

OCT 10 2017

PLANNING &
DESIGN SERVICES

Justification Statement

Allen-Brooke Meadows Residential Community

The subject site is an 8.2 acre site located along Camp Ground Road at its intersection with Lees Lane. This vacant site is currently zoned R4 and is located in the Neighborhood Form District.

Mr. David Mattingly is the current owner and is a home builder and property manager by profession. He has worked for months with his design team trying to create a product that he feels is desirable to potential residents as well as affordable to construct.

The subject property is in an area that is near chemical and other related industries. The past problems and truck traffic has created a stigma that may not be completely accurate. However, it does have an impact on the type of uses that can be productively developed on this property. Traditional single-family residential housing appears to be cost prohibitive. Commercial or industrial uses are inappropriate. Based on the developer research we believe that the proposal being presented is appropriate and can be an asset to the community.

This request is to change the current zoning from R4 to R-5A to allow multi-family residential living and OR-1 to allow general office. The proposed general office is requested to allow Mr. Mattingly to operate the property management portion of his business at this location. The multi-family residential request is to allow the construction of nineteen "duplex-style" residential units. Since the units are all being proposed on one lot the project will be operated under a condominium regime.

The proposed units have been designed with today's demographic in mind. What appears to be an underserved market is the affordable home for a single parent or single elderly person. Individuals who cannot because of either time or physical limitations take care of a lawn, or gutters or other exterior maintenance. Or when they find that product it doesn't offer any yard for kids to play, privacy to relax or they are too expensive.

These specific units have an open floor plan with three bedrooms, one bath, attached one car garage and private patio. All units are one story and just over 1,000 square feet. The site has been designed to allow all units to have a front and rear yard. These yards will be maintained by the condominium association.

The proposed development is includes curb and gutter roadways, adequate parking, sidewalks around the site as well as through the site and leading to the adjacent Louisville Metro Park "Riverside Gardens".

A significant number of trees will be preserved. These are shown on the development plan.

The proposed development is near Cane Run Road which has TARC service and access to other needs that at resident may require.

Lighting will be kept to a minimum and only enough to provide for public safety. Any lighting will comply with the Land Development Code.

While there is a significant amount of large truck traffic accessing to plants along Camp Ground Road, the site is elevated above Lees Lane and Camp Ground Road slightly, lessening the impact of the truck traffic.

The subject site is not in 100 year flood plain.

LOJIC mapping indicated the possibility of hydric soils and wetlands. The developer contracted with Redwing Environmental to conduct an evaluation and they concluded that there were no jurisdictional wetlands on the site.

The site has sanitary sewers available and that will be extended to serve the development. Storm-water detention is also proposed.

The proposal is a low traffic generator. The only entrance to the residential development is along Camp Ground Road and directly aligned with the existing roadway Wilmoth Avenue. The entrance to the propose office is located off of Lees Lane.

The proposed office building is also one story and designed to look residential in character. Further, this location was determined because of the commercial zoning and business directly across Lees Lane and its proximity to the intersection of Lees Lane and Camp Ground Road.

The proposed density at 4.92 dwelling units per acre is barely above the density for R4 single-family residential zoning and is substantially less than the permitted density for R5 single-family residential zoning.

The neighborhood form district encourages the development, redevelopment and in-fill development of residential and other non-residential uses as long as long as they are compatible with the surrounding area. Further alternative and inclusive residential housing is encouraged, and even more especially near public parks and open spaces.

No waivers or variances are requested.

We believe that this project complies with the Comprehensive Plan and the Land Development Code.

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