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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE “PLAN 2040” COMPREHENSIVE PLAN

Applicant/Owner: Leisure Development, LLC

Project Name/Location: Farmgate Crossings
8402, 8212, 8302, & 8306 Glaser Lane

Proposed Use: Single family residential subdivision

Request: Zone Change from R-4 to R-5

Engineers, Land Planners, Landscape
Architects: Sabak, Wilson & Lingo

INTRODUCTION

This proposed rezoning from R-4 to R-5 is for a 43 lot subdivision on 14.44 acres on Glaser Lane in close proximity to S. Watterson Trail, Fegenbush Lane, and Beulah Church Road. At the original neighborhood meeting on March 7, 2023, the applicant proposed rezoning from R-4 to PRD for a 69-lot subdivisions with 38 attached duplex buildings. Due to the number of concerns raised by neighbors about the request for PRD zoning and the duplex units, the applicant revised the subdivision plan changing from the requested PRD zoning to R-5 resulting in the loss of 26 subdivision lots. The current R-5 zoning request is now closer to the existing R-4 zoned Farmgate subdivision lots surrounding most of the proposed subdivision and is the same R-5 zoning as the subdivisions across Glaser Lane from the subject property (Village of Farmgate, Farmgate Springs II, and Farmgate Meadows, respectively).

This development is a great example of an infill development to provide needed housing in Louisville Metro in an area that already has a fully developed infrastructure system in place to support it.

The Cornerstone 2040 Comprehensive Plan also strongly supports the provision of affordable and appropriate housing, and this new and additional housing option in the area will provide just that being a slightly different product and in a different price point than the surrounding residential homes.

PLAN ELEMENT 4.1: COMMUNITY FORM

This “Application Package” complies with Plan Element 4.1, its 5 Goals and their Objectives plus the following applicable Policies.

As to Goal 1 and its applicable Policies 2, 2.1, 3.1.3, 4, 5, 6, 9 10, 11, 14, 16, 17, 18, 19, 20 and 23, it complies as follows, in addition to the other ways set forth above and below:

The subject property which is located in the Neighborhood Form Districts, is characterized by predominately residential uses from low to medium/high density and that blend compatibility into the existing landscape and neighborhood areas with the provision for open space and greenways setback. Pedestrian and bicycle accommodations will be provided through the addition of sidewalks along Glaser Lane across the frontage, within the development, and through the connection to Old Boundary Road stub street. This proposed R-5 subdivision is a low density one with a density of just 2.98 dwelling units per acre, well less than the 4.84 dwelling units per acre the existing R-4 zoning currently allows. The site is planned with 43 residential lots due to the floodplain and open space provided, well less than the number technically allowed in the existing R-4 zoning. As stated, the applicant originally proposed "PRD" rezoning, but changed due to the concerns raised by neighbors at the first of two neighborhood meetings. R-5 is available, well-known, understood and easy to apply at this site, and there are other residential developments in the area that are zoned R-5 and more compatible.

Land Development Code (LDC) height, setback, lighting and signage restrictions and perimeter and frontage landscaping, screening and buffering requirements will also be met with no waivers or variances currently requested.

Leisure Development, LLC's principals Craig Mayer and Kevin Davis have reputations as quality builders of homes within the immediate such that styles, designs, and building materials of their anticipated construction will assure compatibility with adjoining and nearby single family home communities. The homes will be of similar style and design to those in Manslick Commons located on Manslick Road backing up to I-265 Gene Snyder.

As a consequence of what surrounds this site and the fact that this is a proposed residential community, impacts such as traffic, odors, lighting, noise and aesthetic factors will not prove to be nuisance factors. The adjoining properties to the west and partially to the south will be buffered with a very large open space area. As a residential community itself, there's no reason to expect this subdivision would be designed with the kinds of negative impacts that would ordinarily harm the quiet enjoyment of home owners, naturally including those who will reside here.

