

**Star Hill justification by owner**  
**February, 2021**

**To: Planning Commissioners and Metro Council Members**

As the owner of the Star Hill property, following are several comments regarding the project justification. Thanks for your consideration.

David A. Dries  
Hurstbourne Property Group, LLC  
502.777.0700

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**1. Comp Plan 2040.** Star Hill is a proposed Mixed Use Center in conformance with Community Form Goal 2. Community Form Goal 2 "encourages sustainable growth and density around Mixed-Use Centers and corridors."

# COMMUNITY FORM

**GOAL 2**

Encourage sustainable growth and density around mixed-use centers and corridors.

## Objectives

- a. Centers and corridors, both existing and emerging, are promoted for investment.
- b. Diverse land uses are encouraged to promote quality of place and walkability in all neighborhoods.
- c. Higher density development is incentivized around appropriate infrastructure.
- d. Safe mobility options strengthen connectivity around centers and corridors.



**2. Fern Creek Small Area Plan.** The following important points apply to Star Hill:

- The Fern Creek Small Area Plan (2001) is almost 20 years old, and the Plan preceded the construction of Hurstbourne Pkwy between Fegenbush Lane and Bardstown Road (which occurred in the 2005 timeframe). For example, the Fern Creek Small Area Plan preceded the signalized intersection with full-turn traffic movements at Hurstbourne Pkwy and S Watterson Trail, where the Star Hill proposal is located.
- Star Hill is consistent with the Fern Creek Small Area Plan as follows:
  - "Medium-density residential land uses are appropriate only for select locations where traffic access exists and the surrounding land uses are compatible." **Note that Hurstbourne Pkwy is a Major Arterial, and S Watterson Trail is a signalized intersection with Hurstbourne Pkwy.**
  - "Discourage the proliferation of small, stand-alone retail developments." **Note that Star Hill is a multi-use center consistent with the new Comp Plan 2040, which avoids small, stand-alone retail developments.**

**3. Highview Neighborhood Plan.** The following important points apply to Star Hill.

- Star Hill is on the northern edge of the Highview Neighborhood Plan, with the northern portion of Star Hill located outside the Highview Neighborhood Plan area.
- And as mentioned in the Staff Report, Star Hill is consistent with the Highview Neighborhood Plan's objective of: "**LU2. Establish a network of strategic neighborhood activity centers/nodes.** . . . Neighborhood Nodes should be: centered around a defined intersection; have finite boundaries with appropriate transition to surrounding neighborhoods, and; be walkable in size." **Note that Hurstbourne Pkwy is a Major Arterial, and S Watterson Trail is a signalized intersection with Hurstbourne Pkwy.**

**4. Additional project justification comments for Star Hill:**

- Star Hill is an "infill", Multi-Use Center combining commercial and residential land uses; is located on a 24/7 Major Arterial at a signalized intersection; and is consistent with the Comp Plan 2040 goals.
- Star Hill is an excellent plan with a connected roadway system, and should have very few negative impacts on nearby neighborhoods. In addition to the proposed landscape buffers on site, none of the nearby neighborhoods are located adjacent to the Star Hill site.
- As an Infill development located in the center of Jefferson County, Star Hill is located near major employers in Louisville Metro including GE/Haier Appliance Park, Global Port Business Park, Ford Louisville Assembly Plant, UPS Worldport, and many other major Louisville Metro employers.
- Star Hill has significant frontage along Hurstbourne Pkwy, and is located at a signalized intersection of a Major Arterial highway with full turning movements.