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JUSTIFICATION STATEMENT

John & Mary Smith

4303 & 4305 Stony Brook Drive & 8601, 8603, 8605 & 8607 Watterson Trail

Case No. 19-ZONE-0016

INTRODUCTION

John & Mary Smith propose to rezone the property located at 4303 & 4305 Stony Brook Drive & 8601, 8603, 8605 & 8607 Watterson Trail from R-4 Single-Family Residential to R-6 Multi-Family Residential to develop this vacant 2.14-acre site into a 21-unit condominium community. For the reasons set out below, the proposed change in zoning 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 located in the Neighborhood Form District, which the Comprehensive Plan states is a form 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. 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. These types may include, but not be limited to...high density multi-family housing.

The proposal is consistent with the Neighborhood Form District as it will bring a new multi-family development that is unique to the area with regard to its design and will increase the variety of housing options in the vicinity. The proposed new construction will be consistent with the scale of the neighborhood as all proposed buildings will be one-story or two-story as is common in the area.

MOBILITY

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The subject property will be accessed through a direct vehicular connection to Stony Brook Drive, which is classified as a Primary Collector roadway. The proposal includes pedestrian

sidewalks throughout the development and a new public sidewalk segment along the site's Stony Brook Drive frontage and the applicant is working with the City of Jeffersontown to provide a portion of a planned shared use path along the site's Watterson Trail frontage. Public transit is available nearby via the TARC route on South Hurstbourne Parkway.

COMMUNITY FACILITIES

The proposal complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is and will remain well served by the existing community facilities in the neighborhood, including parks, schools and the commercial center along South Hurstbourne Parkway. The subject property is adequately served by all utilities, including water and sewer.

ECONOMIC DEVELOPMENT

The proposal complies with the intent and applicable policies of the Economic Development Plan Element. The proposal will create 21 unique condominium units on what is currently an undeveloped vacant site. The development will add to the variety of housing options in the area. The property is conveniently located nearby the commercial corridor along South Hurstbourne Parkway. The scale and site layout of the property will be consistent with the neighborhood and will contribute to the development of the neighborhood.

LIVABILITY

The proposal complies with the intent and applicable policies of the Livability Plan Element. The proposal will improve the public sidewalk network in the area, including a portion of a planned shared use path. The proposal includes open space and will improve the tree canopy by planting over 14,000 square feet of new canopy. The proposal will not have any adverse impact on any natural features.

HOUSING

The proposal complies with the intent and applicable policies of the Housing Plan Element. The proposal expands and ensures a diverse range of housing choices in the neighborhood as it will create 21 townhome style condominium units in the place of vacant property.

CONCLUSION

For the reasons set forth above, the proposed change in zoning on the property located at 4303 & 4305 Stony Brook Drive & 8601, 8603, 8605 & 8607 Watterson Trail from R-4 Single-Family Residential to R-6 Multi-Family Residential complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The proposal complies with the Community Form element because it is consistent with the Neighborhood Form District as it will bring a unique multi-family use to the neighborhood. The proposal fits in the established development pattern of the area which includes a mixture of single-family and multi-family land uses. The proposal also complies with the Mobility and Livability elements as it will improve the public sidewalk network in the area, including a portion of a planned shared use path. The proposal also complies with the Economic Development and Community Facilities elements as the property is located near schools, parks and the commercial center along South Hurstbourne Parkway. Finally, the proposal complies with the Housing element as it will create new unique options that will add to the variety of housing choices in the neighborhood.