

**Justification Statement/Statement of Compliance with the Applicable Goals of the Cornerstone 2040
Comprehensive Plan**

Case No. 20ZONEPA0027

Project Name: Pirouette Phase 2

Location: 423 Echappe Lane

Owner: Treeline, LLC

Applicant: Treeline, LLC

Proposed Use: Attached Single Family Residential

Proposed Zoning District and Use: Zoning District Change from R4 to R6

The proposed Zoning District change is consistent with the Village Form District. The Village Form District promotes a mixture of uses such as offices, shops, restaurants, services, *and a diversity of housing types that may be higher in density than the rest of the district*. The proposed R6 zoning is compatible with the demand for moderately priced housing in the area and is consistent with the recently approved R6 zoning for attached single family residential at 9418 Pirouette Avenue immediately adjacent to the project. The other side of the project location is zoned CM for high intensity commercial manufacturing. This parcel fits in nicely with the newly rezoned R6 and the existing CM use to its west. Finally, the housing and proposed access across the adjacent R6 site reduces the impact on the two small R4 parcels this site is adjacent to.

The zoning change is compatible with Comprehensive Plan 2040 in the following ways:

- The proposed use is compatible with all adjacent uses in compliance with the **Community Form Guidelines**. First, it satisfies Goal 1 (*Guide the form and design of development to respond to distinctive physical, historic and cultural qualities*). Specifically, policies 2.1, 2.7, 3.1, 4, 5, 7, 9, 11, and 12 of Goal 1. The Village Form District promotes a mixture of uses such as offices, shops, restaurants, services, *and a diversity of housing types that may be higher in density than the rest of the district*. This proposed development and re-zoning accomplishes that while still remaining compatible with the surrounding properties. Other than the CM zoning to the west and the R6 to the east most of the rest of the neighborhood is zoned R4 single family. This project provides a different and higher density housing stock to the neighborhood and helps meet the diversity of needs that is desired in the Village Form District and pursuant to the 2040 Comprehensive Plan. The proposed style and intensity while more compact is still very similar to the existing single family homes in the area providing a nice mix of somewhat higher density and diversity of housing choice while retaining compatibility with the remainder of the R4 in the area and matching up almost exactly with the adjacent R6 development that was recently approved. *This style of home*

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appeals to homeowners wanting a lower maintenance style home while still owning their property. The attached townhome style allows the housing to be more compact allowing for greater buffering between the home and other lots and creating open space around the development and allowing for open space between the development and the residential house and garage adjacent to the site along Echappe Lane. There is a local TARC route on New Cut Road which is one street over from Echappe Lane which would facilitate increased access to employment centers and activity centers. Second, this proposal complies with Goal 2 (*Encourage suitable growth and density around mixed use centers and corridors*), specifically, Policy 13, as this proposed development is in proximity to the activity centers along New Cut Road corridor. It also complies with Policy 14 as it has a shared entrance across the adjacent R6 site. Third, this proposal complies with Goal 3 (*Enhance neighborhood by protecting and integrating open space, watershed and other natural resources*) including specifically, Policies 1, 2, 3, 8 and 9. This project has been designed to use the open spaces as a buffer between the adjacent R4 housing and the adjacent R6 site which are also useable open spaces for the residents to enjoy. The open space often functions with a dual purpose of providing reduced drainage offsite and onsite detention of storm water. There are no severe or unstable slopes on the property or highly permeable soils that would cause erosion problems as discussed in Policy 10. The proposed use will also comply with the Landscape and Tree Canopy requirements in a manner consistent with Community Form Goal 3. Tree canopy will be preserved (consistent with Community Form Goal 4) or added as is appropriate and in compliance with the Land Development Code. The submitted plans will be further refined and reviewed by Planning Commission staff and the applicant site engineering firm in order to ensure compliance.

- Furthermore, this proposed zoning change is compatible and in compliance with the **Mobility Guidelines**. First, Goal 1 (*Implement an accessible system of alternative transportation modes*) is satisfied. Specifically, Policies 1 and 4 of Goal 1 as this site will encourage higher density and intensity near the New Cut Road activity center and will provide sidewalks with the adjacent R6 development as well as to Echappe. This site is located in proximity to major transportation facilities and located close to the Jefferson Memorial Forest which is a recreational center. There is a collector level roadway (New Cut Road) providing additional connectivity to the local road and Pirouette Avenue. I 265 is extremely close to the North of the site with access from New Cut Road providing great accessibility for the site. All of this accessibility will help connect the Louisville Metro area and support future growth and improve mobility by reducing vehicle miles traveled. Second, Goal 2 (*Plan, build and maintain a safe, accessible and efficient transportation system*) is complied with, including, specifically, Policies 3, 4, 5 and 6 due to the access of this development from Echappe and Pirouette Avenue all of which are other single family uses so the access is not imposed on a significantly less intense zoning classification. The site entrances and sidewalks will maximize connectivity with the least amount of roadway required while maintaining the neighborhood character. The already approved connection to the adjacent R6 site will also enhance and maximize connectivity in an efficient and healthy way. Finally, Goal 3 (*Encourage Land use and transportation patterns that connect Louisville Metro and support future growth*) is satisfied and its objectives met. Specifically, Policies 2, 5, 6, 7, 10, 17 and 20 are satisfied by this

