myriad supportive land uses. The Proposal's site plan shows a curb cut on Blankenbaker Parkway, a minor arterial roadway, and a second curb cut onto Finchley Road, a local level roadway, which provides vehicular and pedestrian connectivity to Blankenbaker Parkway as well as to the properties to the west, which comprise the City of Douglass Hills where residents can walk to Crosby Middle School and recreational options, such as tennis and swimming. KYTC will restrict the point of access to/from Blankenbaker Parkway as a right-in, right-out access and the applicant will work with Louisville Metro Public Works and KYTC on the site's Finchley Road curb cut to ensure proper design of the access point to ensure safe, efficient entry and exit to/from the Property. A third point of access is offered via stub road to the property neighboring to the south; this property is currently largely undeveloped, but is rumored to develop soon, possibly as another multi-family community.

Access to the I-64 is readily available via a short drive (less than 1 mile) south of the Property, once I-64 is accessed, the Gene Snyder Freeway is easily accessed to the east and the Waterson Expressway is similarly located conveniently to the west; the popular Shelbyville Road commercial corridor is accessible from the Property to both vehicles and pedestrians, where a range of commercial, employment, restaurant, entertainment, etc. uses are located. Thus, the Plan shows an interconnected roadway network comprised of public and private roadways and sidewalks that will safely and efficiently move the flow of cars, bikes and pedestrians through the site and offer stub connections to property with high development potential to the south, which provides another connection to property fronting Blankenbaker Parkway and likely Watterson Trail. As a result, the Property is and will be served by adequate roadway infrastructure. According to Lojic, TARC maintains an express route along Watterson Trail, a location to where pedestrians from the Property can easily walk in little time. Thus, the Proposal provides safe access to the public roadway network and provides access to alternative transportation modes.

Each Burnett Ridge townhouse unit will be equipped with garage and driveway that connects to the development's internal roadway network; individual driveway space will allow for residents' guest parking. The vehicular use areas within Burnett Ridge are designed to provide safe, controlled internal circulation without any stretches of long straightaways, thereby discouraging drivers from achieving high vehicular speeds. And no direct access from residential driveways to high speed roadways will be established. Sight distances consistent with probable traffic speed, terrain, and alignments in roadway design will be achieved. Individual residential units are capable of including bicycle storage. The applicant's Proposal avoids access to surrounding development through areas of significantly lower intensity or density. Circulation and turning radii will all meet minimum standards of Metro Transportation Planning and Public Works. The minimum grade of all streets shall be 1% and the maximum grade shall be 10%. Wheel stops or curbing, at least six inches (6") tall and wide will be installed to prevent vehicles from hanging over sidewalks and landscape areas. Construction plans, bond, and permit are required prior to construction approval by Louisville Metro Public Works.

In summary, the roadway network established around the Property will support Burnett Ridge residents with safe and accessible roadways and pedestrian connections that connect areas of residential, commercial, workplace, institutional and recreational from various modes of

transportation. For the aforementioned reasons, the applicant's Proposal therefore complies with Plan 2040's Mobility plan element and all applicable objectives and policies therein contained.

Plan Element 3 – Community Facilities

Plan 2040's Community Facilities Plan Element provides guidance and recommendations for the proper integration of necessary community resources across Louisville Metro to plan and maintain accessible facilities that will improve the quality of life for existing and future residents and visitors of Louisville Metro. The Proposal complies with Plan Element Community Facilities of Plan 2040 and all applicable Goals and Policies thereunder because the Property will be served by all necessary utilities, including water, electricity, telephone and cable. Sanitary sewer service will be provided by lateral extension and subject to applicable fees; a downstream facilities capacity request will be submitted to MSD. To the extent possible, utilities will be located within common easements and trenches, as required by each utility. The development also has an adequate supply of potable water and water for fire-fighting purposes and is served Station 1 of the Anchorage Middletown Fire Department, which is located at 108 Urton Lane, three miles from the Property. Recreational facilities are accessible to residents in the form of onsite open space and pedestrian connections allow for pedestrian mobility around the area.

