

# Planning Commission

## Staff Report

December 12, 2016



<b>Case No:</b>	<b>16zone1020</b>
<b>Request:</b>	<b>Change in zoning from R-4/R-5 to R-5A on approximately 29.07 Acres</b>
<b>Project Name:</b>	<b>Taylorsville Road Apartments</b>
<b>Location:</b>	<b>11404, 11312, and 11314 Taylorsville Road</b>
<b>Owner:</b>	<b>BBB Investments LLC; Mannoxx LLC</b>
<b>Applicant:</b>	<b>Teri Delsignore</b>
<b>Representative:</b>	<b>Mindel Scott and Assoc.; Bardenwerper Talbott and Roberts PLLC</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>20-Stuart Benson</b>
<b>Case Manager:</b>	<b>Julia Williams, RLA (IN), AICP, Planning Supervisor</b>

### REQUEST

- Change in zoning from R-4/R-5 to R-5A
- Variance from 5.3.1.C.2 to exceed the maximum building height of 35' by 5' making the total permitted building height 40'.
- District Development plan with binding elements

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The proposal is for 347 apartment units on 29.07 acres along Taylorsville Road. The majority of the buildings proposed are 3 stories with the exception of some 2-story buildings proposed closest to Taylorsville Road and along the south property line. The site is 61% treed with 15% of those trees remaining. The density of the site is 12 du/ac where R-5A permits 12.01 du/ac.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Single Family Residential/Vacant	R-5/R-4	Neighborhood
<b>Proposed</b>	Multi-Family Residential	R-5A	Neighborhood
<b>Surrounding Properties</b>			
<b>North</b>	Single Family Residential	R-4	Neighborhood
<b>South</b>	Single Family Residential	R-4	Neighborhood
<b>East</b>	Church	R-4	Neighborhood
<b>West</b>	Single Family Residential	R-5/R-4	Neighborhood

### PREVIOUS CASES ON SITE

None found.

### INTERESTED PARTY COMMENTS

Please see attached documents.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

### STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

### STAFF ANALYSIS FOR REZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

#### The site is located in the Neighborhood Form District

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. 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.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. 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. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

The density of the proposal and its location surrounded by low density results in inefficient use of land. The proposal is for medium density residential. The adjacent non-residential church to the east of the site provides the only higher intense use in the area that is above single family residential. The proposal is for one use and

is not located along a transit corridor. Sidewalks are being provided but are not connected to an activity center. The proposal is not located in a center nor is it involved in mixed use. The proposal is for one housing type, apartments.

The proposal is for medium density residential which would create a mix of residential housing choices to the neighborhood but would also add medium density to the current low density area. The proposal is for medium density which is located along an arterial. All setbacks and landscape buffers are being complied with along the perimeters of the site. Existing trees are being preserved along some of the buffers to increase the compatibility with the nearby low density developments. The "streets" created throughout the proposal are designed to have reduced conflicts with pedestrians due to the sidewalks being continuous in front of the proposed structures. The sidewalks are well connected.

All other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Cornerstone 2020.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDP**

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site and existing tree canopy is being preserved.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: The open space proposed is in compliance with the Land Development Code requirements.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

f. Conformance of the development plan with the Comprehensive Plan and Land Development Code.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

**STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE**

to allow the proposed building to be 40' instead of the required 35' maximum building height

(a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect public health safety or welfare since the buildings are located to away from the closest residential development.

(b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

(c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

(d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land since the 3 story structures are located mainly interior to the site and

adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

### TECHNICAL REVIEW

- All agency review comments have been addressed.

### STAFF CONCLUSIONS

Staff finds that the proposal is for medium density in a low density area that is not currently served by transit nor is it in the vicinity of services. However, the proposal is located along a major arterial and would create housing diversity in the area. The adjacent site to the east is a non-residential use permitted in a residential zone. All buffers and setbacks are in compliance with the Land Development Code but the applicant is requesting a height variance of 5' for the proposed 3 story buildings. The buildings are mainly located interior to the site and along the perimeter shared with the church property to the east. There is an increased setback to the east of the site where the site is located adjacent to some larger lot single family residences.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR if there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

### NOTIFICATION

Date	Purpose of Notice	Recipients
6/30/16	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
9/2/16	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
9/2/16	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

### ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist
4. Proposed Binding Elements

1. **Zoning Map**



2. **Aerial Photograph**



**3. Cornerstone 2020 Staff Checklist**

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Neighborhood: Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.3: The proposal supports the creation of a mix of residential housing choices and densities for the neighborhood.	✓	The proposal is for medium density residential which would create a mix of residential housing choices to the neighborhood but would also add high density to the current low density area.
2	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal is classified as high density (greater than 12 dwelling units per acre), it is located on a major or minor arterial or in a location that has limited impact on adjacent low or moderate density developments.	✓	The proposal is for medium density which is located along an arterial.
3	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal introduces a new housing type to the neighborhood, it is designed to be compatible with nearby land uses.	✓	All setbacks and landscape buffers are being complied with along the perimeters of the site. Existing trees are being preserved along some of the buffers to increase the compatibility with the nearby low density developments.
4	Community Form/Land Use Guideline 1: Community Form	B.3: Neighborhood streets are designed to invite human interaction and easy access through the use of connectivity, and design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets.	✓	The "streets" created throughout the proposal are designed to have reduced conflicts with pedestrians due to the sidewalks being continuous in front of the proposed structures. The sidewalks are well connected.
5	Community Form/Land Use Guideline 2: Centers	A.1. Locate activity centers within the Neighborhood Form District at street intersections with at least one of the intersecting streets classified as a collector or higher, AND one of the corners containing an established non-residential use.	NA	The proposal is not located in an activity center.



#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
6	Community Form/Land Use Guideline 2: Centers	A.2: Develop non-residential and mixed uses only in designated activity centers except (a) where an existing center proposed to expand in a manner that is compatible with adjacent uses and in keeping with form district standards, (b) when a proposal is comparable in use, intensity, size and design to a designated center, (c) where a proposed use requires a particular location or does not fit well into a compact center, (d) where a commercial use mainly serves residents of a new planned or proposed development and is similar in character and intensity to the residential development, or (e) in older or redeveloping areas where the non-residential use is compatible with the surroundings and does not create a nuisance.	NA	The proposal is for residential.
7	Community Form/Land Use Guideline 2: Centers	A.4: Encourage a more compact development pattern that results in an efficient use of land and cost-effective infrastructure.	-	The proposal is for medium density residential. The adjacent non-residential church to the east of the site provides the only higher intense use in the area that is above single family residential.
8	Community Form/Land Use Guideline 2: Centers	A.5: Encourage a mix of compatible uses to reduce traffic by supporting combined trips, allow alternative modes of transportation and encourage vitality and sense of place.	-	The proposal is for one use and is not located along a transit corridor. Sidewalks are being provided but are not connected to an activity center.
9	Community Form/Land Use Guideline 2: Centers	A.6: Encourage residential uses in centers above retail and other mixed-use multi-story retail buildings.	-	The proposal is not located in a center nor is it involved in mixed use.
10	Community Form/Land Use Guideline 2: Centers	A.7: Encourage new developments and rehabilitation of buildings to provide residential uses alone or in combination with retail and office uses.	✓	The proposal is for a one residential type use.
11	Community Form/Land Use Guideline 2: Centers	A.8/11: Allow centers in the Neighborhood Form District that serve the daily needs of residents and that are designed to minimize impact on residents through appropriate scale, placement and design.	NA	The proposal is not a center.
12	Community Form/Land Use Guideline 2: Centers	A.10: Encourage outlot development in underutilized parking lots provided location, scale, signs, lighting, parking and landscaping standards are met. Such outlot development should provide street-level retail with residential units above.	NA	The proposal is not for commercial.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
13	Community Form/Land Use Guideline 2: Centers	A.12: Design large developments to be compact, multi-purpose centers organized around a central feature such as a public square, plaza or landscape element.	✓	The large residential development has several focal points around the development site.
14	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	✓	The proposal has an entrance off of Taylorsville Road but will also share secondary access with the adjacent church property.
15	Community Form/Land Use Guideline 2: Centers	A.14: Design and locate utility easements to provide access for maintenance and to provide services in common for adjacent developments.	✓	Easements are provided on the site mainly for sewer and drainage needs
16	Community Form/Land Use Guideline 2: Centers	A.15: Encourage parking design and layout to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.	✓	Pedestrian needs are being met throughout the site with minimal vehicle conflicts.
17	Community Form/Land Use Guideline 2: Centers	A.16: Encourage centers to be designed for easy access by alternative forms of transportation.	✓	The site can be accessed by alternate forms of transportation.
18	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	✓	The buildings are mainly located interior to the site and along the perimeter shared with the church property to the east.
19	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility. (Only for a new development in a residential infill context, or if consideration of building materials used in the proposal is specifically required by the Land Development Code.)	✓	The building materials are similar to those that are found in the area.
20	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.	✓	Required buffers and open space are being provided.
21	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	✓	Transportation planning is requiring road improvements along Taylorsville Road.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
22	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	✓	Lighting will meet LDC requirements.
23	Community Form/Land Use Guideline 3: Compatibility	A.10: The proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern.	-	The proposal is for one housing type, apartments.
24	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	-	The proposal is for medium density and is not located along a transit route and near an activity center.
25	Community Form/Land Use Guideline 3: Compatibility	A.13: The proposal creates housing for the elderly or persons with disabilities, which is located close to shopping, transit routes, and medical facilities (if possible).	✓	A specific user of the property has not been identified; housing will be for all users.
26	Community Form/Land Use Guideline 3: Compatibility	A.14/15: The proposal creates appropriate/inclusive housing that is compatible with site and building design of nearby housing.	✓	Whether or not the housing is inclusive has not been identified on the site. Building materials will be similar to the adjacent properties with its own specific architecture.
27	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	✓	Required buffers and open space are being provided.
28	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	✓	Required buffers and open space are being provided.
29	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	✓	The setbacks are being met. The buildings are mainly located interior to the site and along the perimeter shared with the church property to the east.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
30	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	✓	The open space area for the clubhouse will help meet the needs of the apartment community. The other larger open space area is a detention basin which will aid in preventing stormwater run off to the adjacent properties.
31	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Neighborhood Form District.	✓	The open space area for the clubhouse will help meet the needs of the apartment community. The other larger open space area is a detention basin which will aid in preventing stormwater run off to the adjacent properties.
32	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	✓	Potential karst features were found on the site. Some existing tree canopy on the site will be preserved in TCPA.
33	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	✓	Potential karst features were found on the site. Some existing tree canopy on the site will be preserved in TCPA.
34	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	✓	PDS Historic Preservation staff did not indicate any issues with the proposal.
35	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	✓	Soils are not an issue with the proposal.
36	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	✓	Transportation planning is requiring road improvements along Taylorsville Road.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	✓	A shared secondary access is being provided along the east property line with the adjacent church property.
38	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	✓	Transportation planning is requiring road improvements along Taylorsville Road.
39	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	✓	No new right of way is being created for the proposal that would require a stub.
40	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	✓	The main access to the site is from Taylorsville Road and not through a lower density development.
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	✓	No new right of way is being created for the proposal.
42	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	✓	All forms of transportation are being provided for on the site although transit is not currently available on this section of Taylorsville Road.
43	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	✓	MSD has no issues with the proposal.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
44	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	✓	The proposal provides green areas and open space. Some existing trees are being preserved.
45	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	Existing or proposed utilities will serve the site.
46	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	LWC has no issues with the proposal.
47	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	✓	The health department has no issues with the proposal.

