

Staff Findings of Fact

Case # 24-ZONE-0026

ZONING FINDINGS

WHEREAS, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the site is located close to Heafer Road, a transit corridor. The proposed zoning district would not permit higher density or intensity uses. The proposed zoning district and the surrounding development are not substantially different in scale or intensity.

WHEREAS, the proposal meets Community Form: Goal 2 because the proposal would permit new developments providing residential uses.

WHEREAS, the proposal meets Community Form: Goal 3 because no wet or highly permeable soils, or severe, steep or unstable slopes are evident on the site.

WHEREAS, the proposal meets Community Form: Goal 4 because no distinctive cultural features are evident on the site. The existing homes on the site will be re-used if they are salvageable.

WHEREAS, the proposal meets Mobility: Goal 1 because the proposal is not for higher density or intensity zoning.

WHEREAS, the proposal meets Mobility: Goal 2 because access to the site is via N English Station Road, a primary collector at this location.

WHEREAS, the proposal meets Mobility: Goal 3 because the site is easily accessible by bicycle and car. Access by transit, pedestrians and people with disabilities will be improved by redevelopment of the site. Transportation Planning has approved the proposal. No direct residential access to high-speed roadways is proposed.

WHEREAS, the proposal meets Community Facilities: Goal 2 because the relevant utilities have approved the proposal. Louisville Water Company has approved the proposal. MSD has approved the proposal.

WHEREAS, the proposal meets Livability: Goal 1 because tree canopy exists on the site. A minimum of 20% tree canopy preservation will be required by the Land Development Code. No karst terrain is evident on the site. The site is not located in the floodplain.

WHEREAS, the proposal meets Housing: Goal 1 because the proposal would increase the variety of housing types and price points in the neighborhood. The proposal would support aging in place by permitting new housing with a lower maintenance requirement than a detached home on a 9,000 sf lot.

WHEREAS, the proposal meets Housing: Goal 2 because the proposal would encourage inter-generational mixed-income development that is connected to the neighborhood and

surrounding area. The proposed zoning district would permit a mixture of unit types. The proposal is not for higher density zoning.

WHEREAS, the proposal meets Housing: Goal 3 because the proposal would encourage provision of fair and affordable housing by increasing the variety of ownership options and unit costs in Louisville Metro. No existing residents will be displaced by the proposal. The proposed zoning district would permit innovative methods of housing.