Plan Element 4 – Economic Development

Goal 1 of the Plan 2040's Economic Development Plan Element strives to provide an economic climate that improves growth, innovation, investment and opportunity for all. Notable objectives of this goal, as it relates to the applicant's Proposal, include redevelopment of underused commercial, industrial, residential development; land is available to facilitate commercial, industrial, and residential development; creating equitable economic opportunities are increased; and small business and entrepreneurship is cultivated. Goal 2 of the Economic Development Plan Element is to cultivate a vibrant, unique city that attracts, retains, and develops a highly-skilled workforce. Objectives from Goal 2 applicable to this application include enhancing the quality of life throughout Louisville Metro; economic value of neighborhoods is protected and improved, and population and employment centers are connected. A key stepping stone to reaching the aforementioned goals and objectives is the provision of housing for residents who wish to reside near where they work or within a residential environment supportive of working from home. Burnett Ridge accomplishes both.

The Proposal will supply the area with another type and style of housing, one that adds diversity to the encompassing Neighborhood Form, further supporting the commercial center located in the Suburban Marketplace Corridor to the north and the employment activity centers located in the Suburban Workplace to the south and within near proximity to the Property. Residents who work from home for part or all of their work week will have that option provided the loft style floorplans of the proposed dwelling units, encouraging small business and entrepreneurship, especially during times when traditional work environments might be disrupted by matters the employee cannot control. Burnett Ridge is an ideal community for young professionals or small families who are looking to reside near accessible commercial and

employment centers with support by multi-modal transportation. Future residents will support and be supported by the businesses, services, schools and churches established and emerging in and around the Property and nearby activity centers. The Proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services. The development, as proposed, will provide easy access to Blankenbaker Parkway and I-64 and I-265 several other roads in the area, and to employment and commercial centers. Accordingly, the Updated Proposal advances Plan 2040's Economic Development Plan Element because it adds to the availability of affordable housing located near workplaces.

Plan Element 5 – Livability

The Livability Plan Element of Plan 2040 provides guidance and direction for the provision and maintenance of resources necessary for the health and well-being of citizens. Burnett Ridge is consistent with the applicable policies of Plan 2040's Livability Plan Element, notably those set forth under Goal 1 of the Plan Element, because the applicant, in an effort to enhance the natural environment and integrate it with the built environment, will develop the Property in a manner that respects its topography, protects environmental features, and installs more tree canopy and attractive landscaping than exists onsite today. Indeed, the Property will be well-landscaped with plant species native to the area and Kentucky in general and all applicable tree canopy requirements will be met on-site. The applicant will make certain street trees are planted in a manner that does not affect public safety or hamper sight distances. Perimeter setbacks applicable to the Property will be maintained. Required mosquito control shall be provided in accordance with Chapter 96 of the Louisville Jefferson County Metro Government Ordinances.

Burnett Ridge meets applicable open space requirements onsite with recreational open space in and around the detention basin, which will have a walking path around it as well as general common area around the site whereon residents can walk their dogs or find space to enjoy being outside. Importantly, for residents' access to additional offsite open space, pedestrian connections exist along Blankenbaker Parkway, where residents can walk to numerous commercial services and goods and transit, etc., and along Finchley, where residents can walk to offsite open space on Gate House Lane or to the Douglass Hills Swim and Tennis Center, which is 0.7 miles from the Property. The Property does not contain any water features and is not overly large enough to support a natural corridor providing animal habitat and migration on its grounds, but even if fencing is erected along the shared property line with the residential properties to the north and west, animals should still be able to safely traverse east to south/south to east.