#### 4. **Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
  - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owner to the east and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
  - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system (audible beyond the property line or permitted on the site).
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 19, 2016 Planning Commission meeting.

9. The owner/developer shall construct a center turn lane on Taylorsville Road from Rambling Creek Road to Bolling Brook Drive to connect the three lane sections to the east and west.
10. The owner/developer shall construct a 6' double sided privacy fence along the west property line shared with the Gaddie property. Twice the amount of required vegetation shall also be planted in the 20' buffer.



# Land Development and Transportation Committee

## Staff Report

November 10, 2016



<b>Case No:</b>	<b>16zone1020</b>
<b>Request:</b>	<b>Change in zoning from R-4/R-5 to R-6</b>
<b>Project Name:</b>	<b>Taylorsville Road Apartments</b>
<b>Location:</b>	<b>11404, 11312, and 11314 Taylorsville Road</b>
<b>Owner:</b>	<b>BBB Investments LLC; Mannoxx LLC</b>
<b>Applicant:</b>	<b>Teri Delsignore</b>
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<b>Case Manager:</b>	<b>Julia Williams, RLA (IN), AICP, Planning Supervisor</b>

### REQUEST

- Change in zoning from R-4/R-5 to R-5A
- Variance from 5.3.1.C.2 to exceed the maximum building height of 35' by 5' making the total permitted building height 40'.
- District Development Plan

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The proposal is for 347 apartment units on 29.07 acres along Taylorsville Road. The majority of the buildings proposed are 3 stories with the exception of some 2-story buildings proposed closest to Taylorsville Road and along the south property line. The site is 61% treed with 15% of those trees remaining. The density of the site is 12 du/ac where R-5A permits 12.01 du/ac.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Single Family Residential/Vacant	R-5/R-4	Neighborhood
<b>Proposed</b>	Multi-Family Residential	R-5A	Neighborhood
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single Family Residential	R-4	Neighborhood
<b>South</b>	Single Family Residential	R-4	Neighborhood
<b>East</b>	Church	R-4	Neighborhood
<b>West</b>	Single Family Residential	R-5/R-4	Neighborhood

### PREVIOUS CASES ON SITE

None found.

### INTERESTED PARTY COMMENTS

Please see attachments.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

### STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

### STAFF ANALYSIS FOR REZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

#### The site is located in the Neighborhood Form District

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. 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.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. 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. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

### TECHNICAL REVIEW

- All agency comments have been addressed.

## STAFF CONCLUSIONS

The proposal is ready for a public hearing date to be set. The East Government Center has been reserved for the following dates: 11/30/16, 12/5/16, and 12/7/16.

## NOTIFICATION

Date	Purpose of Notice	Recipients
6/30/16	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

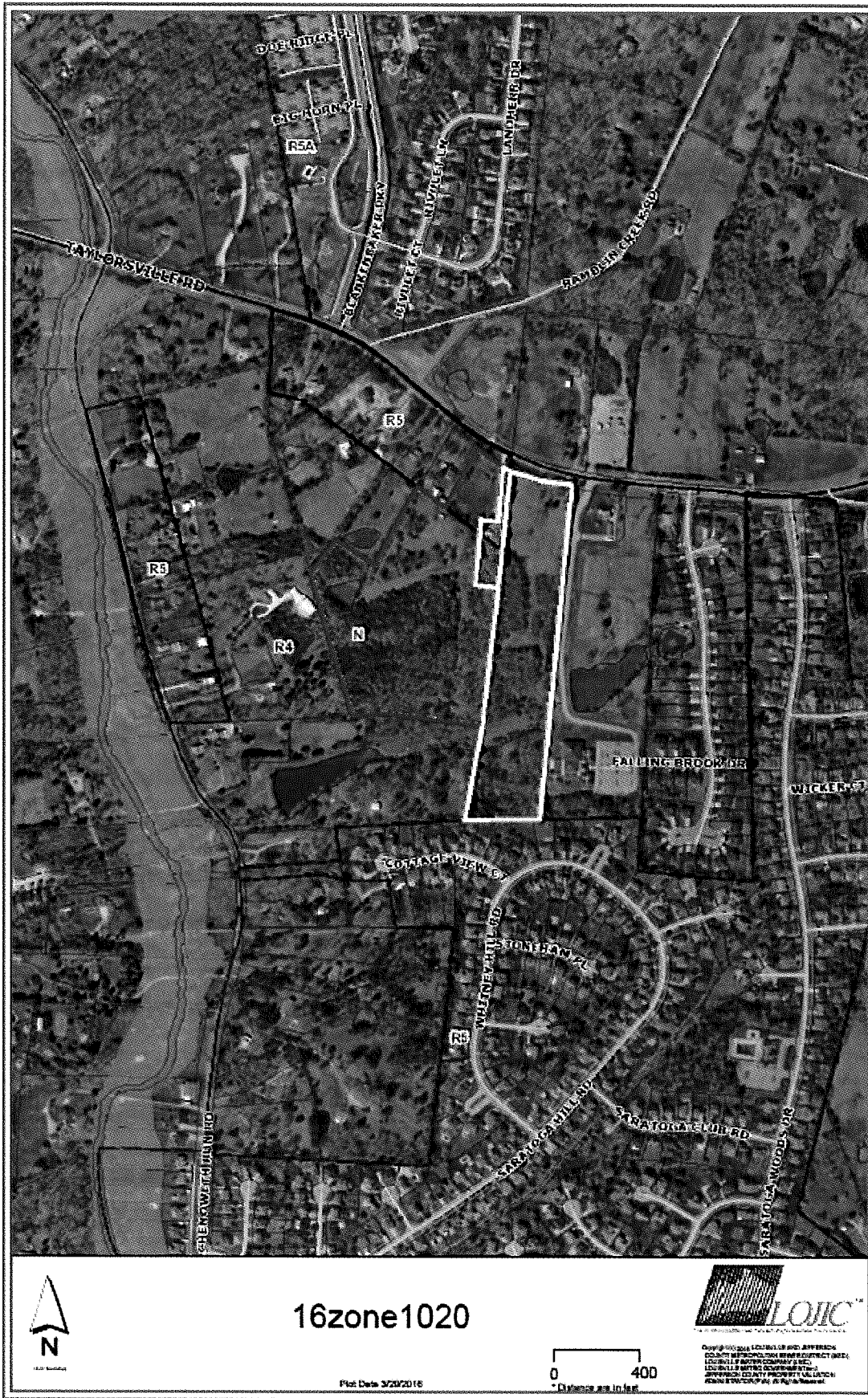
## ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. Zoning Map



2. **Aerial Photograph**



### **3. Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owner to the east and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system (audible beyond the property line or permitted on the site).
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the \_\_\_\_\_ Planning Commission meeting.
9. The owner/developer shall construct a center turn lane on Taylorsville Road from Rambling Creek Road to Bolling Brook Drive to connect the three lane sections to the east and west.
10. The owner/developer shall construct a 6' double sided privacy fence along the west property line shared with the Gaddie property. Twice the amount of required vegetation shall also be planted in the 20' buffer.

