

Zoning Justification

R-4 to R-5A at 6803 & 6709 Outer Loop – 6906 Briscoe Lane

The applicant is requesting a change in zoning from R-4, Single Family Residential, to R-5A, Multi-Family Residential, to allow development of 48 patio home style attached units on the net 7.96 acres of property. The subject property is within the Neighborhood Form District along the Outer Loop corridor. The proposed change in zoning will accommodate the introduction of a new housing choice within the area and incorporates the CHASE principles throughout the design. The site will be connected to the surrounding transportation system with the dedication of right of way for a connection of Rochelle Road to Briscoe Lane. The development incorporates healthy and sustainable measures using open space with walking paths connecting to the road extension while meeting the tree canopy requirements. For the reasons stated below and the principles above, the proposed rezoning conforms to the Plan 2040 Comprehensive Plan and, therefore, should be approved by the Planning Commission and Louisville Metro Council.

Community Form

The subject property lies within the Neighborhood Form Area as within the Plan 2040 Comprehensive Plan. The Neighborhood form is described as characterized by predominantly residential uses that vary from low to high density that blend compatibly into the existing landscape and neighborhood areas. The use is low to mid-level multifamily density use with access to a major arterial on Outer Loop. The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. The proposed patio home development introduces a new housing choice for this portion of the Outer Loop and Briscoe Lane corridors that is similar in nature to the R-5A Briscoe Vista Way development. Open space will be provided with connections to the street frontages that allows access to nearby Louisville Metro Highview Parks. Additional connectivity is achieved through the inclusion of an extension to Rochelle Road with the dedication of right of way along the western portions of the development. The development will be at a height consistent with the scale of the area and incorporate design elements to the structures to make them appropriate to the Neighborhood Form as specified within the Land Development Code. Full pedestrian and vehicular will be provided from Outer Loop and Briscoe Lane. Additional connectivity is achieved through the inclusion of an extension to Rochelle Road with the dedication of right of way along the western portions of the development. The neighborhood will be enhanced by incorporating open space into the design with walking paths connecting to the street frontages that connect to Highview Park. The site contains no environmental limitations, scenic or historic resources which would inhibit the proposed development. There are no identified hydric soils, severe, steep or unstable slopes that would create an impediment to the proposed rezoning and associated development.

Mobility & Community Facility

The rezoning is located along a major arterial, Outer Loop, and a primary collector, Briscoe Lane. It has a nearby intersection of Outer Loop and Rochelle Road. The access to the site will utilize the requested extension of Rochelle Road through the site to Old Briscoe Lane and Briscoe Lane intersection to the north. The proposal will provide this requested roadway improvement with follows the guidelines of creating an accessible, safe and efficient transportation system. Sidewalks will be constructed within the right of way of all street frontages with a connection to the external and internal sidewalk network. It

promotes bicycle and pedestrian use throughout the development with these sidewalk connections. There is an existing TARC route along Outer Loop and a shared use path within less than 1000' at Highview Park, the area community facility. All of these connection points implement an accessible system of alternative transportation modes as part of the development.

Livability

The subject site is located above the 100-year floodplain, does not contain steep slopes, unstable or hydric soils or any protect waterways and, as a result, there are no environmental constraints which would prevent residential development of the property. Tree canopy requirements will be met on the development site. There will be connections to the public resources of Highview Park.

The proposed development is located on a site that will enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties. On site detention will accommodate onsite drainage and mitigate any impacts of the proposed development to the watershed. The stormwater detention design will receive approval from MSD prior to construction. Post developed peak flows will be limited to pre-developed peak flows for the 2, 10 and 100 year storms or to the capacity of the downstream system. In addition, an Erosion Prevention and Sediment Control Plan utilizing best management practices will be implemented prior to construction. The project will meet all MS4 Water Quality Regulations established by MSD with proper use of green best management practices.

Housing

The proposed rezoning expands housing choice for the area of Outer Loop and Briscoe Lane. Plan 2040 encourages a variety of housing types including, but not limited to, detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and cohousing and allows for accessory residential structures and apartments. Housing types should reflect the Form District pattern. The development follows the form of the Neighborhood Form District while proposing a multi-family housing choice. The development will be walkable and accessible with multiple forms of transportation incorporated along both street frontages. There is direct connection via the sidewalk network of both street frontages to the area park for Highview. The housing development is located near an existing cluster of economic activity along Outer Loop and Rochelle Road. The housing type incorporates into the surrounding neighborhood with the proposed design elements.