The applicant's proposed rezoning of the Property to R-5A complies with Plan 2040's Livability Plan Element because the Proposal will include onsite stormwater detention and the post-development peak flows will be limited to pre-development peak flows for the 2, 10, 25 and 100-year storms or to the capacity of the downstream system, whichever is more restrictive, thereby protecting adjacent and downstream properties from adverse impacts of stormwater drainage leaving the Property (See Detailed District Development Plan, drafted by LD&D, MSD Note 6). This is important to existing neighbors of the Property, for a number of comments were made at the neighborhood meeting by residents who live adjacent to the Property and were

concerned about existing stormwater drainage issues being exacerbated by the proposed development of the Property. In response to these concerns, and as part of developing the Property, the applicant will improve drainage infrastructure on the property to help stormwater on the property and surrounding properties properly drain and not pool for extended periods of time. A drainage basin will be constructed at the southern boundary of the Property, where it can collect stormwater properly piped from various areas of the Property and hold the stormwater while it discharges at an appropriately safe rate. As part of its drainage plan, the applicant will install a drainage swale that will collect water along the western property boundary and appropriately direct it onsite to the detention basin. The drainage swale should keep water from leaving the site and pooling in neighbors' yards, addressing the concern raised by the neighbor during the neighborhood meeting.

In short, the drainage system installed within Burnett Ridge will be designed to be capable of accommodating the runoff from development upstream, assuming a fully-developed watershed and an increased frequency of intense storm events; the redevelopment of the property into Burnett Ridge will maximize the saturation capacity of the soil in accordance with Metropolitan Sewer District ("MSD") requirements. MSD must be satisfied with the applicant's proposed stormwater management system before the applicant can proceed past the Planning Commission's Land Development and Transportation Committee meeting.

Connection to MSD sanitary sewer infrastructure via lateral extension will protect groundwater sources underneath the development and on adjacent properties. And, as the land is configured today, zero area of the Property lies within the 100-year flood hazard area per FIRM Map No.21111C0048F, dated February 26th, 2021. Accordingly, emergency vehicle access will traverse ground above any flood levels that might impact the property. To ensure completion of proposed storm-water infrastructure, the Property will be subject to MSD drainage bonding prior to construction plan approval. The final design of this project must meet all MS4 water quality regulations established by MSD. The layout of the site may change at the design phase to facilitate proper sizing of green best management practices (BMPs). Finally, an erosion prevention and sediment control plan will be implemented prior to construction utilizing best management practices as required by the MSD.

As evidenced by the renderings submitted as part of the applicant's formal zoning application, the proposed development of the Property will set forth a brand new quality residential community in the form of thirty (30) loft-style townhouses equipped with an attractive aesthetic design and well-manufactured building materials that will deploy sustainability and efficient energy use. The applicant's Proposal complies with Plan 2040's Livability Plan Element because Burnett Ridge is a well-designed residential community, which, as a whole, will generate minimal traffic trips to/from the site; the applicant will work closely with KYTC and Louisville Public Works to design and implement safe vehicular access to/from the Property, whether that is access to Blankenbaker Parkway or Finchley Road. A stub connection is proposed to the open and undeveloped property adjacent to the south and when that stub is connected, traffic from/to the site will be even more distributed. Also, townhome style housing generates much less traffic on a per unit basis than standard single family homes, and townhome residents, who are mostly empty-nesters or young professionals who may work from home,

generally do not have as large an impact on morning and evening peak hour traffic. Internal pedestrian connections will connect to existing pedestrian connections along Blankenbaker and Finchley, thereby encouraging pedestrian traffic from the site to the commercial activity center to the north or the office park to the southeast or to access a transit route south of the Property. Additionally, schools and religious uses are within walking and bicycling distances from the Property. All of these measures will improve traffic conditions and, as a result, will minimize air pollution. Therefore, the proposed rezoning to R-5A complies with the applicable components of Plan 2040's Livability Plan Element.