**Planning Commission  
Staff Report**

September 19, 2019



<b>Case No:</b>	<b>16zone1020</b>
<b>Request:</b>	<b>Change in zoning from R-4/R-5 to R-6 on approximately 29.07 Acres</b>
<b>Project Name:</b>	<b>Taylorsville Road Apartments</b>
<b>Location:</b>	<b>11404, 11312, and 11314 Taylorsville Road</b>
<b>Owner:</b>	<b>BBB Investments LLC; Mannox LLC</b>
<b>Applicant:</b>	<b>Teri Delsignore</b>
<b>Representative:</b>	<b>Mindel Scott and Assoc.; Bardenwerper Talbott and Roberts PLLC</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>20-Stuart Benson</b>
<b>Case Manager:</b>	<b>Julia Williams, RLA, AICP, Planning Supervisor</b>

**REQUEST**

- Change in zoning from R-4/R-5 to R-6
- Variance from 5.3.1.C.2 to exceed the maximum building height of 35' by 5' making the total permitted building height 40'.
- District Development plan with binding elements

**CASE SUMMARY/BACKGROUND/SITE CONTEXT**

The proposal is for 424 apartment units on 29.07 acres along Taylorsville Road. The majority of the buildings proposed are 3 stories with the exception of some 2-story buildings proposed closest to Taylorsville Road and along the south property line. The site is 68% treed with almost 13% of those trees remaining. The density of the site is 14.66 du/ac where R-6 permits 17.42 du/ac.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

	<b>Land Use</b>	<b>Zoning</b>	<b>Form District</b>
<b><i>Subject Property</i></b>			
<b>Existing</b>	Single Family Residential/Vacant	R-5/R-4	Neighborhood
<b>Proposed</b>	Multi-Family Residential	R-6	Neighborhood
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single Family Residential	R-4	Neighborhood
<b>South</b>	Single Family Residential	R-4	Neighborhood
<b>East</b>	Church	R-4	Neighborhood
<b>West</b>	Single Family Residential	R-5/R-4	Neighborhood

**PREVIOUS CASES ON SITE**

None found.

**INTERESTED PARTY COMMENTS**

Please see attached documents.



## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

### STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

### STAFF ANALYSIS FOR REZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

#### The site is located in the Neighborhood Form District

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. 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.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. 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. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

The density of the proposal and its location surrounded by low density results in inefficient use of land. High density has a lesser impact when located next to other high density or higher intensity uses because the

infrastructure in those areas have been or are designed for high volumes. The adjacent non-residential church to the east of the site provides the only higher intense use in the area that is above single family residential. The proposal is for one use and is not located along a transit corridor. Sidewalks are being provided but are not connected to an activity center. The proposal is not located in a center nor is it involved in mixed use. The proposal is for one housing type, apartments. The proposal is for high density and is not located along a transit route and near an activity center.

The proposal is for high density residential which would create a mix of residential housing choices to the neighborhood but would also add high density to the current low density area. The proposal is for high density which is located along an arterial. All setbacks and landscape buffers are being complied with along the perimeters of the site. Existing trees are being preserved along some of the buffers to increase the compatibility with the nearby low density developments. The "streets" created throughout the proposal are designed to have reduced conflicts with pedestrians due to the sidewalks being continuous in front of the proposed structures. The sidewalks are well connected.

All other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Cornerstone 2020.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

#### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDP**

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There do not appear to be any environmental constraints or historic resources on the subject site. Tree canopy requirements of the Land Development Code will be provided on the subject site and existing tree canopy is being preserved.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public Works has approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: The open space proposed is in compliance with the Land Development Code requirements.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: The Metropolitan Sewer District has approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area. Appropriate landscape buffering and screening will be provided to screen adjacent properties and roadways. Buildings and parking lots will meet all required setbacks.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR VARIANCE #2**

to allow the proposed building to be 40' instead of the required 35' maximum building height

- (a) The requested variance will not adversely affect the public health, safety or welfare.

STAFF: The requested variance will not adversely affect public health safety or welfare since the buildings are located to away from the closest residential development.

- (b) The requested variance will not alter the essential character of the general vicinity.

STAFF: The requested variance will not alter the essential character of the general vicinity since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

- (c) The requested variance will not cause a hazard or nuisance to the public.

STAFF: The requested variance will not cause a hazard or nuisance to the public since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

- (d) The requested variance will not allow an unreasonable circumvention of the zoning regulations.

STAFF: The requested variance will not allow an unreasonable circumvention of the zoning regulations since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

#### ADDITIONAL CONSIDERATIONS:

1. The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone.

STAFF: The requested variance arises from special circumstances which do not generally apply to land in the general vicinity or the same zone since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

2. The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or create an unnecessary hardship on the applicant.

STAFF: The strict application of the provisions of the regulation would deprive the applicant of reasonable use of the land since the 3 story structures are located mainly interior to the site and adjacent to the non-residential use to the east. There is also increased distance between the nearest adjacent residential and one of the 3 story structures.

3. The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

STAFF: The circumstances are the result of actions of the applicant taken subsequent to the adoption of the zoning regulation from which relief is sought.

### TECHNICAL REVIEW

- All agency review comments have been addressed.

### STAFF CONCLUSIONS

Staff finds that the proposal is for high density in a low density area that is not currently served by transit nor is it in the vicinity of services. However, the proposal is located along a major arterial and would create housing diversity in the area. The adjacent site to the east is a non-residential use permitted in a residential zone. All buffers and setbacks are in compliance with the Land Development Code but the applicant is requesting a height variance of 5' for the proposed 3 story buildings. The taller buildings are mainly located interior to the site and along the perimeter shared with the church property to the east. 2 taller structures are located adjacent to a pond along the west property line where an increased setback is implemented.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR if there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

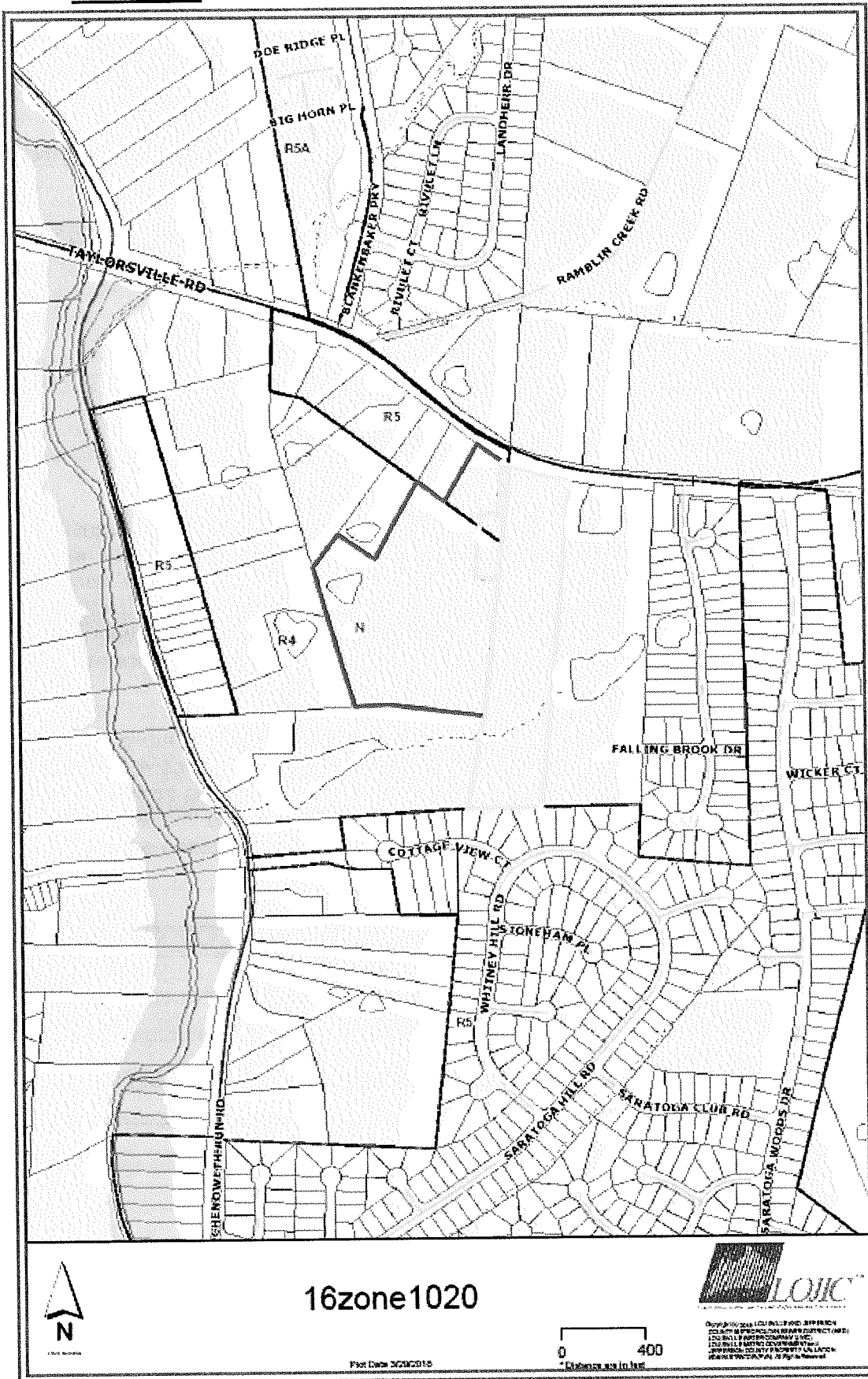
### NOTIFICATION

Date	Purpose of Notice	Recipients
6/30/16	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
9/2/16	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
9/2/16	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

