

JUSTIFICATION STATEMENT

10312 Stonestreet Road

10310 Stonestreet Road

Case No. 21-ZONEPA-0029

INTRODUCTION

Axis Investments, LLC (the “Applicant”) proposes to rezone the property located at 10312 Stonestreet Road and 10310 Stonestreet Road from R4 to C1 for the proposed development of the site as a space for restaurants and a fuel center. The subject property is a parcel of land that is currently vacant and undeveloped. The site has access to Stonestreet Road in an area near I-265. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Neighborhood Form District, which the Comprehensive Plan states “may contain open space and, at appropriate locations... a mixture of uses such as offices, retail shops, restaurants and services... at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle and transit.”

Here, the proposal is consistent with the Neighborhood Form District as the development will repurpose a vacant lot, offering convenient access to restaurants and fuel in the area, while leaving over 14 acres of open space. A sidewalk along the street frontage connects the subject property to the neighborhood, making it accessible to pedestrians. The proposed development will comply with the lighting requirements of the LDC, having no adverse impact on the neighboring community.

The proposal is compatible with the scale and site design of the surrounding properties. The subject property is bordered by an interstate and surrounded by wooded area, a residential neighborhood, and several businesses including a large automotive auction facility and machine shop. The proposed use is appropriate given the subject property’s proximity to the highway, being adjacent to Stonestreet Road less than half a mile from the ramp connecting Stonestreet to I-265. The proposed development will provide buffering as required in the Land Development Code to prevent adverse impacts on adjacent properties.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessible at two entrance and exit locations via Stonestreet Road, with on-site parking available. The site is located near the ramp to the Gene Snyder Freeway, I-265. The subject property also contains a sidewalk along the street frontage that connects the development into the neighborhood for pedestrian access. In addition, the Applicant proposes to provide on-site parking along the rear of the property and between structures

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within the property. The proposed development will capture trips already on the road, lowering its impact on traffic in the area.

COMMUNITY FACILITIES

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer. The site also contains open green space along Pond Creek.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed development makes use of an undeveloped lot to provide new food and fuel options, creating additional economic opportunities in the area. This will allow residents and visitors options for dining and convenient access to fuel to support economic growth in one of Louisville's rapidly developing neighborhoods.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed use of the subject property revitalizes an undeveloped lot to provide convenient access to necessities, improving the livability of the neighborhood. The proposal rezones only 3.7 out of 18.3 acres, leaving plenty of open space near Pond Creek and keeping the proposed development out of the floodplain. The Applicant will follow all MSD requirements regarding floodplain compensation, ensuring that the proposed development will not have adverse impacts on properties downstream. The large amount of open space will also act as a buffer between the proposed development and the nearby neighborhood of Prairie Village. The proposed development is further designed to give the visitors and residents of the surrounding neighborhood access to the subject property via a sidewalk, reducing vehicle miles traveled.

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