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**CASE #20-ZONEPA-0116 - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Location: 4805, 4809, 4811, 4813, 4901, and 4907 Bardstown Road
Proposed Use: Multi-Family Residential
Request: Zone Change from R-4 and C-1 to R-7

Project Description

The subject property is situated on the north side of Bardstown Road just east of Watterson Trail, at the addresses listed above. It is primarily located in the Neighborhood Form District with a small portion of the southwestern corner in the Suburban Marketplace Corridor Form District. The request is for a change of zoning from R4 Single Family and C1 Commercial to R7 multi-family to construct 15 3 story buildings to provide a total of 348 dwelling units. The zoning district allows a maximum density of 34.8 dwelling units per acre while 19.32 is requested. The site is comprised of 6 lots for a total of 19.5+/- acres of which 17.9+/- acres are proposed to be zoned R7. Amenities are proposed including a clubhouse, pool and dog park with open space provided throughout the property providing recreation area for the tenants. Two linear detention basins are proposed along the site's Bardstown Road frontage to assure no increase and in this case a 50% reduction in peak storm water flows from this development as required by MSD. The site will be served by 2 entrances one from Bardstown Road and the other off Watterson Trail.

Community Form: Goal 1 Policies 3, 5, 7, 9 and 11

This plan element of Plan 2040 identifies the Neighborhood Form District as “characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood area. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.” It further states that this form district, “will contain diverse housing types in order to provide housing choice for different 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.” This proposal is for a high-density multi-family development that is appropriately located on Bardstown Road a major arterial roadway and transit corridor. Buffers between this and the adjacent single-family homes are proposed including screening as required by the Land Development Code to provide an appropriate transition. In response to neighbor concern about the 3-story height, the buildings are setback a minimum of 80’ from the shared property line and most 100’ or more.

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In conformance with the Community Form policies, this development provides a housing type not currently found in the immediate area, this high-density use is appropriately located adjacent to Bardstown Road with direct access to it.

Community Form: Goal 2 Policy 9

Goal 2 is to, “*Encourage sustainable growth and density around mixed-use centers and corridors.*” This proposal complies with this goal and its policy to encourage new residential development with the proposal to construct a high-density residential development adjacent to Bardstown Road a major arterial roadway and transit corridor.

Community Form: Goal 3 Policies 1, 2, 6, 10 and 13

This goal is to, “*Encourage the creation of common usable and accessible open space in new residential development.*” The proposed development complies with the intent and these policies by including more than 3 acres of common open space throughout the development and additionally by providing a clubhouse, pool and dog park for the recreational use of the tenants. The open space will be maintained by the development.

It also says, “*Encourage development to avoid wet or highly permeable soil, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.*” There are no steep slopes on the site. Potential karst features were identified through a survey of the site and a geological consultant shall be employed for remediation guidance of any karst features encountered during construction. In addition, RES Kentucky LLC (Redwing) provided a Water/Wetland Delineation Summary Report for the site. Three emergent wetlands were identified totaling 0.665 acres. All of these were determined to be non-jurisdictional water/wetland features. (Two of these are the result of seepage through the berm of an offsite pond.)

The developer will provide proper drainage of the site. As required by MSD, post development peak storm flow will be reduced by 50% to further address drainage concerns and as a benefit to the area. The plan will require review and approval by MSD prior to any construction.

Community Form: Goal 4 Policy 2 and 3

This goal is to, “*Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.*” No distinctive cultural features are present on this site.

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Mobility: Goal 1 Policy 4, Goal 2 Policy 4, Goal 3 Policies 2, 5, 6, 9, 10 & 21

Policy 4 of this goal also says to, “Encourage higher densities and intensities within or near existing marketplace corridors and existing and future activity and employment center to support transit-oriented development and an efficient public transportation system.” This site complies with the policy as it is located near and partially within the Suburban Marketplace Corridor, it is in close proximity to an existing activity center and is located on a transit corridor.

Since access to the site is from Bardstown Road, a major arterial and Watterson Trail, a primary collector level roadway no access is proposed through a lower density or intensity development and appropriate access will be provided.

Per the policies of Goal 3, the proposed development is located near an activity center and employment opportunities, as well as, located on a transit corridor. These factors provide for easy and convenient access to goods, services and employment opportunities and potentially reduces the number of auto trips. The development will provide sidewalks along its frontage, as well as, within the community to provide adequate pedestrian access. It will work with TARC to improve an existing stop along the site’s frontage to further address accessibility to the site. A traffic impact study will be completed to identify traffic considerations and the developer shall be required to address any required improvements identified. Transportation Planning and KYTC both have review authority over the proposal and this study and will ensure that the development is in compliance with their regulations.

Community Facilities, Goal 2 Policies 1, 2 and 3

The development proposed complies with the intent and applicable policies identified in the Community Facilities plan element since it is located in an area served by existing community facilities and by utilities that can be extended to serve the development including water, sewer, gas, electric, telecommunication lines and cable. The developer will coordinate with and obtain approval from the applicable utility companies for the extension of these services.

Economic Development:

The development proposed complies with the intent and applicable policies identified in the Economic Development plan objectives by providing a housing option that will serve employers in the area and their employees in a location on a major arterial road, near to an activity center and with access to public transit.

Livability Goal 1, Policies 5, 17 and 21

This site is currently occupied by a daycare and several single-family homes that are leased as rental properties. Some 50 years past the residents of the property had horses in the back field but that was a long time ago. There are no significant plant communities on the site or significant tree canopy to be preserved. A buffer shall be provided for the adjacent single-family

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residents and trees installed to address the tree canopy requirements of the Land Development Code.

Online mapping shows the area to be of medium karst potential with mapped sinkholes in the vicinity, but none indicated on the site. Potential karst features were identified through a site survey and a geological consultant shall be employed for remediation guidance of any karst features encountered during construction.

Review of this plan by MSD will ensure that the drainage system will be designed to serve the runoff generated by this development and accommodate any through drainage. The site is not located in a regulatory floodplain. The clubhouse, pool, walking trail amenities and views of natural environment will assist in the health and well-being of its residents.

Housing:

Goal 1 of this element is to, *Expand and ensure a diverse range of housing choices.* The proposed multi-family development will provide a housing choice not found in the immediate vicinity. In addition, this development will provide a housing option for current tenants of the site, as well as, support aging in place by increasing the variety of housing options available in the area, providing an option that is accessible to people with disabilities, is located close to shopping and on a transit route.

In accordance with Goal 2 and 3, this development provides not only a housing option not currently found in the near vicinity, but one often identified with young couples, seniors, empty nesters, young families and single parents and thereby encouraging an intergenerational community and increase the provision of fair and affordable housing. It is appropriately located with direct access to an arterial level roadway with public transit and located in close proximity to jobs, services and amenities.

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