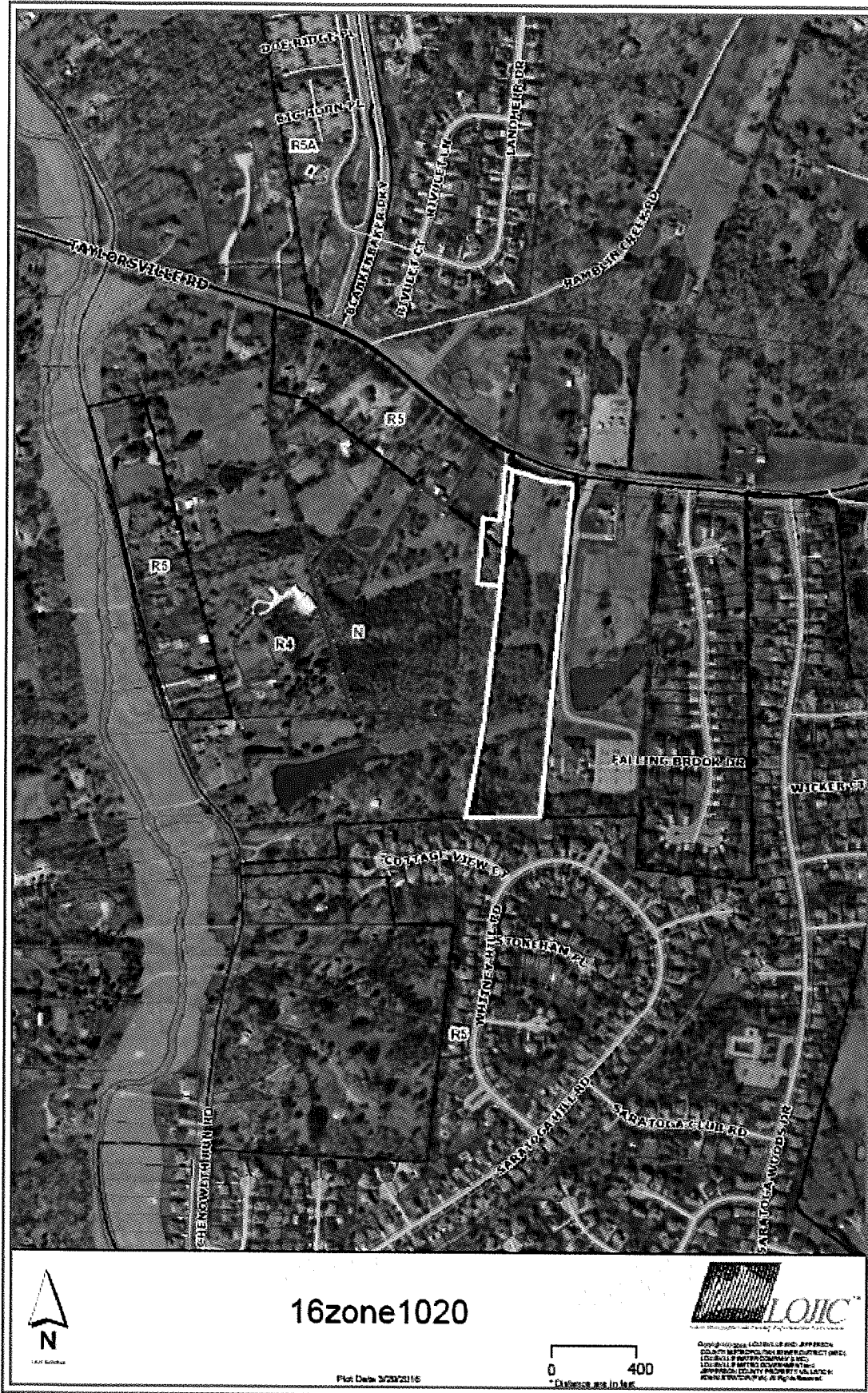
### ATTACHMENTS

- Zoning Map
- Aerial Photograph
- Cornerstone 2020 Staff Checklist
- Proposed Binding Elements

1. Zoning Map



2. **Aerial Photograph**



**3. Cornerstone 2020 Staff Checklist**

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Neighborhood: Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.3: The proposal supports the creation of a mix of residential housing choices and densities for the neighborhood.	✓	The proposal is for high density residential which would create a mix of residential housing choices to the neighborhood but would also add high density to the current low density area.
2	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal is classified as high density (greater than 12 dwelling units per acre), it is located on a major or minor arterial or in a location that has limited impact on adjacent low or moderate density developments.	✓	The proposal is for high density which is located along an arterial.
3	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal introduces a new housing type to the neighborhood, it is designed to be compatible with nearby land uses.	✓	All setbacks and landscape buffers are being complied with along the perimeters of the site. Existing trees are being preserved along some of the buffers to increase the compatibility with the nearby low density developments.
4	Community Form/Land Use Guideline 1: Community Form	B.3: Neighborhood streets are designed to invite human interaction and easy access through the use of connectivity, and design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets.	✓	The "streets" created throughout the proposal are designed to have reduced conflicts with pedestrians due to the sidewalks being continuous in front of the proposed structures. The sidewalks are well connected.
5	Community Form/Land Use Guideline 2: Centers	A.1. Locate activity centers within the Neighborhood Form District at street intersections with at least one of the intersecting streets classified as a collector or higher, AND one of the corners containing an established non-residential use.	NA	The proposal is not located in an activity center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
6	Community Form/Land Use Guideline 2: Centers	A.2: Develop non-residential and mixed uses only in designated activity centers except (a) where an existing center proposed to expand in a manner that is compatible with adjacent uses and in keeping with form district standards, (b) when a proposal is comparable in use, intensity, size and design to a designated center, (c) where a proposed use requires a particular location or does not fit well into a compact center, (d) where a commercial use mainly serves residents of a new planned or proposed development and is similar in character and intensity to the residential development, or (e) in older or redeveloping areas where the non-residential use is compatible with the surroundings and does not create a nuisance.	NA	The proposal is for residential.
7	Community Form/Land Use Guideline 2: Centers	A.4: Encourage a more compact development pattern that results in an efficient use of land and cost-effective infrastructure.	-	The density of the proposal and its location surrounded by low density results in inefficient use of land. High density has a lesser impact when located next to other high density or higher intensity uses because the infrastructure in those areas have been or are designed for high volumes. The adjacent non-residential church to the east of the site provides the only higher intense use in the area that is above single family residential.
8	Community Form/Land Use Guideline 2: Centers	A.5: Encourage a mix of compatible uses to reduce traffic by supporting combined trips, allow alternative modes of transportation and encourage vitality and sense of place.	-	The proposal is for one use and is not located along a transit corridor. Sidewalks are being provided but are not connected to an activity center.
9	Community Form/Land Use Guideline 2: Centers	A.6: Encourage residential uses in centers above retail and other mixed-use multi-story retail buildings.	-	The proposal is not located in a center nor is it involved in mixed use.
10	Community Form/Land Use Guideline 2: Centers	A.7: Encourage new developments and rehabilitation of buildings to provide residential uses alone or in combination with retail and office uses.	✓	The proposal is for a one residential type use.
11	Community Form/Land Use Guideline 2: Centers	A.8/11: Allow centers in the Neighborhood Form District that serve the daily needs of residents and that are designed to minimize impact on residents through appropriate scale, placement and design.	NA	The proposal is not a center.



#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
12	Community Form/Land Use Guideline 2: Centers	A.10: Encourage outlot development in underutilized parking lots provided location, scale, signs, lighting, parking and landscaping standards are met. Such outlot development should provide street-level retail with residential units above.	NA	The proposal is not for commercial.
13	Community Form/Land Use Guideline 2: Centers	A.12: Design large developments to be compact, multi-purpose centers organized around a central feature such as a public square, plaza or landscape element.	✓	The large residential development has several focal points around the development site.
14	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	✓	The proposal has an entrance off of Taylorsville Road but will also share secondary access with the adjacent church property.
15	Community Form/Land Use Guideline 2: Centers	A.14: Design and locate utility easements to provide access for maintenance and to provide services in common for adjacent developments.	✓	Easements are provided on the site mainly for sewer and drainage needs
16	Community Form/Land Use Guideline 2: Centers	A.15: Encourage parking design and layout to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.	✓	Pedestrian needs are being met throughout the site with minimal vehicle conflicts.
17	Community Form/Land Use Guideline 2: Centers	A.16: Encourage centers to be designed for easy access by alternative forms of transportation.	✓	The site can be accessed by alternate forms of transportation.
18	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	✓	The taller buildings are mainly located interior to the site and along the perimeter shared with the church property to the east. 2 taller structures are located adjacent to a pond along the west property line where an increased setback is implemented.
19	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility. (Only for a new development in a residential infill context, or if consideration of building materials used in the proposal is specifically required by the Land Development Code.)	✓	The building materials are similar to those that are found in the area.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
20	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.	✓	Required buffers and open space are being provided.
21	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	✓	Transportation planning is requiring road improvements along Taylorsville Road.
22	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	✓	Lighting will meet LDC requirements.
23	Community Form/Land Use Guideline 3: Compatibility	A.10: The proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern.	-	The proposal is for one housing type, apartments.
24	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	-	The proposal is for high density and is not located along a transit route and near an activity center.
25	Community Form/Land Use Guideline 3: Compatibility	A.13: The proposal creates housing for the elderly or persons with disabilities, which is located close to shopping, transit routes, and medical facilities (if possible).	✓	A specific user of the property has not been identified, housing will be for all users.
26	Community Form/Land Use Guideline 3: Compatibility	A.14/15: The proposal creates appropriate/inclusive housing that is compatible with site and building design of nearby housing.	✓	Whether or not the housing is inclusive has not been identified on the site. Building materials will be similar to the adjacent properties with its own specific architecture.
27	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	✓	Required buffers and open space are being provided.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
28	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	✓	Required buffers and open space are being provided.
29	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	✓	The setbacks are being met. The taller buildings are mainly located interior to the site and along the perimeter shared with the church property to the east. 2 taller structures are located adjacent to a pond along the west property line where an increased setback is implemented.
30	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	✓	The open space area for the clubhouse will help meet the needs of the apartment community. The other larger open space area is a detention basin which will aid in preventing stormwater run off to the adjacent properties.
31	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Neighborhood Form District.	✓	The open space area for the clubhouse will help meet the needs of the apartment community. The other larger open space area is a detention basin which will aid in preventing stormwater run off to the adjacent properties.
32	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	✓	Potential karst features were found on the site. Some existing tree canopy on the site will be preserved in TCPA.
33	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	✓	Potential karst features were found on the site. Some existing tree canopy on the site will be preserved in TCPA.
34	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	✓	PDS Historic Preservation staff did not indicate any issues with the proposal.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
35	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	✓	Soils are not an issue with the proposal.
36	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	✓	Transportation planning is requiring road improvements along Taylorsville Road.
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	✓	A shared secondary access is being provided along the east property line with the adjacent church property.
38	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	✓	Transportation planning is requiring road improvements along Taylorsville Road.
39	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	✓	No new right of way is being created for the proposal that would require a stub.
40	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	✓	The main access to the site is from Taylorsville Road and not through a lower density development.
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	✓	No new right of way is being created for the proposal.
42	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	✓	All forms of transportation are being provided for on the site although transit is not currently available on this section of Taylorsville Road.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
43	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	✓	MSD has no issues with the proposal.
44	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	✓	The proposal provides green areas and open space. Some existing trees are being preserved.
45	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	Existing or proposed utilities will serve the site.
46	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	✓	LWC has no issues with the proposal.
47	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	✓	The health department has no issues with the proposal.

