

## JUSTIFICATION STATEMENT

**The Marian Group**

**4134 R Bardstown Rd; 2100 and 2044 Buechel Bank Rd.**

Case No. \_\_\_\_\_

### INTRODUCTION

The Marian Group (the "Applicant") proposes to re-zone the properties located at 4134 R Bardstown Rd and 2100 and 2044 Buechel Bank Rd. from R-4 to R-6 Residential Multi-Family and re-develop the site as an apartment complex. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan. The subject property is approximately 9 acres in size. The proposed development includes 156 dwelling units and a clubhouse. The proposed development will include 35% tree canopy and approximately 40,000 square feet of open space.

### 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 .... 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 ....multi-family housing...." Here, the proposal is consistent with the Neighborhood Form district as it will repurpose vacant lots to serve as an apartment community, offering additional housing in the area. The proposal is compatible with the scale and site design of the surrounding multi-family residential properties, such as the Willowbrook Apartments and Bardstown Forest Apartments (each zoned R-6).

### MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via the existing Buechel Bank Rd., a collector level road near its intersection with Bardstown Rd., a major arterial roadway that provides access throughout the eastern part of Louisville Metro. The proposed apartment community will not generate the number of peak hour trips necessary to mandate a traffic impact study.

### COMMUNITY FACILITIES

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The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer. In addition, the proposed development will provide a significant amount of open space on the portion of the subject property closest to Buechel Branch.

### **ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. A diversity of housing options in the community will serve employers and employees alike. Additionally, the development makes use of currently vacant land; repurposing it to provide an increase in housing options in the vicinity.

### **LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development will include active and passive recreational opportunities, including a playground and a large “green” around which several of the buildings are organized. The proposed development will comply with the tree canopy preservation and planting requirements of the LDC. The proposed development will include a detention area and maintain existing wetlands to ensure that property downstream is not adversely affected by stormwater from the subject property. The applicant will provide sidewalks and connections to adjacent properties to ensure that pedestrians have the ability to access those properties, as well.

### **HOUSING**

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development provides a newer style of apartment community with amenities and

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