

ZONING JUSTIFICATION
6875 S. Hurstbourne Parkway
18ZONE1071

The subject property is located at 6875 S. Hurstbourne Parkway, Louisville, Kentucky 40291. The property is owned by Cayman Investments, LLC and is currently vacant. The proposal for the property is for C-N in the front of the property to support light commercial development to serve adjacent neighbors such as coffee shop, sandwich shop, dry cleaner drop off, etc. The rest of the property is proposed for multi-family residential R-6 zoning.

This site is generally bisected into 3 parts by intermittent streams. The front triangle is approximately 4 acres and is where the C-N is proposed. The area has access directly from S. Hurstbourne Parkway and also from Downs Farm Way to the west. Providing the access from Downs Farm will offer hundreds of households access to convenient services without having to access Hurstbourne Parkway.

The zoning application complies with regulations of the Land Development Code and the Comprehensive Plan.

COMPREHENSIVE PLAN GUIDELINES

Compliance with specific applicable Guidelines and Policies of the Comprehensive Plan are set forth in this Justification Statement.

Guideline 1: Community Form

The proposed development complies with the intent of Guideline 1. The property is within the Neighborhood Form District. The property to the west is currently being developed as multi-family residential. Approximately one third of the adjacent land to the west is zoned R-6 and part of the subject property is also currently zone R-6. Providing multi-family units will provide area residents a mix of residential choices. The form also suggests high-density uses should be located along minor or major arterial roadways; S. Hurstbourne Parkway is a major arterial road.

The Neighborhood Form also permits “neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services”. By limiting the C-N zoning to the front triangle (bound by the intermittent streams) will result in lower intensity commercial that will help preserve the Neighborhood form by limiting development to an appropriate scale. By limited the commercial area to only 4 acres will discourage big box development and promote smaller strip center type development.

Guideline 2: Centers

The proposed development complies with the intent of Guideline 2 by developing a low intensity commercial development. It can provide convenient services to hundreds of households to the southwest utilizing existing infrastructure. There are no commercial

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services within a square mile of the site, the closest being on Fern Valley Road or Bardstown Road. Providing daily services could reduce commuting time and transportation-related air pollution. The commercial development will not only serve nearby single-family, but will also have pedestrian access from all 340 residential units on the property.

Guideline 3: Compatibility

The proposed development complies with the intent of Guideline 3 as the site to the northwest is being developed as a multi-family residential development. The remainder of the western property boundary is a wooded extension of single family lot with no evident improvements. The closest single family residence adjacent to the “finger” is almost 400 feet from the subject property. Further, the required 20 foot landscape buffer area is being provided adjacent to the R-4 zoning. The closest single family residence to the east is almost 900 feet from the property line.

Guideline 4: Open Space and Guideline 5: Natural Areas and Scenic and Historic Resources

The proposed development complies with the intent of Guidelines 4 and 5. Open space is being provided in the form of tree canopy preservation areas along the intermittent streams. This area will help to preserve natural resources (streams) and by providing at minimum a 25 foot buffer could help to improve water quality. A larger area of tree canopy will be preserved through the center of the site. Nature trails may be provided in these wooded areas which would provide outdoor recreation opportunities which would be accessible to all units.

Buildings and roadways have been situated to blend into existing topography so the general pattern of natural topography may be preserved.

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Guideline 7: Circulation, Guideline 8: Transportation Facility Design, and Guideline 9: Bicycle, Pedestrian and Transit

The proposed development complies with the intent of Guidelines 7, 8, and 9 by developing along a major arterial roadway and utilizing an existing curb cut. Further, access is being proposed to the new multi-family development to the west, which will provide connection to hundreds of single family homes to the southwest utilizing existing infrastructure.

Required parking and appropriate vehicular circulation is being provided on site. Pedestrian circulation is being provided throughout the site so residents can walk to the commercial development and also to Hurstbourne Parkway right-of-way. If KYTC warrants sidewalks are appropriate, they will be constructed along the property frontage.

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Bike parking will be provided for the development. No transit occurs adjacent to the site.

Guideline 10: Flooding and Stormwater and Guideline 11: Water Quality

The proposed development complies with the intent of Guideline 10. Appropriate stormwater infrastructure will be provided. Three detention basins are provided on site to limit discharge of post-developed rate to pre-development peak rate of the 2, 10, and 100 year storm events. The development will also comply with MSD's MS4 water quality regulations. Riparian zones and buffers are also in place to help protect the intermittent streams.

Guideline 13: Landscape Character

The proposed development complies with the intent of Guideline 13. Vegetation along stream buffers will be protected as well as a large stand of trees along the southern side of the intermittent stream that runs southeast to northwest across the site. The plan will comply with tree canopy requirements of the Land Development Code. Perimeter, parkway buffer, and parking lot landscaping will also comply with the Land Development Code.

Guideline 14: Infrastructure

The proposed development complies with the intent of Guideline 14. The site is located along Hurstbourne Parkway and has one existing access point. A sanitary sewer stub is present on site the will serve the development.

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