#### 4. **Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
  - e. A ~~reciprocal~~ reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owner to the east and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services prior to obtaining a building permit.
  - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system (audible beyond the property line or permitted on the site).
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.
8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the September 19, 2016 Planning Commission meeting.

# Land Development and Transportation Committee

## Staff Report

July 14, 2016



<b>Case No:</b>	<b>16zone1020</b>
<b>Request:</b>	<b>Change in zoning from R-4/R-5 to R-6</b>
<b>Project Name:</b>	<b>Taylorsville Road Apartments</b>
<b>Location:</b>	<b>11404, 11312, and 11314 Taylorsville Road</b>
<b>Owner:</b>	<b>BBB Investments LLC; Mannox LLC</b>
<b>Applicant:</b>	<b>Teri Delsignore</b>
<b>Representative:</b>	<b>Mindel Scott and Assoc.; Bardenwerper Talbot and Roberts PLLC</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>20-Stuart Benson</b>
<b>Case Manager:</b>	<b>Julia Williams, RLA, AICP, Planning Supervisor</b>

### REQUEST

- Change in zoning from R-4/R-5 to R-6
- Variance from 5.3.1.C.2 to exceed the maximum building height of 35' by 5' making the total permitted building height 40'.
- District Development plan

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The proposal is for 424 apartment units on 29.07 acres along Taylorsville Road. The majority of the buildings proposed are 3 stories with the exception of some 2-story buildings proposed closest to Taylorsville Road and along the south property line. The site is 68% treed with almost 13% of those trees remaining. The density of the site is 14.66 du/ac where R-6 permits 17.42 du/ac.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Single Family Residential/Vacant	R-5/R-4	Neighborhood
<b>Proposed</b>	Multi-Family Residential	R-6	Neighborhood
<b>Surrounding Properties</b>			
<b>North</b>	Single Family Residential	R-4	Neighborhood
<b>South</b>	Single Family Residential	R-4	Neighborhood
<b>East</b>	Church	R-4	Neighborhood
<b>West</b>	Single Family Residential	R-5/R-4	Neighborhood

### PREVIOUS CASES ON SITE

None found.

### INTERESTED PARTY COMMENTS

1. This project will further add to the gridlock that Taylorsville Road has become at rush hour. How can we get Metro to consider first improving the infrastructure before adding one high density project after another to an already clogged artery? -Mark Kubancik

2. Seems like we get an public notice for some new development on Taylorsville Road without any regards to the current residents nearly every week. You guys better put in more turn lane i.e. Carrington Greene. More traffic medians more headache and more accidents. The shoulder of once green grass is turning to ruts. Maybe you would like to see somebody gets hurt in the meantime. It's going to happen if you bury your heads in the sand. -Berl Meyer
  
3. I recently heard that apartments are being developed on land between Chenoweth Run and Old Heady near Sojourn Church. Is this correct? I cannot imagine what traffic will be like when we have to contend with 400 or more new cars on Taylorsville Road or Chenoweth Run. We have a terrible time getting on Taylorsville Road now. Please tell me they aren't thinking of another light along this short stretch of road. If they were in sync it might help but I don't think more traffic is going to help the situation. - Sharon Brinley
  
4. Stuart Benson's office suggested I raise my concern about a proposed apartment complex with you. I hope that close attention is given to the fact that Taylorsville Road in the general area of the proposed new apartment complex is only two lanes, rather narrow and already overwhelmed with traffic. As you are probably aware J-town kind has a lock out on four lanes and I haven't heard of any money set aside for the widening of Taylorsville Road. The roadway surface is already beginning to show signs of overuse. Please wait for the widening of Taylorsville Road before approving any more new construction. -Joe Molter
  
5. We are writing to OPPOSE proposed apartments along Taylorsville Rd. The traffic along this highway is very congested as it is. This is a 55 mph highway but between 3:30 and 6:00 pm you are lucky to be moving at 5 mph. There are several traffic lights along the way and none of them provide for a good north south flow of traffic. It takes 15 min. to travel 2.5 mile from Watterson trail and Taylorsville Rd. to the Tyler Center. A comprehensive study needs to be made to deal with the current traffic nightmare before granting rights to build apartments that will only add to the current severe congested road.-David and Sheryl Reid
  
6. I am writing in concern to 2 recent proposed development projects along the Taylorsville/Taylorsville Lake corridor. I have enclosed a letter I sent expressing my opposition to the Planning Commission. I also furnished a copy of this letter to FANA. The proposal of Covington by the Park deeply disturbs me as I remember similar proposal around 2009. Many of those same concerns still exist today and then some with more urgency as we watch what little true rural and undeveloped slip away. More and more of Jefferson County is enveloped in concrete and in storefronts it worries me for the future generations - that is all they will know of this area. The wildlife is thicker and more concentrated as less and less space is allowed for them. We have seen such a difference since we moved to this area in 1997. The Floyds Fork Park system is wonderful preservation of land across Jefferson County but none more than this area has benefited from this preservation effort. It brings much enhancement to this last bite of undeveloped area in Jefferson County. I hear and I read all these remarks regarding making these clustered areas that self-sufficient so people can walk in the neighborhood and go to the store without using car. A person that wants that is not going to move into this area. No matter the construction type this is not a "walking" area. It is being presented as an opportunity for those of us that live here to have more conveniences and services. I moved out here to get away from this- I don't want those conveniences so don't make me a part of the equation - I don't want it. I probably do less driving then those folks that live these "villages". I plan my route and make things count. I don't have cable, my internet is slower, and I have an old cistern in back of my house but I don't care - this is what I chose. I am so disappointed in the planning and zoning board for Jefferson County. The appearance they project is purely a rubber stamp in favor of developers - builders - and one attorney who represents them all. It may not be that way - but it sure looks like that way. Their reckless disregard of the communities they are impacting - this is my community - it is as if who can throw a plan out there with a faux "conservation" term in it suddenly is the best plan of growth for our area. The development along Taylorsville Road at the church property is conceptually wonderful - a bike shop a restaurant and so on. They traffic is horrible already through that stretch and even with a turning lane will be a nightmare.



