

JUSTIFICATION FOR CHANGE OF
ZONING FROM R4 TO R5A
FREEDOM SENIOR CENTER
CASE # 19ZONEPA0033
5101 BARDSTOWN ROAD

The requested change in zoning classification from R5 to OR would provide for the redevelopment of 5.664 acres at 5101 Bardstown Road for use as a Senior Citizens center. The proposed plan would re-use the extensive facilities that are existing on the site including in addition to two buildings, their drives, parking, walks and utilities. The proposed uses include the relocation of the existing Freedom Daycare operation from its current location at 4511 Bardstown Road, the new construction of 39 Senior apartments and the continued use of the site for church activities. The partners in Sanvi Realty LLC, the Owner and Applicant, are personally involved with all three of the proposed uses.

The daycare operation provides services to about 75 seniors on a 9-5 basis on weekdays. Those services include food service while on site, recreational and educational activities and assistance with the arrangement of participants medical or personal business needs.

The apartments will all be modestly sized one-bedroom units designed for independent living. No assisted living or nursing home services will be provided.

The church activities which are on-going involve a congregation of about 50 people that meets on weekends and has occasional smaller meetings of congregants in the evenings.

The proposal complies with the Land Use Goals regarding Community Form as the site is located on a major commercial corridor in between two commercial activity centers and involves the re-use of two long vacant buildings. Additionally, the proposed plan provides all of the required yards with additional setbacks on all sides. Sensitive slopes on the site are not being developed.

The proposal complies with because while the site is located on a major arterial, the traffic generated by the proposed uses should be limited by the fact that the daycare operation utilizes vans to pick up and return the enrollees, and because senior housing units typically generate fewer trips than other housing types. The church facilities which may involve more than one denomination, will only function on weekends and occasional evenings when the day care operation will not be in session. The applicant is proposing fee in lieu constructing sidewalks along Bardstown Road at this time, because there are no other sidewalks with which to connect near the site.

The proposal meets the intent of the Land Use Goals regarding Community Facilities because the site is already served by the all required utilities. Changes and improvements to utility connections will be provided as necessary.

RECEIVED

NOV 14 2019
PLANNING &
DESIGN SERVICES

19 - ZONE - - 0079

The proposal meets the intent of the Land Use Goals regarding Livability as the proposed plan has limited site impacts; preserving virtually all of the sites existing tree cover, preserving the 100' stream buffer, thereby avoiding the floodplain area entirely.

The proposal meets the intent of the Land Use Goals regarding Housing because it will provide needed housing for seniors at a location that can also provide the occupants some other activities through its daycare operation. The sites location near on a major transit corridor and near two activity centers complies with the guidelines of this goal.

The proposed relocation of the Freedom Daycare operation complies with all the applicable requirements of the Conditional Use Permit category as detailed above and on the development plan submitted.

In conclusion, the requested zoning change will allow the productive use of the property and provide an effective transition between the residential and commercial uses that surround it in conformance with the applicable guidelines of the Comprehensive Plan.

RECEIVED

NOV 11 2019

PLANNING &
DESIGN SERVICES

19 - ZONE - 0079