

JUSTIFICATION STATEMENT

MRC Development Group, LLC

4501 Lochridge Parkway

INTRODUCTION

MRC Development Group, LLC (the "Applicant") proposes to re-zone the property located at 4501 Lochridge Parkway (the "Subject Property") from R-4 to R-5 and PRD and develop 10 single-family lots and 43 single-family, single-story, townhomes. The Subject Property is currently undeveloped. 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 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." Here the proposal is consistent with the Neighborhood Form District as it will repurpose a vacant lot to serve as a single-family and townhome community, offering another form of housing not currently present in the immediate area. The properties located to the south of the Subject Property are zoned R-5. The proposal is compatible with the scale and site design of the surrounding single family residential properties.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed townhomes will be accessible via Ferrer Way. The single-family lots located to the west will be accessible via Lochridge Parkway, similar to the existing single family homes along the west side of the Lochridge Parkway.

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

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The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. A diversity of housing options in the community will serve employers and employees alike. Additionally, the development makes use of currently vacant land; repurposing it to provide an increase in housing options.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan element. There is sufficient open space to meet the needs of the proposed development. The proposed development will provide over double the required open space on the Subject Property and will also provide 39,968 square feet of recreational open space. The proposed development increases the use of the space while retaining open space area and proposes a walking trail around the detention basin located on the Northwest portion of the Subject Property.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. Goal 1 of the Housing Plan Element recommends the expansion of a diverse range of housing choices and Goal 2 promotes the development of connected, mixed-use neighborhoods. The proposed development will offer a new housing type (Attached Single-Family) to an area that is predominantly detached single-family housing. Louisville Metro identified middle housing as necessary to expand housing across Louisville Metro for people in all stages of life, including those that may wish to stay in their neighborhood but desire something other than strictly detached single-family homes. The proposed development provides a walkable and accessible neighborhood that is compatible with surrounding developments, while providing an example of “missing middle housing” as well.

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