And aesthetically it will look horrible – a strip stuck on the side of hill side. Of course if that comes the open land across the street will be developed next. If they must have something – why can't they figure a way to blend it into the surroundings if it must be. Surround it with trees, make something special not just another concrete building. I think about areas around national parks and areas of other natural beauty. But today another for sale sign has gone up at the intersection of Taylorsville Road and Taylorsville Lake Road. This is an explosion that will be disastrous for this area. I was shocked to see it was 30+ acres zoned M-2. Goodness what is going on down there?? You have nature's beauty, a canoe launch site, a protected waterway and then you have land zoned commercial on one side, industrial on the other and a proposed city popping up in the middle of nowhere – it is like a calamitous nightmare and it is allowed. What about my rights? The reports regarding the tree canopy crisis is another oxymoron created by the zoning bunch. As the developers continue we know the need for the trees and benefits of not looks but air quality. These conservation districts are such a joke, nothing conservation about them and they have no regard but for the almighty dollar scrapping one more building on a piece of property but it sounds good and people are convinced it is green. They stick a bunch of trees that will take years to mature and call it a green-space. We get further behind each day replacing these tree and figuring where the funds are going to come from to acquire trees and then you have this wiping out everything. Please last and most important point. We have something special. Why would we blow it putting in 1400 homes, strip malls, etc. . We have to preserve somehow and control - once it is gone it is forever. –Laura Whitworth

7. If you approve more apartments near J town there will never be room to widen Taylorsville Rd. Traffic is already a mess! You already approved 400 apartments on Taylorsville rd. We can barely cross Taylorsville Rd because we have no turning lane! There is so much land , why mess up our already crowded residential property? Making it dangerous for all of us! Give a contractor from another state permission to build here. After messing up our land , then go back home with all his money. This is not an improvement ! But a decrease in property value! A danger to our people! Do something for a change for our people , not for the \$\$\$. If you feel the need to pass this again for the \$ . I will move! As if you care! Business as usual?- Gerri Nelson
8. I was unable to attend the meeting about the proposal for apartments Thursday evening due to a prior commitment, but snapped this picture as I was waiting at the red light. The picture was taken at 6:10 PM. As you can see, the traffic is backed up to Veterans Park possibly beyond. Has a traffic study been conducted? Is there a date scheduled for the zoning hearing?-Pam Miller
9. My name is Casey Witt and my address is 12404 Tyler Woods Court. I received a letter in the mail last Friday notifying me that there is interest to rezone the lot directly behind my home (located at 12411 Taylorsville Rd) from R-4 to C1. I am very concerned about this. One reason why my husband and I decided to buy our home here in Louisville in the first place was because it, along with the lot behind ours that I am referencing in this email, are recognized as a National Register District here in Louisville, being a part of the historic Tyler Settlement. I was researching the land the development code (April, 2016 version) for this area but see that the document still has Tyler Settlement under "Reserved" status. My question is, how can that property even be rezoned if a special district property with no established land development codes? -Casey Witt
10. I attended both of the public meetings to date on the proposed changes to the zoning to allow apartment buildings on property facing Taylorsville Road between Blankenbaker Parkway and Saratoga Woods Drive. I must say that the arrogance of those representing the development company are appalling. I spoke several times about the concerns with traffic, and those concerns were dismissed in a patronizing way. What other ways can I and others express our concerns and hopefully impact the traffic issues in a positive way?-Michael Ashcraft
11. The traffic situation during the time period 4 PM to 7 PM along Taylorsville Road between Watterson Trail in Jeffersontown and Interstate 265 (and probably on to the intersection with New Taylorsville Road) has become a nightmare. It is virtually impossible to get out of my driveway during those hours

and traffic is constantly backing up in front of my house. We do not need more high density residential construction in this neighborhood. I would not oppose single family dwellings similar to the ones constructed on my parents' property, Bolling Brook. I would also inquire how sewers will be provided to the property? I worked with an engineer at MSD to get approval for the sewer connection for Bolling Brook as executor of my Mother's estate. He agreed to relocate a lift station from Saratoga Woods to Bolling Brook so that the planned subdivision could be serviced by MSD. Additionally the developer had to agree to seal a number of manholes in Saratoga Woods from rainwater to gain the capacity in the J-Town treatment facility to handle the additional load. I know the J-Town plant is currently being shut down and the effluent is being routed to another treatment facility. But how will this proposed development's sewage be routed? Until Taylorsville Road is reconstructed to a four lane highway with center turning lane from J-Town to I-265, Metro Government should refuse to approve a zoning change that permits multi-family development in this area. I realize there has been a recent zoning change to permit multi-family residential construction on the Westerfield property out the road. There should be no further zoning changes approved for commercial or high density residential developments in this area until road improvements are made. I have sent a copy of my comments to the Louisville Metro Planning Commission via their website. -Glenn R. Zibart, PE

### **APPLICABLE PLANS AND POLICIES**

Cornerstone 2020  
Land Development Code

### **STANDARD OF REVIEW FOR REZONING**

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

### **STAFF ANALYSIS FOR REZONING**

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

#### The site is located in the Neighborhood Form District

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. 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.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. 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. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These

neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

**TECHNICAL REVIEW**

- All agency comments have been addressed.

**STAFF CONCLUSIONS**

The proposal is ready for a public hearing date to be set.

**NOTIFICATION**

Date	Purpose of Notice	Recipients
6/30/16	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

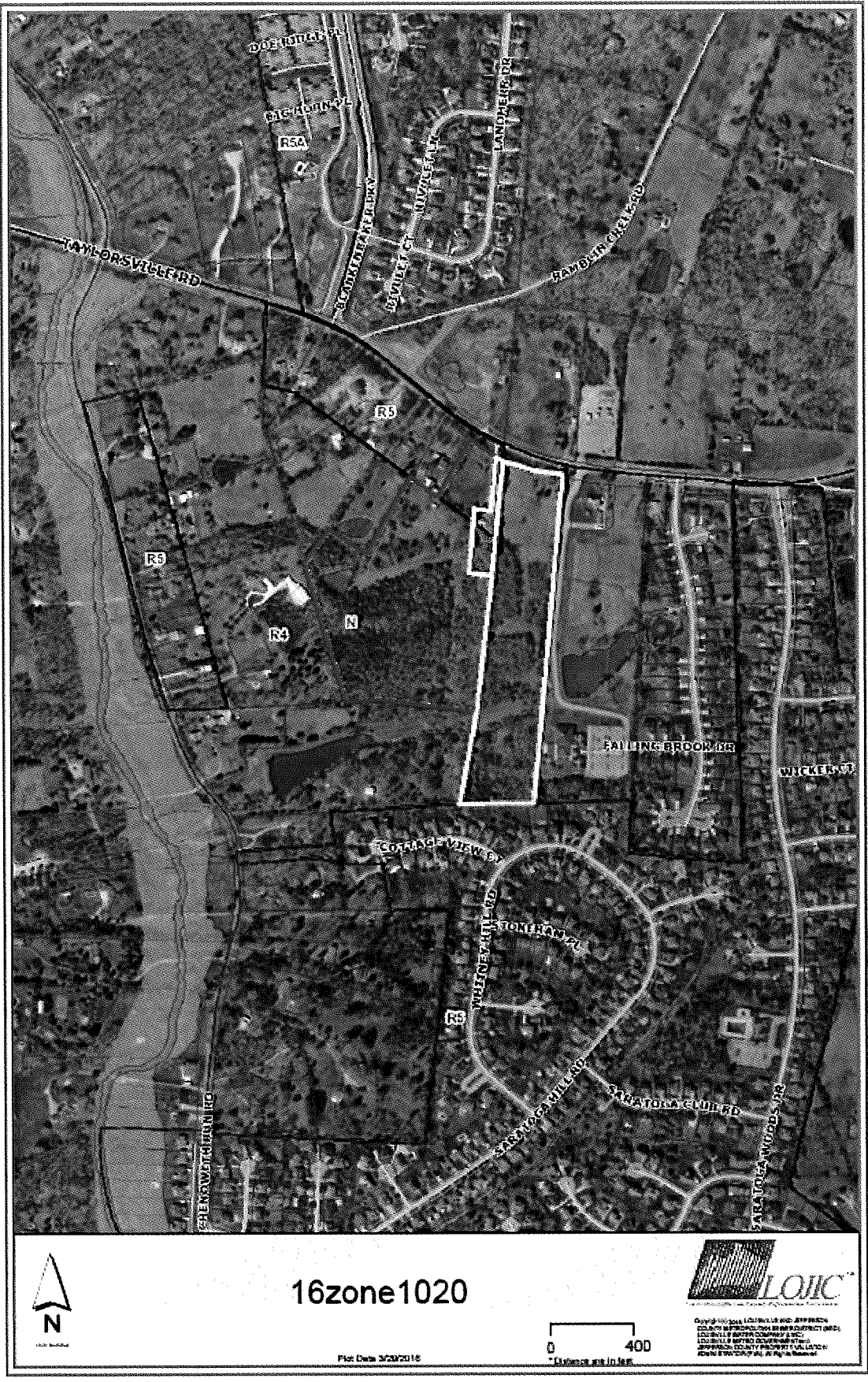
**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Proposed Binding Elements

1. **Zoning Map**



2. **Aerial Photograph**



### **3. Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission's designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. No outdoor advertising signs, small freestanding signs, pennants, balloons, or banners shall be permitted on the site.
3. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
4. Before any permit (including but not limited to building, parking lot, change of use, site disturbance, alteration permit or demolition permit) is requested:
  - a. The development plan must receive full construction approval from Develop Louisville, Louisville Metro Public Works and the Metropolitan Sewer District.
  - b. Encroachment permits must be obtained from the Kentucky Department of Transportation, Bureau of Highways.
  - c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10 prior to requesting a building permit. Such plan shall be implemented prior to occupancy of the site and shall be maintained thereafter.
  - d. A minor plat or legal instrument shall be recorded consolidating the property into one lot. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of the approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - e. A reciprocal access and crossover easement agreement in a form acceptable to the Planning Commission legal counsel shall be created between the adjoining property owner to the east and recorded. A copy of the recorded instrument shall be submitted to the Division of Planning and Design Services; transmittal of approved plans to the office responsible for permit issuance will occur only after receipt of said instrument.
  - f. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.
5. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.
6. There shall be no outdoor music (live, piped, radio or amplified) or outdoor entertainment or outdoor PA system (audible beyond the property line or permitted on the site).
7. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

8. The materials and design of proposed structures shall be substantially the same as depicted in the rendering as presented at the \_\_\_\_\_ Planning Commission meeting.

