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RE: Major Preliminary Subdivision Plan and Rezoning
for the properties at 1918, 1922 & 1926 Lower Hunter's Trace
Louisville, KY 40216

To Whom It May Concern:

Please let this letter serve as a letter of explanation for the proposed major preliminary subdivision application and request for rezoning from R4 to R5.

The existing three lots located at 1918, 1922 & 1926 Lower Hunter's Trace consist jointly of 3.66 acres of property. Currently these parcels have two single family homes and an outbuilding on them. The stone house at 1922 Lower Hunter's Trace is planned to remain while the house at 1918 Lower Hunter's Trace is in very poor condition and is planned to be demolished. We are proposing to change the zoning from R4 to R5, so that we can utilize a 50' wide lot width and minimum lot size of 6,000 sf to create 17 new single-family lots. The gross density will be 4.64 units per acre, which is below the current R4 maximum of 4.84 units per acre.

This plan complies with the 2040 Comprehensive Plan because we are asking to reduce lot sizes from R4 9,000 sf lots to R5B 6,000 sf lots which "encourages redevelopment while promoting land use flexibility" as stated in the 4.1 Community Form introduction. The properties have single family housing on the north, east and west; and multi-family to the south.

Habitat for Humanity provides affordable home ownership opportunities which complies with the 2040 Comprehensive Plan section 4.6 Housing which meets Goals 1 and 3 for expanding and ensuring a diverse range of housing choices; and ensuring long-term affordability and livable options in all neighborhoods.

The property is surrounded by R4 and C2 zoning. R5 zoning allows 6,000 sf is still residential zoning which matches the surrounding zoning in this Neighborhood Form District. We are proposing 17 single family lots that are surrounded by existing single-family lots and a multi-family apartment complex to the south.

Regards,

Doug Schultz, PLA, LEED AP