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March 20, 2026

Letter of Justification for:
Rezoning and Major Preliminary Subdivision Plan
603 and 603R Mount Holly Road
Louisville, KY 40118

To Whom It May Concern:

Please let this letter serve as a letter of explanation for the proposed major preliminary subdivision application and request for rezoning from R4 to R5 for properties located at 603 and 603R Mount Holly Road.

The existing two parcels located at 603 and 603R Mount Holly Road consist jointly of 7.9 acres of property. The existing properties have no structures. We are proposing to change the zoning from R4 to R5, so that we can utilize a thirty-five' wide lot width and minimum lot size of 6,000 sf to create forty new single-family lots.

This plan complies with the 2040 Comprehensive Plan because we are asking to reduce lot sizes from R4 9,000 sf lots to R5 6,000 sf lots which "encourages redevelopment while promoting land use flexibility" as stated in the 4.1 Community Form introduction. The property is vacant land surrounded by single family lots to the north, east and south, and multi-family to the west.

Habitat for Humanity provides affordable home ownership opportunities which comply with the 2040 Comprehensive Plan section 4.6 Housing which meets Goals 1 and 3 for expanding and ensuring a diverse range of housing choices; and ensuring long-term affordability and livable options in all neighborhoods.

The property is bordered by R6, R4 and C1 zoning with all the uses being residential. Therefore, the requested R5b zoning is still residential zoning which matches the surrounding land uses in this Neighborhood Form District.

Regards,

Doug Schultz, PLA, LEED AP

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