# Pre-application

## Staff Report

April 1, 2016



<b>Case No:</b>	<b>16zone1020</b>
<b>Request:</b>	<b>Change in zoning from R-4/R-5 to R-6</b>
<b>Project Name:</b>	<b>Taylorsville Road Apartments</b>
<b>Location:</b>	<b>11404, 11312, and 11314 Taylorsville Road</b>
<b>Owner:</b>	<b>BBB Investments LLC; Mannoxx LLC</b>
<b>Applicant:</b>	<b>Teri Delsignore</b>
<b>Representative:</b>	<b>Mindel Scott and Assoc.; Bardenwerper Talbot and Roberts PLLC</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>20-Stuart Benson</b>
<b>Case Manager:</b>	<b>Julia Williams, RLA, AICP, Planner II</b>

### REQUEST

- Change in zoning from R-4/R-5 to R-6
- Development plan

### CASE SUMMARY/BACKGROUND/SITE CONTEXT

The proposal is for 424 apartment units on 27.64 acres along Taylorsville Road. The majority of the buildings proposed are 3 stories with the exception of 1 2-story building proposed closest to Taylorsville Road. The site is 68% treed with almost 13% of those trees remaining.

### LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Single Family Residential/Vacant	R-5/R-4	Neighborhood
<b>Proposed</b>	Multi-Family Residential	R-6	Neighborhood
<b>Surrounding Properties</b>			
<b>North</b>	Single Family Residential	R-4	Neighborhood
<b>South</b>	Single Family Residential	R-4	Neighborhood
<b>East</b>	Church	R-4	Neighborhood
<b>West</b>	Single Family Residential	R-5/R-4	Neighborhood

### PREVIOUS CASES ON SITE

None found.

### INTERESTED PARTY COMMENTS

1. This project will further add to the gridlock that Taylorsville Road has become at rush hour. How can we get Metro to consider first improving the infrastructure before adding one high density project after another to an already clogged artery? -Mark Kubancik
2. Seems like we get an public notice for some new development on Taylorsville Road without any regards to the current residents nearly every week. You guys better put in more turn lane i.e. Carrington



Greene. More traffic medians more headache and more accidents. The shoulder of once green grass is turning to ruts. Maybe you would like to see somebody gets hurt in the meantime. It's going to happen if you bury your heads in the sand. -Berl Meyer

3. I recently heard that apartments are being developed on land between Chenoweth Run and Old Heady near Sojourn Church. Is this correct? I cannot imagine what traffic will be like when we have to contend with 400 or more new cars on Taylorsville Road or Chenoweth Run. We have a terrible time getting on Taylorsville Road now. Please tell me they aren't thinking of another light along this short stretch of road. If they were in sync it might help but I don't think more traffic is going to help the situation. - Sharon Brinley

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

## STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

## STAFF ANALYSIS FOR REZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

### The site is located in the Neighborhood Form District

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. 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.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. 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. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements

such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

The proposal is for one housing type, apartments. The proposal is not located in a center nor is it involved in mixed use.

The proposal is for high density residential which would create a mix of residential housing choices to the neighborhood but would also add high density to the current low density area. The proposal is for high density which is located along an arterial.

More information is needed on how the proposal is designed to be compatible with the nearby low density developments. The "streets" created throughout the proposal are designed to have multiple conflicts with pedestrians because the sidewalks are not continuous in front of the proposed structures but are broken up. Pedestrians cannot easily move from one part of the development to the next without automobile conflict points. The layout is not encouraging pedestrians to safely walk to the more interactive portion of the development (clubhouse area).

All other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Cornerstone 2020.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

### TECHNICAL REVIEW

- See agency comments for development plan review comments.

### STAFF CONCLUSIONS

A neighborhood meeting will be held on April 11, 2016.

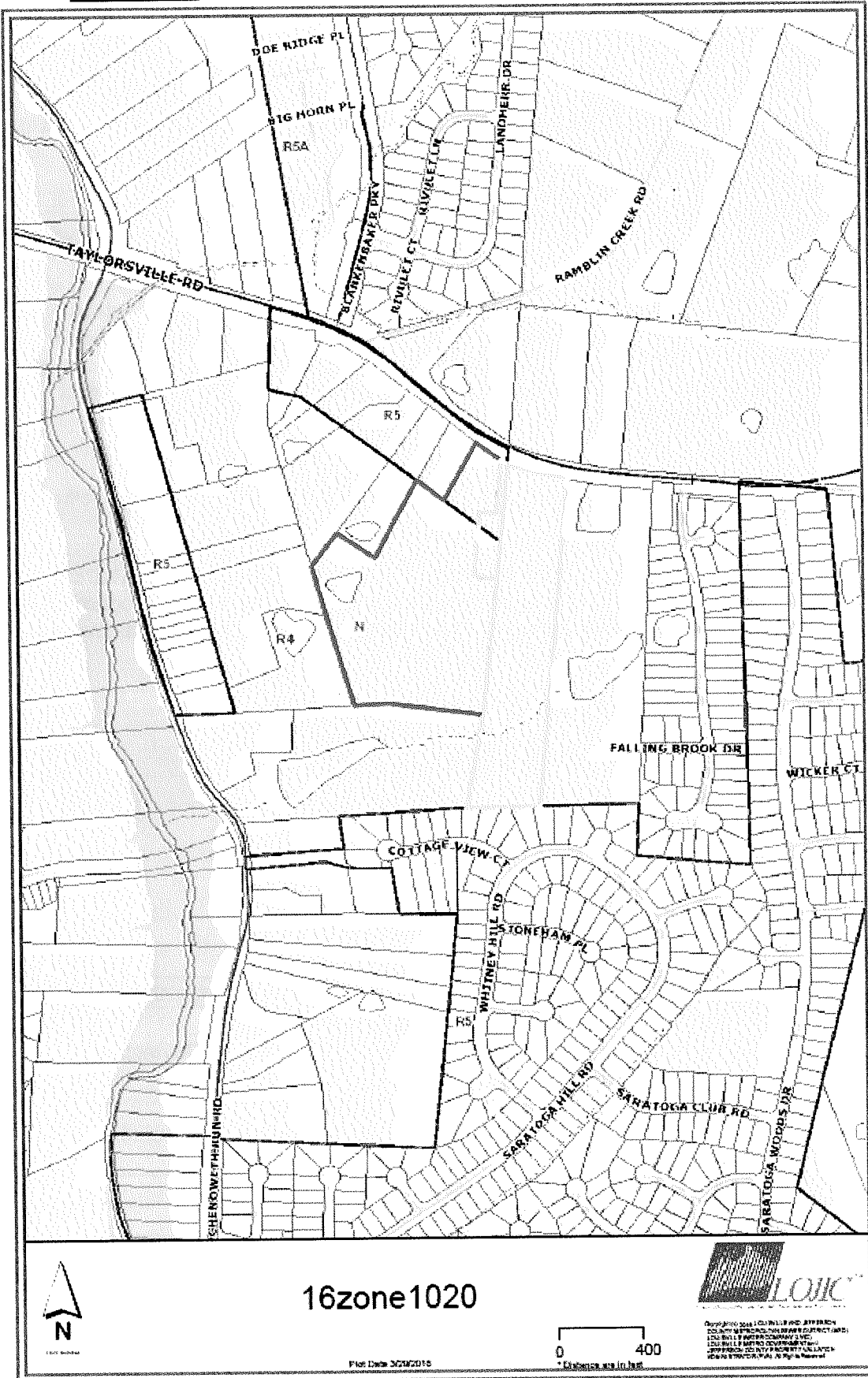
### NOTIFICATION

Date	Purpose of Notice	Recipients
	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
	Hearing before PC / BOZA	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 20 Notification of Development Proposals
	Hearing before PC / BOZA	Sign Posting on property
	Hearing before PC / BOZA	Legal Advertisement in the Courier-Journal

