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SEP 28 2020

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Change-In-Zoning Justification Statement

Beuchel Landing

September 28, 2020

The purposed of this zoning change is to allow 8 existing homes to be located on their own individual lot. This isn't your typical change in zoning. There will be no new development. There will be no change in use. There will be no increase in dwelling units. Therefore, many of the typical responses to Plan 2020 compliance are not applicable here.

The subject properties consist of 4 parcels of land with two detached dwelling units on each parcel. The purpose of this project is to subdivide each of the 4 parcels into 8 total parcels so that each unit is on its own lot. We consulted with Planning and Design Services Staff to determine the best way to achieve this result. Due to density and lot size requirements in the land development code, and existing conditions on the properties, it was determined that UN is the only acceptable category. Therefore, the applicant is requesting to change the zoning of the properties from R-7 to UN.

In the pre-application for this project, there were 5 original parcels included in the proposed zone change, but after review of the data, it was determined that the corner parcel could be excluded from the change in zoning because it will be large enough to be subdivided under the existing zoning district. Therefore, this formal zoning request only includes 4 of the original 5 parcels.

Again, these are 4 existing lots with 8 existing structures. There will be no new construction and there will be no increase in dwelling units as a part of this request. This change in zoning will not have a negative impact on the neighborhood because these are already existing structures and there will be no visible change. In addition, there are already other nonconforming lots in the area that are similar in size. With regard to the specific justification as it relates to Plan 2040, please note the following:

Community Form

This site is in the neighborhood form district which is characterized by primarily residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. The subject properties are in an area with a variety of housing types including single family-detached, duplexes, and apartments. Because there are compatible non-conforming lots already in the area, the existing structures will remain, and no new structures are proposed, this change in zoning is compatible with the applicable policies of the Community Form Plan Element.

Mobility

This change in zoning is taking place in an established neighborhood with an established street pattern that provides convenient access to Bardstown Road and Fegenbush Lane. There are sidewalks in the area, and there is a TARC route that runs in front of the subject site. There are no sidewalks on the subject site, but because there is no new construction, sidewalks are not required. Therefore, this change in zoning is compatible with the applicable policies of the Mobility Plan Element.

Community Facilities

The subject site is located in an established neighborhood with adequate access to community facilities. The Southeast Family YMCA is about 2 miles away. The Newburg Library is approximately 2 miles away.

There is a cemetery about 1 mile away and there are several churches country clubs and schools in the general vicinity including Woodhaven Country Club, Watterson Elementary School and Mercy Academy. All of these community facilities are accessible via the existing street and public transit network. Therefore, this change in zoning is compatible with the applicable policies of the Community Facilities Plan Element.

Economic Development

By allowing these properties to be subdivided and disbanding the condo association, each condo owner will have more flexibility to invest in and maintain the property surrounding their home. This investment will be a benefit, not only to the condo owners, but to surrounding land owners as well. Therefore, this change in zoning is compatible with the applicable policies of the Economic Development Plan Element.

Livability

The subject site is in an established neighborhood with adequate access to healthy food, medical services, and recreational opportunities. There is adequate access to public transportation and a public street network. Therefore, this change in zoning is compatible with the applicable policies of the Livability Plan Element.

Housing

This neighborhood has an established pattern of diverse housing types with single-family detached, duplexes and apartments in the general vicinity. There are also a variety of lot sizes in this area, with several non-conforming lots that are comparable to the lots we are proposing with this change in zoning. There is adequate access to a variety of job types and there are a variety of commercial and service uses in the near vicinity. The existing housing stock is being maintained and there will be no new construction. Therefore, this change in zoning is compatible with the applicable policies of the Housing Plan Element.

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