

REZONING JUSTIFICATION STATEMENT
UNITY PLACE COMMONS
Docket No. 16ZONE1027

RECEIVED

FEB 27 2017

PLANNING & DESIGN SERVICES

Introduction:

As the attached articles demonstrate, Louisville has an affordable housing crisis. By some measures, Louisville needs 65,000 new affordable housing units to meet existing and projected demands. There are also approximately 20,000 families currently on the Housing Authority of Louisville's waitlist for housing assistance. The shortages in affordable housing are also affecting our community's most vulnerable citizens: our elderly, our disabled and our children.

Our refugee and immigrant populations are also equally vulnerable to the harms caused by Louisville's affordable housing crisis as they are often unable (initially) to afford the full cost of suitable housing. In fact, at present Kentucky Refugee Ministries ("KRM") and Catholic Charities ("CC") are often forced to expend considerable resources identifying affordable housing options in which to house newly arrived refugees and immigrants. As a consequence, newly arrived refugees, immigrants and their families are often forced to live separated from not only people with similar nationalities, but also from the very assistance and ministry services that KRM and Catholic Charities provide to help facilitate their successful transition into our community.

It also often forces refugees, immigrants and their families to live in locations far from employment opportunities, transit routes, retail services, schools, medical assistance, opportunities our community provides and wastes valuable resources that are in short supply as member of KRM must crisscross the county providing essential integration services. Indeed, Louisville's affordable housing crisis actually forces our most vulnerable citizens to compete amongst themselves for the limited affordable housing opportunities available in our community.

The present situation is not sustainable.

As such, KALOS Holdings, Inc. ("KALOS"), in cooperation with KRM and CC have submitted the enclosed application in an effort (albeit only a start) to help alleviate some of the foregoing problems. In that regard, KALOS is seeking approval to rezone property located at 8016 Shepherdsville Road, Louisville, Kentucky ("Property") so that KALOS may proceed with the construction and operation of affordable multifamily residential apartments to be known as Unity Place. Unity Place will consist of approximately 280 multifamily units to be used, in part, to provide affordable housing for refugees and immigrants served by KRM and CC. The project will also include facilities to provide resettlement and religious ministry services, childcare services, access to mass transit, a clubhouse, a pool and other outdoor space and recreational areas.

Upon approval of the enclosed applications, KRM and CC will be able to provide the necessary resettlement and religious ministry services to our communities' refugees, immigrant, and their families. In doing so, the project will also help decrease demand on other affordable

housing resources in the community as well. Approval will further permit KRM and CC to provide resettlement services and religious ministry services at one central location where needed employment opportunities, access to schools, medical care, mass transit and other services are also located nearby. In short, KALOS, KRM and CC respectfully submit their project is an important step forward in resolving the affordable housing crisis and refugee resettlement needs of our community.

Additional Planning Considerations:

KALOS respectfully submits the proposed project and the requested zoning classification are also in keeping with the goals, objectives and guidelines of Cornerstone 2020. In that regard, the Property consists of approximately 19.66 acres of which approximately 18.35 acres is currently zoned R-4 Single Family Residential and approximately 1.31 acres is currently zoned C-1 Commercial. KALOS seeks to rezone the R-4 Single Family Residential Classification portion to R-6 Multifamily Residential. The C-1 Commercial classification is to remain unchanged.

The project will include a mixture of twenty-four (24) two and three story multifamily residential buildings housing the proposed two hundred eighty (280) residential units. The three-story buildings are to be located the furthest away from adjacent single family residential homes to facilitate an appropriate transition between the height of the three story buildings and adjoining single family residential neighborhoods. In addition, significant green and other recreational open spaces have been added along the western boundary of the Property to further separate and thereby buffer the project from the adjoining neighborhoods. The subject greenspace and buffer areas are substantial encompassing approximately 131,250 square feet. Additional recreational space encompasses approximately 47,498 square feet.

The proposal also lies within the Neighborhood Form Area. While the site is immediately surrounded by R-4 Residential Single Family Districts there are also several R5A, R6 and R7 multi-family districts located within a one mile radius of the site. Inclusion of this affordable housing development also furthers the purposes of the Neighborhood Form Area by encouraging a mixture of predominantly low to high density residential uses as opposed to simply encouraging the continued static development of R-4 Single Family Districts in the remaining undeveloped areas.

Multifamily housing also offers maintenance free-living opportunities, which is attractive to young childless and older, retired singles and couples who are in most need of affordable housing units. The affordable housing prices of this development will also further encourage more diverse housing types in order to provide greater housing choice for differing ages and incomes.

Landscaping on site will at least conform to the requirements of Land Development Code. Sufficient screening will be provided for adjacent residential uses as well. The architectural design elements will coordinate with the character of adjacent single family residential uses. Lighting employed on site will be directed down and away from adjacent residential uses. The proposal will further comply with all applicable federal, state and local regulations regarding accessibility to people with disabilities.

RECEIVED

2 FEB 27 2017

PLANNING & DESIGN SERVICES

(620NE1027

As stated, the proposal preserves substantial areas of open and other recreational space, which can be used for passive recreation of residents in addition to providing separation between the project and adjacent neighborhoods. Moreover, the site is currently vacant land with no known environmentally sensitive features. An Erosion and Sediment Control Plan, however, will be provided to MSD prior to the occurrence of any construction activities.

Material traffic impacts, if any, upon adjacent roadway networks are currently being evaluated. To the extent mitigation measures are required, they will be addressed in cooperation with Louisville Metro Public Works. The site, however, is located in close proximity to Outer Loop, a major arterial, further mitigating impacts to the traffic flow in surrounding areas. In addition, KALOS proposes to introduce a new Park N' Ride location along the northern boundary of the site and Robbs Lane, thereby further facilitating resident access to mass transit services.

Internal sidewalks, bicycle racks and the site's close proximity to mass transit services available along Outer Loop will also provide support for alternate modes of travel. Sidewalks are proposed to be adjacent to Shepherdsville Road. The availability and accessibility of alternative modes of travel will minimize single occupant vehicle travel. The site's access points along Shepherdsville Road are compatible with adjacent land uses and will prevent traffic flows through less dense residential areas to the west.

Suitable detention is proposed to ensure that peak post-development surface water run off will not exceed pre-development levels and that there will be no significant increase in flooding or excess drainage to adjoining properties.

All utilities are available to the site, including adequate water, electric and sewer service. The Okolona Fire Protection District will provide firefighting services to the site.

RECEIVED

FEB 27 2017

PLANNING & DESIGN SERVICES