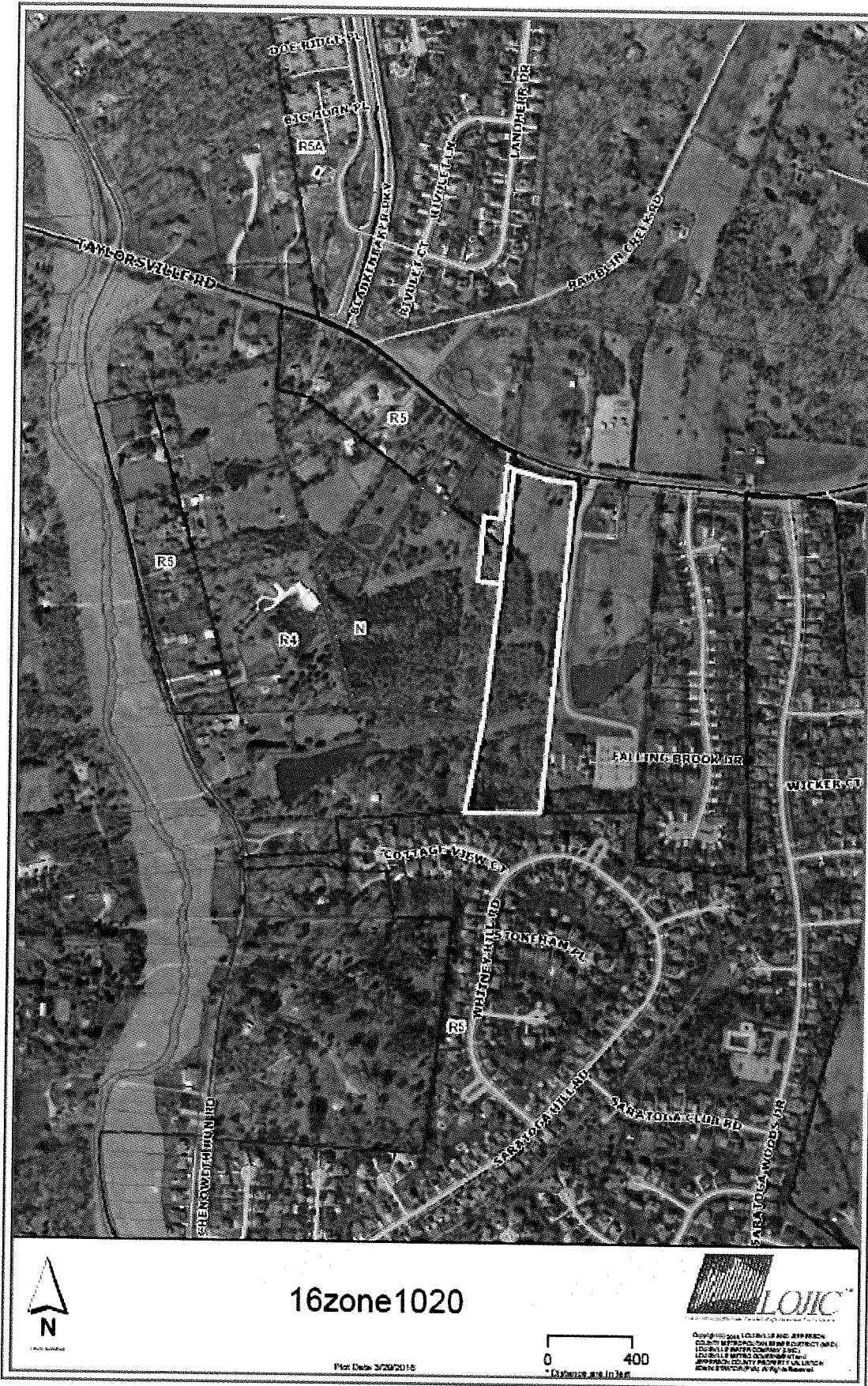
### ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist

1. **Zoning Map**



2. **Aerial Photograph**



**3. Cornerstone 2020 Staff Checklist**

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

**Neighborhood: Residential**

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.3: The proposal supports the creation of a mix of residential housing choices and densities for the neighborhood.	✓	The proposal is for high density residential which would create a mix of residential housing choices to the neighborhood but would also add high density to the current low density area.
2	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal is classified as high density (greater than 12 dwelling units per acre), it is located on a major or minor arterial or in a location that has limited impact on adjacent low or moderate density developments.	+/-	The proposal is for high density which is located along an arterial. More information is needed
3	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal introduces a new housing type to the neighborhood, it is designed to be compatible with nearby land uses.	+/-	More information is needed on how the proposal is designed to be compatible with the nearby low density developments.
4	Community Form/Land Use Guideline 1: Community Form	B.3: Neighborhood streets are designed to invite human interaction and easy access through the use of connectivity, and design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets.	+/-	The "streets" created throughout the proposal are designed to have multiple conflicts with pedestrians because the sidewalks are not continuous in front of the proposed structures but are broken up. Pedestrians cannot easily move from one part of the development to the next without automobile conflict points. The layout is not encouraging pedestrians to safely walk to the more interactive portion of the development (clubhouse area).
5	Community Form/Land Use Guideline 2: Centers	A.1. Locate activity centers within the Neighborhood Form District at street intersections with at least one of the intersecting streets classified as a collector or higher, AND one of the corners containing an established non-residential use.	NA	The proposal is not located in an activity center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
6	Community Form/Land Use Guideline 2: Centers	A.2: Develop non-residential and mixed uses only in designated activity centers except (a) where an existing center proposed to expand in a manner that is compatible with adjacent uses and in keeping with form district standards, (b) when a proposal is comparable in use, intensity, size and design to a designated center, (c) where a proposed use requires a particular location or does not fit well into a compact center, (d) where a commercial use mainly serves residents of a new planned or proposed development and is similar in character and intensity to the residential development, or (e) in older or redeveloping areas where the non-residential use is compatible with the surroundings and does not create a nuisance.	NA	The proposal is for residential.
7	Community Form/Land Use Guideline 2: Centers	A.4: Encourage a more compact development pattern that results in an efficient use of land and cost-effective infrastructure.	+/-	The density of the proposal and its location surrounded by low density results in inefficient use of land. More information on the sites impact on the existing infrastructure is necessary to determine compliance. High density has a lesser impact when located next to other high density or higher intensity uses because the infrastructure in those areas have been or are designed for high volumes.
8	Community Form/Land Use Guideline 2: Centers	A.5: Encourage a mix of compatible uses to reduce traffic by supporting combined trips, allow alternative modes of transportation and encourage vitality and sense of place.	+/-	More information is needed.
9	Community Form/Land Use Guideline 2: Centers	A.6: Encourage residential uses in centers above retail and other mixed-use multi-story retail buildings.	-	The proposal is not located in a center nor is it involved in mixed use.
10	Community Form/Land Use Guideline 2: Centers	A.7: Encourage new developments and rehabilitation of buildings to provide residential uses alone or in combination with retail and office uses.	✓	The proposal is for a one residential type use.
11	Community Form/Land Use Guideline 2: Centers	A.8/11: Allow centers in the Neighborhood Form District that serve the daily needs of residents and that are designed to minimize impact on residents through appropriate scale, placement and design.	NA	The proposal is not a center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
12	Community Form/Land Use Guideline 2: Centers	A.10: Encourage outlot development in underutilized parking lots provided location, scale, signs, lighting, parking and landscaping standards are met. Such outlot development should provide street-level retail with residential units above.	NA	The proposal is not for commercial.
13	Community Form/Land Use Guideline 2: Centers	A.12: Design large developments to be compact, multi-purpose centers organized around a central feature such as a public square, plaza or landscape element.	+/-	More information is needed.
14	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	✓	The proposal has an entrance off of Taylorsville Road.
15	Community Form/Land Use Guideline 2: Centers	A.14: Design and locate utility easements to provide access for maintenance and to provide services in common for adjacent developments.	+/-	More information is needed to determine how the easements provide services to adjacent development.
16	Community Form/Land Use Guideline 2: Centers	A.15: Encourage parking design and layout to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.	+/-	The parking design does not balance traffic and pedestrian safety because there of the interruptions in the sidewalk due to the garages and amount of parking provided. A pedestrian cannot easily navigate from one part of the site to the other without multiple vehicle/pedestrian conflicts.
17	Community Form/Land Use Guideline 2: Centers	A.16: Encourage centers to be designed for easy access by alternative forms of transportation.	✓	The site can be accessed by alternate forms of transportation.
18	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	+/-	The proposals mass and scale of structures as well as site design is not consistent with the neighborhood form district in this area because the proposed structures are significantly larger than the existing residential homes.
19	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility. (Only for a new development in a residential infill context, or if consideration of building materials used in the proposal is specifically required by the Land Development Code.)	+/-	More information on building materials is necessary to determine compliance.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
20	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.	✓	Required buffers and open space are being provided.
21	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	+/-	Transportation planning is reviewing the traffic impacts of the site on the community.
22	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	✓	Lighting will meet LDC requirements.
23	Community Form/Land Use Guideline 3: Compatibility	A.10: The proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern.	-	The proposal is for one housing type, apartments.
24	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	+/-	The proposal is for high density and is not located along a transit route and near an activity center.
25	Community Form/Land Use Guideline 3: Compatibility	A.13: The proposal creates housing for the elderly or persons with disabilities, which is located close to shopping, transit routes, and medical facilities (if possible).	+/-	A specific user of the property has not been identified.
26	Community Form/Land Use Guideline 3: Compatibility	A.14/15: The proposal creates appropriate/inclusive housing that is compatible with site and building design of nearby housing.	+/-	More information on the building design is necessary to determine compliance. Whether or not the housing is inclusive has not been identified on the site.
27	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	✓	Required buffers and open space are being provided.



#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
28	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	✓	Required buffers and open space are being provided.
29	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	+/-	More information on the established adjacent residential building heights is needed to determine compliance. The setbacks are being met.
30	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	+/-	The open space area for the clubhouse will help meet the needs of the apartment community. The other larger open space area is a detention basin which will aid in preventing stormwater run off to the adjacent properties. More information on the other specific uses of the open space is necessary to determine compliance.
31	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Neighborhood Form District.	+/-	More information on the open space is needed to determine compliance.
32	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	+/-	More information on karst is necessary to determine compliance.
33	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	+/-	More information on karst is necessary to determine compliance.
34	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	+/-	The proposal is being reviewed by the PDS Historic Preservation Specialist.
35	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	✓	Soils are not an issue with the proposal.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
36	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	+/-	Transportation planning is reviewing the site to determine any ROW improvements.
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	+/-	More information is necessary.
38	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	+/-	Transportation Planning is reviewing the site for any additional dedication of ROW.
39	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	+/-	More information is necessary.
40	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	✓	The main access to the site is from Taylorsville Road and not through a lower density development.
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	+/-	More information is necessary.
42	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	+/-	More information is necessary.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
43	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	+/-	MSD is reviewing the proposal.
44	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	✓	The proposal provides green areas and open space. Some existing trees are being preserved.
45	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	✓	Existing or proposed utilities will serve the site.
46	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	+/-	LWC is reviewing the proposal for water issues.
47	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	+/-	The health department is reviewing the proposal.