The subject property is within the area of the Highview Neighborhood Plan adopted in 2015, which recommends exactly what is being proposed, being low density residential (the Neighborhood Plan actually recommending low-medium density residential).

As to Goal 2 and its possibly applicable Policies 1, 2, 3, 7, 8, 13, 16 and 17, it complies as follows, in addition to the other ways set forth above and below:

As said, this proposed subdivision is located in a Neighborhood Form District, proximate to already existing activity centers, workplaces and existing and planned parochial and private schools. As such, with decent enough external roads leading to and from the proposed development site, these centers of commercial, employment and educational activity will benefit from greater demand generated by more housing such as that resulting from this proposed subdivision. As an infill development, this subdivision provides additional housing to serve these activity centers without the construction of additional roadway or utility infrastructure other than that being provided by the development. Also, this proposed subdivision will add to the

opportunities existing and planned in this high growth area of Louisville Metro to reside in close and convenient proximity to places of employment, food, shopping and education at the referenced nearby locations.

As to Goal 3 and its applicable Policies 1, 2, 3, 6, 7, 8, 9, 10 and 13, it complies as follows, in addition to the other ways set forth above and below:

The preliminary subdivision plan (PSP) filed with the rezoning application for this proposed subdivision includes open natural and communal spaces for the passive aesthetic and active recreational use by residents and will also be able to benefit from the open spaces of the adjoining subdivision approvals. While R-5 doesn't have an open space requirement per se, the PSP has approximately 233,000 square feet of open space. Those open spaces will be maintained in perpetuity by the homeowners association that will be established as part of the specially tailored Covenants, Conditions and Restrictions ultimately imposed upon this subdivision.

As to Goal 4, this is not a historic site with historic buildings, with only a shed/barn to be demolished which is not that old.

As to Goal 5, this proposed subdivision is not public enough, like a shopping center might be, to include an element of public art.

PLAN ELEMENT 4.2: MOBILITY

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

As to Goal 1 and its applicable Policies 1 and 3; Goal 2 and its applicable Policies 1, 2, 3, 4, 5, 6, 7, 8 and 9; and Goal 3 and its applicable Policies 1, 2, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 15, 18, 19, 20 and 21, it complies as follows, in addition to the other ways set forth above and below:

This subdivision is situated on a primary collector street (Glaser Lane) in close proximity to a minor arterial (Buelah Church Road) where sewer, water and other utilities already exist, and where road capacity exists. Further, this PSP will be reviewed by Metro Transportation Planning and Public Works personnel, who must stamp the PSP for approval prior to its docketing for Planning Commission review. This small subdivision with 43 lots will not add a significant amount of traffic to the roadway network and will provide additional connectivity in the area. That assures that all of these applicable Public Works standards are complied with, including regulatory standards of the Land Development Code (LDC).

In that regard, the proposed PSP assures that both points of access into the proposed subdivision are designed to operate safely and, because of the distribution between these two streets to function at relatively low volumes, as neighborhood serving streets are expected to function. Thus, negative internal traffic impacts are avoided with this proposed subdivision. And, as noted, design of the site, as shown on the PSP accompanying this application assures that corner clearances, driveway access, median openings, cross connections, etc. are provided as required. Possible road

improvements, if any, have yet to be determined. Any off-site roadway improvements will, of course, need to meet the “essential nexus” and “rough proportionality” test.

All drive lanes, sidewalks and stub connections will be designed in accordance with Metro Public Work and Transportation Planning (MPW&TP) requirements. These are preliminarily depicted on the PSP filed with this application.

TARC service is generally unavailable in areas like this PSP.

Further, all necessary utilities are located proximate to this site and accessible by it via public right-of-way or easements.

PLAN ELEMENT 4.3: COMMUNITY FACILITIES

This Application complies with Plan Element 4.3, its Goals and their Objectives plus the following applicable Policies.

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

This subdivision is situated on a primary collector street where sewer, water and other utilities already exist, and where road capacity exists.