Plan Element 6 – Housing

The Housing Plan Element strives to enhance housing opportunities for all citizens of Louisville Metro by promoting equitable housing means ensuring diverse, quality, physically accessible, affordable housing choices with access to opportunities, services and amenities. The following three Goals are set forth within the Housing Plan Element: 1) Expand and ensure a diverse range of housing choices; 2) Facilitate the development of connected mixed-use neighborhoods; and 3) Ensure long-term affordability and livable options in all neighborhoods. As discussed herein, the applicant's Proposal advances all three Goals of the Housing Plan Element. Burnett Ridge will furnish quality-constructed attached and semi-detached townhouse units that will add to the diversity in housing types, styles and design within the encompassing Neighborhood Form. The townhouse community will offer residents maintenance-free grounds, where time spent keeping up the exterior of the units will not be borne by the residents, an appealing accommodation for many residents.

The rezoning of the Property to R-5A is in agreement with the applicable policies of Housing Goals 1 and 2 because the R-5A zoning district allows for a variety of housing types – such as the townhouse community being proposed with this application – and not just exclusively single-family detached housing, which is already well-established within this particular Neighborhood Form. The redevelopment of the Property as a new, accessible townhouse community will add to the diversity of housing in the City of Douglass Hills and within the surrounding Neighborhood Form, where properties enjoy a well-connected system of roadway infrastructure that supports the movement of people between residential, commercial, institutional, recreational, employment and other supporting uses in the area. Burnett Ridge is designed for all ages of residents and supports residents aging in place with supportive commercial activity centers located nearby and less burdens related to exterior property maintenance.

Burnett Ridge facilitates the development of connected neighborhoods because it will connect to the single-family neighborhood to the west with a vehicular and pedestrian connection thru Finchley Road; a stub road to the property adjacent to the south will provide additional connections to future residential community. Although the applicant's zoning application does not seek high density, it does request to increase the allowable density on the Property, and its location along the Blankenbaker Parkway corridor appropriately places added density on an important thoroughfare in Louisville Metro where access to myriad land uses is a large benefit to residents. Pedestrian connections along Blankenbaker Parkway also furnish safe

and convenient connections between Burnett Ridge and commercial and job centers to the north and south. From the Property, residents can safely access schools, religious uses, commercial uses and restaurants, job opportunities and recreational uses on foot, bike or by short vehicular drive. Thus, the requested rezoning of the Property to the R-5A zoning district allows for housing types that support inter-generational development connected to its surrounding areas.

Consistent with Goal 3 of Plan 2040's Housing Plan Element, the applicant's proposed rezoning will help ensure long-term affordability and livable options in a neighborhood form because the R-5A zoning district allows for a variety of residential ownership options and unit costs and the proposed Burnett Ridge will provide a new, accessible housing option to the immediate area that is already well-served by established infrastructure systems. Burnett Ridge represents a significant investment in the redevelopment of underused single-family property into a quality-built townhouse community that will increase in the number of residents on the Property where today the Property is only outfitted for one family. Thus, the rezoning of the Property to R-5A and the approval of the associated Burnett Ridge Development Plan discourages displacement of existing residents from the surrounding community. Burnett Ridge will have features within the community ensuring a safe residential environment such as appropriately placed lighting (shielded to prevent light trespass on neighboring properties) and fencing between the single-family residential lots and the Property.

COMPLIANCE WITH KRS 100.213

The Property is located in the Neighborhood Form District, which is intended for predominantly residential uses, as well as some neighborhood-serving commercial and office uses. The proposed rezoning to R-5A, Multi-Family Residential is in agreement with Plan 2040 because it will expand the diversity in housing style and types within the surrounding Neighborhood Form, near goods, services, and employment sources and is supported by multi-modal transportation options. For all the reasons set forth in the applicant's detailed Zoning Justification Statement and the information set forth on the Burnett Ridge Detailed District Development Plan submitted along with its formal zoning application, the applicant's Proposal is in agreement with the intents, plan elements, objectives, goals and policies of the Plan 2040, A Comprehensive Plan For Louisville Metro. Therefore, the applicant's request to change the zoning of the Property complies with Kentucky Revised Statute 100.213.

Respectfully submitted,



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