

**JUSTIFICATION STATEMENT/DEMONSTRATION OF APPROPRIATENESS FOR
COMPLIANCE WITH CORNERSTONE 2040**

Project:

Dance Designs Dance Studio

Applicant:

Tommy and Stacy Davis

Location: 7603 River Road

Engineer: Blomquist Design Group, LLC

Request: Change in zoning from R-4 to C-1

General Statement

The property located at 7603 River Road is currently a vacant lot and to our knowledge has been a vacant lot for many years if not always. This vacant lot is located just outside/adjacent to the City of Prospect, thus governed by Metro Louisville Zoning. The site is currently zoned R-4, but is adjacent to C-2 property to the northeast and R-4 property to the south and southwest. However, the adjacent property to the southwest is a commercial use and is occupied by AT&T Telecommunications as an equipment facility. This site remains vacant as it is a relatively small tract that is not compatible as a residential location with the surrounding uses. Therefore, we are requesting a Change in Zoning from R-4 to C-1, which is more compatible with the adjacent property uses and a better use for the surrounding properties in this general area.

A neighborhood meeting was held on February 27, 2023 to discuss the proposed zone change. Four people showed for the neighborhood meeting. The project was explained along with the overall zoning process and questions were taken from those individuals present. The meeting was adjourned after approximately an hour. The Meeting Notification, Attendance List, and Meeting Minutes are part of the overall Zoning Application package submitted to Metro Louisville Planning and Design Services.

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Why the existing zoning is not appropriate and the proposed zoning is appropriate

The subject property at 7603 River Road is currently Zoned R-4 in the Village Center Form District in eastern Jefferson County adjacent to the City of Prospect city limits. The overall area northeast of this site is commercially zoned and is occupied by the Prospect Shopping Center. The adjacent property to the northeast is a Day Care Business, which is part of the shopping center property.

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The property to the southwest of the proposed site is an existing AT&T Telecommunications Equipment Support Facility. The overall area northeast of the site is occupied by commercial uses and beyond the AT&T building southwest is primarily residential with the exception of a parcel zoned C-M located at the southwest intersection of River Road and Beech Avenue. The proposed site is located such that the proposed Dance Studio building would be a very good buffer between the commercial uses and residential uses.

What major changes of an economic, physical, or social nature have occurred in the vicinity altering the basic character of the area

The proposed site has predominately, if not always, been a vacant tract of undeveloped land. Now this site is sandwiched between a Day Care Facility and a Telecommunications Equipment Facility. Over time, the overall area around this property has been developed as the Prospect Shopping Center while this tract remained vacant probably due to a combination of its limited size/shape and the adjacent uses. These changes lend justification to the proposed site being rezoned from R-4 to C-1 for the proposed Dance Studio.

Utility Services

The existing property is already served by the necessary utilities and no new services are anticipated as being needed to provide for the Dance Studio operations. No additional utility construction or extensions are anticipated with the proposed project.

Time Frame

If the Zone Change is approved for the proposed Dance Studio, the plan is to continue with the construction drawing approval phase following adoption of the Zoning Ordinance. The intent is to pursue a Building Permit as soon as possible, hopefully to break ground early 2024.

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