JUSTIFICATION STATEMENT

Goose Holdings, LLC
9614 Old Six Mile Lane

INTRODUCTION

Goose Holdings, LLC (the "Applicant") proposes to re-zone the property located at 9614 Old Six Mile Lane from R-4 Single-Family Residential to R-5A Multi-Family Residential to allow for the redevelopment of the property as an apartment community. The proposed development will include 4 new residential buildings containing a total of 18 units and two additional units within the existing home with associated parking. Two new buildings will be two-story and two will be three-story. Residents will enjoy over 12,000 square feet of open space, more than what is required and 16,727 square feet of tree canopy to be planted. 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 guidelines and policies of the Community Form Plan Element. The subject property is located in the Neighborhood Form District, which the Comprehensive Plan states is a form "characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas…The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to…multi-family housing…." The proposed development is an apartment community within an area that contains mostly single-family development with some multi-family nearby and is adjacent to the Jeffersontown High School. Here, the proposal is consistent with the Neighborhood Form district as it will repurpose the existing lot to serve as an apartment community, offering additional housing in the area. In addition, the Applicant has designed the parking areas so that parking spaces are located in between the buildings to maintain the current distance between adjoining residential properties.

MOBILITY

The proposed development complies with the intent and applicable guidelines and policies of the Mobility Plan Element. The proposed development will be accessed via Old Six Mile Lane, which will adequately serve the proposed use.

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.

ECONOMIC DEVELOPMENT

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The development repurposes the vacant area of the existing lot to provide more housing options in the vicinity. The proposed development will provide new housing options near the Jeffersontown High School and the commercial uses along Taylorsville Road. Diverse housing options in the community will serve employers and employees alike.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development will include open space areas and will also comply with the tree canopy preservation and planting requirements of the LDC.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. A primary objective of the Housing Plan Element is to provide housing choices throughout our community. Residents will have a new housing choice in this area of the community.

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