

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

**STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES
AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN**

Applicant & Owner: Corcoran Home Building & Remodeling, LLC
c/o Matthew Corcoran

Location: 9418 Pirouette Ave

Proposed Use: Multifamily apartment community

Engineers, Land Planners and
Landscape Architects: Land Design & Development, Inc.

Request: Zone change from PRD to R-6

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COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 2, 2.1, 2.4, 2.7, 3.1, 4, 5, 7, 9, 11, 12, of Goal 1, for these reasons:

This zone change application complies with this Goal because the site is located in the Outlying Village Form District which encourages a diversity of housing types, ranging from low-density residential to higher density providing a range of housing opportunities. This a focal point of the proposed changes to the Land Development Code that are being considered currently. This proposed development and the rezoning from PRD to R-6 is compatible and in keeping with properties in the area. The property to the north is zoned C-M, with the immediate properties surrounding the property R-4, but with the majority of the properties beyond those being R-5 to the east, R-6 to the southeast, and R-5A to the south. The Outlying Village Form District, as said, is proposed, both in the Comprehensive Plan and in the Fairdale small area plan, to have a variety of housing options and densities. There are multifamily projects in the area, including a recent one approved along New Cut Road, providing housing choices for those looking for alternatives to single family residential subdivisions. This housing option will appeal largely to those who want a maintenance-free style of living.

This proposed residential development is located in close proximity to the TARC service line along New Cut Road with ample internal pedestrian connections and walkways providing access to transportation facilities for residents to have easy access to employment centers throughout Louisville Metro and easy access to downtown Louisville. As part of the proposal, and to address staff comments, the applicant will construct the missing portion of the sidewalk to connect the site to New Cut Road to provide direct pedestrian connectivity to the TARC service line. The

proposed development is approximately .8 miles from Fairdale Elementary School and 1.5 miles from Fairdale High School thus providing a housing option for faculty, staff and the families of their students. The Jefferson Memorial Forest and the Fairdale Library are also amenities available to these residents making this a desirable area for this housing option. Parking spaces have been kept to a minimum due to this transit service accessibility and to reduce impervious surface and allow for more open space.

As referenced herein, the proposal is also in compliance with the Fairdale small area plan for the area, including the proposed form district of Outlying Village Form District and the mixture of housing options referenced in the plan related to same.

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 6, 8, 9 and 13 of Goal 2, for the following reasons:

The proposed development provides housing options for the nearby developing activity centers along New Cut Road and the Village Center of Fairdale. The increased density from the existing PRD zoning district to the R-6 zoning district allows for more residents to be located along the activity center at the Gene Snyder and New Cut Road.

Goal 3 – Enhance neighborhood by protecting and integrating open space, watershed and other natural resources.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 3, 7, 8, 9 and 10 of Goal 3, for these reasons:

The proposed development has been designed to preserve the open space areas shown on the plan (120,000 square feet, double the amount required by the LDC), providing usable area for the residents and at the same time providing a buffer to the neighboring property owners. This open space area was also designed to be in areas that protect the natural features on the property and to address the existing drainage problems with the drainage running to the northwest portion of the site. This open space will be maintained by the developer. In addition the developer has committed to mowing the open space area across Pirouette Avenue in Treeline Estates, which will be evidence in a written agreement with the neighboring association to avoid enforcement issues with DPDS. There are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create erosion problems, with the portions of wet soils being avoided to the extent possible. The plan also provides a management office and a central mail facility as an amenity for the residents.

Goal 4 – Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.

This proposed complies with Goal 4 Policies 2 and 4 because the site has no distinctive cultural or natural features.

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Goal 1 – Implement an accessible system of alternative transportation modes.

The proposed zone change complies with all of the applicable, Objectives and Policies 1, 3 and 4 of Goal 1, for the following reasons:

This proposed rezoning and DDDP will cater to those who want to live in close proximity to New Cut Road corridor, with very low maintenance, and with the option for easy alternative means of travel by biking or walking. Sidewalks are being provided to create pedestrian connections between the proposed apartments, the common open areas, and the front of the development along Pirouette Avenue. Further, the applicant is committing to install sidewalks off-site to complete the connection along Pirouette Avenue to complete the connection to New Cut Road for transit and bicycle use. As previously stated, this residential use is located in very close proximity to the marketplace corridors along New Cut Road, as well as the employment centers in the area. Bicycle parking is being provided on-site as well.

