

Justification for Rezoning 4951 and 4907 Tates Creek Rd

1) This property was assigned current zoning prior to the extension of Saron Drive. At that point in time the AU was the driveway to the existing farm. This remnant zoning is now inappropriate and the adjoining R-1D is more appropriate.

2) Also the applicant is pursuing a new lot configuration to work with the reality that the two new single family residences to be built can only have one driveway from Tates Creek (at the existing location). The second home must address from Saron. The owner desires to have the property lines and zoning lines to match (which eliminates the former driveway from being a separate AU zone). The client has spoken with both Traffic and KYTC to confirm this driveway situation and the application is in line with staff guidance. The feasible driveway locations dictate the general proposed lot lines and changes to the zoning lines.

3) This project will result in infill and redevelopment of a currently unbuildable area due to setbacks and lot lines

The many easements on the properties limit development and the general knowledge of the subdivision HOA is that single family is what is most desired. The zoning was selected to match existing property zones, even though other residential zones would have also been applicable.