PLAN ELEMENT 4.4: ECONOMIC DEVELOPMENT

This Application Package complies with Plan Element 4.4, its 2 Goals and their Objectives, plus the following applicable Policies.

As to Goal 2 and its applicable Policy 1, it complies as follows, in addition to the other ways set forth above and below:

This land is surrounded by like-kind subdivisions (being R-4 and R-5). That makes it an infill single-family residential site, appropriate for the area in the larger community, where new single-family housing is in greatest demand. As Louisville Metro’s population continues to grow, so does demand for housing of all types. This proposed subdivision is part of a developer response to that demand, and as such both stabilizes and offers increased opportunities for employment in the building trades and associated industries. It also increases the Metro Louisville tax base essential to the provision of government services, especially important after the worst economic setback since the Great Depression which has resulted from the recent Covid crisis. If Louisville and Kentucky are to economically rebound from this devastating occurrence over time, it will be because new growth opportunities are afforded like this one. That is why this Plan Element of the Comp Plan takes on such overriding significance at this point in Louisville’s history.

PLAN ELEMENT 4.5: LIVABILITY

This Application Package complies with Plan Element 4.5, its 4 Goals and their Objectives plus the following applicable Policies.

As to Goal 1 and its applicable Policies 2, 5, 7, 8, 10, 11, 12, 13, 16, 17, 18, 19, 20, 21, 23, 26, 27, 28, 29, 30, 31, 32, 33 and 35, it complies as follows, in addition to the other ways set forth above and below:

MSD will require that post-development peak rates of storm water runoff do not exceed pre-development peak flows. That is accomplished through on-site detention. Thus, new impervious areas will not have a negative impact on existing storm water systems. Also, MSD will have to stamp for preliminary approval the PSP before it is set for Planning Commission review. And at time of construction, the proposed subdivision will need to include water quality measures to address the new MSD water quality standards. Any new construction will have to comply with MSD's soil erosion and sediment control standards.

The proposed subdivision does not involve any known nuisances, such as odors, noises, lighting, aesthetics or traffic different than what already exist in the greater area. Setbacks will include compatible side and rear yards, and the LDC tree canopy and landscape regulations will apply. Sidewalks are being added throughout most of the development and buffers are also being provided. The design of the homes is high quality and will value the homes consistently with the surrounding residential areas. The detailed district development/preliminary subdivision plan (PSP), neighborhood meeting PowerPoint and home design elevations filed with and to be later reviewed with this application demonstrate all that.

The local LDC requires tree canopies, certain kinds of interior and perimeter landscaping. Accordingly, the LDC will be fully complied with, except as respects a parkway buffer setback encroachment on the proposed lot where the existing farm house exists today.

As mentioned above, given the location of this proposed R-5 subdivision near large existing and expanding activity centers on Bardstown Road, and given relative proximity of this proposed subdivision as well to schools and employment centers as also referenced hereinabove, air quality impacts will be minimized because vehicle miles travelled are reduced.

PLAN ELEMENT 4.6: HOUSING

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

As to Goal 1 and its applicable Policies 1, 2 and 3; Goal 2 and its applicable Policies 1, 2 and 3; and Goal 3 and its applicable Policies 1, 3, 4, and 5, it complies as follows, in addition to the other ways set forth above:

This low density residential subdivision adds to the desired mixture of housing types, sizes and styles while still being design-compatible in terms of scale and building materials. By bringing

additional brand new, diverse and high quality housing to this existing single family residential area, this developer proposes to diversify housing styles, designs and price points from what currently exists. This subdivision anticipates detached product, all on smaller than historically usual lots in order to take advantage of density, provide new product to the market, all of which helps keep property values from becoming unaffordable. Demographic changes plus the Great Recession of 2009-2014 and the Covid pandemic have created economic consequences causing many people to move from larger to smaller homes and from very expensive to more moderately priced homes. The proposed subdivision addresses this trend with smaller lots accommodating more smaller and more affordably priced homes that are designed for both families with children and empty-nesters, thus being multigenerational.

* * * *

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

Respectfully submitted,

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