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development. This site is an infill development stranded between a CM use and R6 apartment development. This site relies upon the cross-access through the site (as is consistent with Policy 17 and 20 of Goal 3) to reduce traffic and safety hazards and to promote joint access and circulation. This site will provide additional, diverse housing stock near major CM zoned work sites as well as along the New Cut Road corridor. In addition, on the other side of I-265 is the Outer Loop activity corridor. This new style of housing will promote growth as it is a product that is in demand and will help reduce traffic miles to the activity centers/corridor along New Cut Road and Outer Loop. This existing development will have reduced demand on existing transportation than a similarly styled development in the more suburban areas of Louisville Metro that would not be served by an activity center or TARC.

- The proposed use is consistent with the **Community Facilities Guidelines** of the Comprehensive Plan. Specifically, it meets Goal 2 (*Plan for community facilities to improve quality of life and meet anticipated growth*), Policy 1, 2, 3, are met as this development is served by existing utilities, has sufficient water supply for fire fighting purposes and has adequate sewage treatment capacity.
- The proposed development complies with the **Livability Guidelines** of the Comprehensive Plan. Specifically, Goal 1 (*Protect and Enhance the Natural Environment and Integrate it with the Built Environment as Development Occurs*), including specifically, Policies 8, 10, 17, 23, 26 and 35. As discussed above, the site will preserve and comply with the tree canopy requirements and the required landscape plan which will be reviewed and submitted to staff. The added detention basin will improve water quality and help mitigate future flooding issues, if any, in the area.
- The proposed use also complies with the **Housing Guidelines** of the Comprehensive Plan. Including Goal 1 (*Expand and Ensure a Diverse Range of Housing Choices*); Goal 2 (facilitate the development of connected mixed-use neighborhoods); and, Goal 3 (ensure long term affordability and livable options in all neighborhoods). Goal 1 is met, including Policies 1, 2 and 3 of Goal 1 as it provides a different type of housing choice in this neighborhood, a housing choice that is already supported by the Village Form district. Goal 2 is met, including Policies 1 and 2, because this development is an infill lot, to be connected to the adjacent R6 development and the surrounding R4 single family detached development provides a different, lower maintenance, housing stock to the area. Finally, Goal 3 is met, including Policies 1, 2 and 3, as this housing type will provide a different and potentially more affordable and livable housing option than the adjacent only residential development. This type of unit is especially attractive to older residents who want to remain in the neighborhood, but want less maintenance responsibilities as you would typically see in a detached single family home.
- The proposed development complies with the policies that are required and that are applicable pursuant to the Land Development Code. The elevations and renderings included with the application will demonstrate that the proposed buildings will be attractive and compliant with the development code addressing any design or aesthetics concerns. Furthermore, the enclosed site

plan demonstrates compliance with set-backs. As discussed above, The applicant will comply with all necessary tree-canopy and landscaping requirements. All buffering requirements will be satisfied. The current Land Development Code design process addresses many of these issues, and also will require lighting be directed down and away from adjoining residential uses. Furthermore, no odors are expected to emanate from the proposed building and all activities will be limited to car traffic, anticipated to be mostly during daylight hours. The proposed buildings are buffered from any near residences and no hazardous materials are anticipated to be used in the buildings.

- This proposed development will comply with applicable water management requirements. First, Storm Water Management requires MSD review and is addressed in detail on the submitted detailed district development plan. Second, Water Quality is also subject to the regulatory authority of MSD and will be addressed by the district development plan. Third, Air Quality is subject to the authority of the Air Pollution Control District and will also be addressed on the district development plan and subject to review by that agency. Any items not addressed on the development plan will need to be addressed in order to obtain building permits (e.g. silt fencing, drainage basin compensation) etc.... The intent of these guidelines is to protect the air and water quality and to ensure damage to streams and nearby properties is minimized by property drainage system design. Since this is a new development all of the appropriate regulatory review will occur and be complied with.

For the above reasons, as well as the materials submitted with the application and during the application process as well as the testimony to be given at the upcoming public hearings, this application complies with the intent, the relevant policies and the Guidelines of Plan 2040.

Respectfully,



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