Goal 2 – Plan, build and maintain a safe, accessible and efficient transportation system.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 4, 5, and 6 of Goal 2, for the following reasons:

The access to this development is via Pirouette Avenue which contains single family residential homes, however no buildings are proposed in this portion of the site as shown on the Plan. As such, although the access is through property of lower zoning classification no hazard or nuisance will be created. The entrance along Pirouette Avenue has been reviewed by Transportation Planning for appropriate site distances on this residential street, and the applicant is proposing a four-way stop at the intersection to address the neighbors' concerns over speeding along Pirouette Avenue. The applicant has also committed to assisting the neighbors to get speed bumps installed along Pirouette Avenue, including assistance to finance same. The internal streets were designed to maximize both the pedestrian connectivity and sense of place, but also to provide the best vehicular connectivity with the least impervious surface.

Goal 3 – Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 14 of Goal 3, for these reasons:

This proposed development will provide needed infill housing very close to the activity centers along New Cut Road. The location of this new housing option in very near proximity to New Cut Road activity centers and schools will provide those working in the area and wanting a residence with no maintenance with an option that is currently missing in this area. As such, many of the residents will likely work in close proximity to employment or their normal marketplace. With the addition of more and more retail jobs along New Cut Road corridor, there is a need and desire for more affordable and diverse housing in close proximity thereto, which this product will offer. This new housing is needed by Louisville Metro to allow its continued growth in growth corridors like New Cut Road to reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers, schools and marketplace options. The subject property's close proximity to the above will also help eliminate

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multiple automobile trips for such services. There is no direct access to high speed roadways as access is off Pirouette Avenue. Due to this development's close proximity to public transportation options along New Cut Road, as well as the opportunity for pedestrian and bicycle travel, this proposal will have far less demand on the public transportation network than a new development in areas further from the Gene Snyder. The additional residential units this development would also help create a larger demand for the existing public transportation options.

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 1, 2, and 3 of Goal 2, for these reasons:

The subject property is currently served by existing utilities and has adequate capacity for this proposed development as will be confirmed through all utility providers through this rezoning process. These confirmations specifically include the Louisville Water Company's confirmation of sufficient water service capacity and the Metropolitan Sewer District's confirmation of adequate sanitary capacity. The site is served by the Third Division of the Louisville Metro Police Department and is less than a mile from the Fairdale Fire Department.

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 5, 10, 17, 21, 31, 32, and 35 of Goal 1, for these reasons:

The proposed development will add new native species landscaping as shown on the RDDDP and as demonstrated on the landscape plan that will ultimately be prepared and submitted for approval. There are no streams or existing groundwater on the subject property and the surface water runoff will be improved from its current condition through the detention as shown on the RDDDP. The added detention and water quality unit will not only help mitigate the impacts of this development but likely help with the existing floodplains in the area to the extent same exist.

HOUSING

Goal 1 – Expand and ensure a diverse range of housing choices.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 1, 2, and 3 of Goal 1, for these reasons:

As stated previously, the proposal is for a new and different housing option for the area, being new construction residential with maintenance free living lacking in this older area of south Louisville Metro. The proposed rezoning will also be an additional option for those looking to

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age in place, ie., in the community in which they have lived, through providing a maintenance free living option, as well as providing housing options for younger people who cannot afford a to purchase a home.

Goal 2 – Facilitate the development of connected, mixed-use neighborhoods.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 1 and 2 of Goal 2, for these reasons.

The apartment community form of development, accompanied by its maintenance free living, provides a housing option for a mixture of residents, including the millennials working downtown who want to live in close proximity to services and baby boomers who no longer want to cut their grass, and those persons of all ages who want to live where there are multiple accessible modes of transportation. This type of housing provides both an entry level form of private residential occupancy for those who cannot yet afford to purchase a home as well as an option for former homeowners who want maintenance free living without the obligations of home ownership.

Goal 3 – Ensure long-term affordability and livable options in all neighborhoods.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, including Policies 1, 2, and 3, for these reasons:

The proposed development will be a different housing option than the standard single family residential lot in the surrounding area, and thus provides an opportunity to reside in the area for those who cannot yet afford to purchase a single family home. This community will also help by providing multiple options for the existing residents in the area that want to age in place in their community.

* * *

For all of these and other reasons set forth on the Detailed District Development Plan/preliminary subdivision plan accompanying this application and in accordance with evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Respectfully submitted,

BARDENWERPER, TALBOTT & ROBERTS, PLLC
Bardenwerper Talbott & Roberts, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, KY 40223
(502) 426-6688

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