

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

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## STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE "PLAN 2040" COMPREHENSIVE PLAN

Applicant: AAFB Properties LLC

Owners: AFB Properties LLC

Project Name/Location: 12404/12406 Taylorsville Road

Proposed Use: Veterinary clinic and Multifamily Residential

Request: Zone change from R-4 to R-6 and C-1

Engineers, Land Planners, Landscape  
Architects: Land Design & Development

The Applicant, AFB Properties LLC proposes a 64-unit multi-family community on 4.61 acres with open space and amenities and veterinary clinic on 1.86 acres at 1204/1206 Taylorsville Road in the Neighborhood Form District which is characterized by varying residential densities and with neighborhood services. The proposed plan provides for 13.88 dwelling units per acre (Tract 2) and a 6,000 square foot veterinary clinic (Tract 1). The vet clinic will be a relocation of the Hopewell Animal Hospital currently located at 3701 Hopewell Road. Access to the site is from Taylorsville Road, and the multi-family development on Tract 2 will not be developed until additional access is provided pursuant to a binding element.

### PLAN ELEMENT 4.1: COMMUNITY FORM

This "Application Package" complies with Plan Element 4.1, Goal 1, Policies 6, 7, 15, 16, 17, 18 and 21 as follows: The site is located in the Neighborhood Form District which encourages low-high density and intensity uses and a range of housing opportunities, notably including multi-family dwellings which can be rental apartments, which this plan proposes. Proposed density in this instance is in the high range, both as contemplated by these Policies and where infrastructure and existing activity centers support it. Spread among 4, 2-story apartment buildings with a total of 64 units, the designs, square footages and rental rates are also contemplated by these Policies as appropriate for this Form District and neighborhood where the plan provides appropriate transitions to adjoining development. The proposed uses on the site are a non-hazardous located along a major arterial (Taylorsville Road) near the activity center at Stone Lakes Drive and The Tyler Center and will not have any adverse impacts on air quality and will have negligible impacts on nearby existing communities. The vet clinic is located adjacent to Taylorsville Road across the street from commercial uses and in the vicinity of other non-residential uses. The proposed apartments on Tract 2 are located adjacent to other residential zoning and uses.

As to Goal 2, Policies 1, 4, 5, 6, 7, 8, 9 and 11, it complies as follows, in addition to the other ways set forth above and below: As said, the proposed multi-family community is located in a Neighborhood Form District, very near already built shopping and employment centers adding a

new residential community which will be connected by sidewalks and has multi-modal transportation available.

Also, as such, it will add to the opportunities existing and planned in this high growth area to reside in an efficient, close and convenient proximity to places of employment, food and shopping which will generate fewer and shorter trips from the development. Given all that is proximate to and surrounds this particular site and given the particular design of this proposed mixed-use development, it nearly appears as though this development within the larger community and proximate to the referenced activity centers, is entirely appropriate.

As to Goal 3, Policies 9, 10 and 12, it complies as follows, in addition to the other ways set forth above and below: The site is not in a floodplain nor in an area of wet or highly permeable soils or steep slopes where there is potential for severe erosion that would cause property damage or environmental degradation. The site is not located in a karst area.

As to Goal 4, Policies 2 and 3 this is not a historic site with historic buildings, and it has no distinctive cultural features.

#### **PLAN ELEMENT 4.2: MOBILITY**

This Application Package complies with Plan Element 4.2, its 3 Goals and their Objectives plus the following Policies.

As to Goal 1, Policy 4; Goal 2, Policy 4; and Goal 3, Policies 1, 2, 3, 4, 5, 6, 9 and 10, it complies as follows, in addition to the other ways set forth above and below: This proposed multi-family community (located as it is within an existing and growing mixed use area proximate to several activity centers, with access point off a major arterial roadway and thereby well connected as it is proposed to be close to restaurants, retail shopping and other residential developments and communities) is plainly part and parcel of good pedestrian, bicycle and road networks. No new roadway improvements are likely to be necessary. Roadway stubs are provided to adjoining properties to the east and west as shown on the plan. There is no direct residential access to high-speed roadways. TARC service is currently unavailable at this location.

Also, bike racks and handicapped parking spots will be installed as and where required near buildings. And all drive lanes, parking spaces and stub connections will be designed in accordance with Metro Public Work and Transportation Planning (MPW&TP) requirements. These are preliminarily depicted on the DDDP filed with this application.

#### **PLAN ELEMENT 4.3: COMMUNITY FACILITIES**

This Application Package complies with Plan Element 4.3, Goal 2 and their Objectives plus Policies 1, 2 and 3 in addition to the other ways set forth above and below: existing utilities are available to the site including an adequate supply of potable water and water for firefighting purposes as well as sewer service available by lateral extension to the Cedar Creek Wastewater Treatment Plant.

## **PLAN ELEMENT 4.4 ECONOMIC DEVELOPMENT**

This Application Package complies with Plan Element 4.4 Economic Development, Goal 1 and Policies 2, 3, 4 and 5 as follows as well as the other ways as set forth above and below because this is not an industrial project and is located along a major arterial where it will not cause nuisances to adjacent properties.

## **PLAN ELEMENT 4.5: LIVABILITY**

This Application Package complies with Plan Element 4.5, Goal 1, plus the following Policies 5, 17, 21 and 24 as follows, in addition to the other ways set forth above and below: The site is not located on karst terrain and is not located in a regulatory floodplain. On-site detention is provided subject to MSD review and approval prior to construction. There do not appear to be any unique characteristics of the general landscape. An LDC compliant landscaping plan will be submitted which will incorporate native species wherever possible. As Louisville Metro's population continues to grow, so does demand for housing of all types. This proposed mixed-use community is part of a developer response to that demand, and as such both stabilizes and offers increased opportunities for employment in the building trades and associated industries.

It also increases the Metro Louisville tax base essential to the provision of government services, especially important after the worst economic setback since the Great Depression which has resulted from the current Covid crisis. If Louisville and Kentucky are to economically rebound from this devastating occurrence over time, it will be because new growth opportunities are afforded like this one. That is why this Plan Element of Plan 2040 takes on such overriding significance at this point in Louisville's history.

## **PLAN ELEMENT 4.6: HOUSING**

This Application Package complies with Plan Element 4.6, its 3 Goals and their Objectives, plus the following Policies:

As to Goal 1, Policies 2; Goal 2, Policies 1 and 2; and Goal 3, Policies 2 and 3 it complies as follows, in addition to the other ways set forth above:

The proposed districts support and promotes housing options that support aging in place and multi-generational housing with mixed-income housing choices with safe and convenient access to employment and neighborhood goods and services. By bringing brand-new, high-quality apartments to this growing area, the Applicant's proposal increases the variety of fair and affordable housing types in the area. No existing residents will be displaced. Also, because of the number of bedrooms, it's possible that renters, taking advantage of proximity to the nearby activity and employment centers and because of the lifestyle changes that the Great Real Estate Recession of 2009 and Coronavirus depression of 2020 have caused, moving ever more people from ownership to rental housing communities, these buildings are multigenerational

And, finally, Plan 2040 does not prohibit the demolition of one existing single-family house on large lots, as proposed in this isolated instance but rather it seeks to preserve single family

communities of houses, so as to protect an affordable housing stock, which is not what is involved here.

\* \* \*

For all of the above-stated reasons, those shown on the detailed district development plan and those explained at the LD&T meeting and Planning Commission public hearing, this application complies with all other applicable Goals, Objectives and Policies of the "Plan 2040" Comprehensive Plan.

Respectfully submitted,

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