

**Zoning Justification**

**R-R to R-5 at 10105 Vista Hills Boulevard**

The applicant is requesting a change in zoning from R-R, Single Family Residential, to R-5, Single Family Residential, to allow the creation of five single family lots from the existing one lot at 10105 Vista Hills Blvd. The subject property is within the Neighborhood Form District along the Bardstown Road corridor in the Floyds Fork Overlay. The proposed change in zoning will accommodate new single family housing units being constructed in an existing residential area. It incorporates the CHASE principles throughout the design. The site will be connected to the surrounding transportation system with direction connections able to occur along the Vista Hills Blvd. local road. There are no significant environmental issues present on site and the parkway will be maintained at the rear of the properties. For the reasons stated below and the principles above, the proposed rezoning conforms to the Plan 2040 Comprehensive Plan and, therefore, should be approved by the Planning Commission and Louisville Metro Council.

**Community Form**

The subject property lies within the Neighborhood Form Area as within the Plan 2040 Comprehensive Plan. The Neighborhood Form is described as characterized by predominantly residential uses that vary from low to high density that blend compatibly into the existing landscape and neighborhood areas. The use is low to medium density single family residential with access to an existing local road. The Neighborhood Form discusses diverse housing types in order to provide housing choice for differing ages, incomes and abilities. The proposed lot creation allows additional residences to be built in a similar nature to the existing corridor. The single family lots will be at a height consistent with the scale of the area and incorporate design elements to the structures to make them appropriate to the Neighborhood Form as specified within the Land Development Code. Full pedestrian and vehicular will be provided along Vista Hills Blvd. The site contains no environmental limitations, scenic or historic resources which would inhibit the proposed development. There are no identified hydric soils, severe, steep or unstable slopes that would create an impediment to the proposed rezoning and associated development.

**Mobility & Community Facility**

The rezoning is located along a local road, Vista Hills Blvd., at the front of the lots and a major arterial at the rear of the lots, Bardstown Road. All connections, vehicular and pedestrian, will come along the local roadway of Vista Hills Blvd. The proposal will provide required pedestrian improvements with the construction of sidewalks within the existing right of way. It promotes bicycle and pedestrian use along the local roadway with these sidewalk connections. There are no existing TARC routes within the area of the subject property.

**Livability**

The subject site is located above the 100-year floodplain, does not contain steep slopes, unstable or hydric soils or any protect waterways and, as a result, there are no environmental constraints which would prevent residential development of the property. Tree canopy requirements will be met on the development site. The required parkway standards adjacent to Bardstown Road will be provided on the proposed lots. The proposed development is located on a site that will enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties.

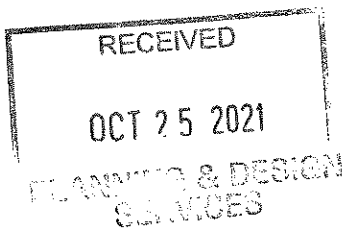
The stormwater detention design will receive approval from MSD prior to construction.

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## Housing

The proposed rezoning expands housing choice for the corridor with additional lots for single family development and construction. Plan 2040 encourages a variety of housing types including, but not limited to, detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and cohousing and allows for accessory residential structures and apartments. Housing types should reflect the Form District pattern. The development follows the form of the Neighborhood Form District proposing additional single family residential lots. The development will be walkable and accessible with multiple forms of transportation incorporated along the street frontage. There is direct connection via the sidewalk network of along Vista Hills Boulevard. The new lots for detached single family lots is located near an existing cluster of mixed residential uses. The housing type incorporates into the surrounding neighborhood.



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