

JUSTIFICATION STATEMENT

Marian Development Group

4801 and 4717 Manslick Road and 1936 Bluegrass Avenue

INTRODUCTION

Marian Development Group (the "Applicant") proposes to re-zone the properties located at 4801 and 4717 Manslick Road and 1936 Bluegrass Avenue from R-5 Single-Family Residential and OR-1 Office Residential to R-7 Multi-Family Residential to allow for the construction of 180 dwelling units on approximately 9.80 acres. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is currently located in the Neighborhood Form District. The Comprehensive Plan states that the Neighborhood Form District:

[I]s characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas. The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. . . . These types may include, but not be limited to, . . . high density multi-family housing.

Here, the proposal is consistent with the Neighborhood Form District as it proposes to develop the currently vacant properties into a multifamily residential development with 180 dwelling units off of a minor arterial, Manslick Road, and Bluegrass Avenue where it will have minimal impact on nearby single-family uses. The proposal is also consistent with the pattern of development, scale, and site design in the area. Other large vacant parcels in the area near Taylor Boulevard and Interstate 264 are zoned R-7, and the proposal will provide new upgraded multi-family in an area with little recent development. The site has excellent access to Interstate 264, TARC stops at Manslick Road and Taylor Boulevard, and the neighboring UofL Hospital.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The site has easy access to Interstate 264 via Taylor Boulevard, and is located along minor arterial Manslick Road and primary collector Bluegrass Avenue. The site will be accessed via access points along both Manslick Road and Bluegrass Avenue. Both access points will be set back from

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the intersection. The access point along Bluegrass Avenue will be aligned with the existing driveway for the commercial use across Bluegrass Avenue. The internal parking area and driveways will allow for interconnectivity throughout the property. TARC stops are located nearby along Manslick Road and on Taylor Boulevard. Bicycle parking will also be provided.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities. The UofL Hospital and associated medical center is located adjacent to the subject property, and a firehouse is located just north on Manslick Road. Gutermuth and Hazelwood Elementary Schools, as well as Iroquois High School, are all located nearby. Iroquois Golf Course and Iroquois Park are also located nearby. Sanitary sewer is available by lateral extension.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposal calls for the development of 180 multifamily dwelling units that will provide housing for workers in the area. The site has good access to Interstate 264 and the commercial corridors along Taylor Boulevard/New Cut Road and Dixie Highway.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal will retain ample open space and comply with the tree canopy sections of the LDC. In addition, its location adjacent to the UofL Hospital, a major employment center, will allow people to walk or bike to work, reducing vehicle-created air pollution.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element as will provide 180 new multifamily dwelling units in an area with little recent development. The site has excellent access to Interstate 264, TARC stops at Manslick Road and Taylor Boulevard, and is conveniently located in between the commercial corridors along Dixie Highway and Taylor Boulevard.

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