

ZONING JUSTIFICATION STATEMENT
CHANGE IN ZONING FROM R-4 SINGLE FAMILY RESIDENTIAL
TO R-5 SINGLE FAMILY RESIDENTIAL
WESLEYAN FARMS
7009 S. Waterson Trail and 7909 Glaser Lane
14ZONE1040

October 13, 2014

The applicant, Pulte Homes of Ohio, LLC, is requesting a change in zoning from R-4 Single Family Residential to R-5 Single Family Residential and preliminary subdivision plan approval on the property located at 7009 S. Watterson Trail and 7909 Glaser Lane, consisting of 8.48 acres. The proposed subdivision contains 39 buildable lots and 3 open space lots, yielding a gross density of 4.6 dwelling units per acre. This proposed development is considered low density under the Cornerstone 2020 Comprehensive Plan ("Cornerstone 2020"). The property to the north and west of the subject property are zoned R-4 Single Family. The Village of Farmgate subdivision, zoned R-5 Single Family Residential, is located immediately to the east of the subject property, and Highview Church of God adjoins the subject property to the south. For the reasons stated herein, the proposed change in zoning complies with the Cornerstone 2020 and, therefore, should be approved.

GUIDELINE 1
COMMUNITY FORM

The subject property is located within the Neighborhood Form District. Guideline 1.B.2 defines the Neighborhood Form as one that is characterized by predominately residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. The Neighborhood Form should contain diverse housing types in order to provide housing choice for differing ages and incomes. New neighborhoods located within this Form District are encouraged to incorporate these different housing types as long as they are designed to be compatible with nearby land uses.

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The proposed development complies with the Neighborhood Form because it is a low density residential development that is consistent with the residential development in the surrounding area and supports the creating of a mix of residential housing choices and densities for the area. The proposed homes will be compatible with the architectural character of the surrounding area, including the Village of Farmgate neighborhood to the east, and Brynwood subdivision to the north. The proposed lot sizes, setbacks, and yard requirements are also compatible with the developments in the general vicinity.

Access to the subdivision will be via S. Watterson Trail, classified as a primary collector level roadway. A 20-foot open space strip will be provided along the entire S.

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Watterson Trail frontage, which will not only buffer the development from the adjoining roadway, but will also serve as a bioretention area. In addition, a large, 14,815 square foot open space area is proposed in the interior of the development, which will provide an area for active and passive recreation for residents of the neighborhood. The proposed development will have a well-landscaped entrance, street trees, and sidewalks along S. Watterson Trail and along the primary internal streets. The proposed curvilinear streets with sidewalks and the large central open space/gathering area are designed to invite human interaction. For the foregoing reasons, the proposed change in zoning complies with Guideline 1 of Cornerstone 2020.

**GUIDELINE 2
CENTERS**

The proposed development complies with Guideline 2 of Cornerstone 2020 because it is a compact, infill development and is located in an area with adequate existing infrastructure. Therefore, the proposed development promotes the efficient use of land and investment in existing infrastructure, which lowers utility costs by reducing the need for extensions, and aids in the reduction of commuting time and transportation-related air pollution. In addition, the proposed rezoning will provide an opportunity for a mixture of residential development that includes housing types and building styles that accommodate people of different ages and incomes. Utilities are designed and located to provide access for maintenance and repair, and utility lines will be placed underground and in common easements, where possible. Parking and access are designed to minimize curb cuts, balance safety, traffic, transit, pedestrian, environmental, and aesthetic considerations because the proposed subdivision does not include surface parking, other than on individual driveways, and there is only one entrance to the subdivision. Therefore, the proposed development complies with Guideline 2.

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**GUIDELINE 3
COMPATIBILITY**

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The proposed change in zoning complies with Guideline 3 of Cornerstone 2020 because the proposed residential development is compatible with adjacent developments in terms of lot size and density. The proposed subdivision includes lots ranging in size from 6,000 square feet to over 11,000, which are directly comparable to lots in the surrounding area, including Village of Farmgate, Farmgate Springs, Brynwood, and Cedar Creek. The proposed subdivision will also be compatible in terms of building setbacks, building heights, yard requirements, street patterns, and building materials as the nearby residential developments.

A large open space area will be provided in the interior of the development, which will be an important aesthetic and recreational amenity for the neighborhood, while preserving the character of the area. The proposed development will also incorporate landscape buffer areas and tree canopy in conformance with Land Development Code requirements to enhance the aesthetic quality of the development and ensure the new neighborhood blends compatibly with the surrounding area. The proposed subdivision

will include a 20-foot open strip along S. Watterson Trail, which will buffer the proposed development from the roadway and provide water quality and stormwater management benefits.

The surrounding road network is adequate to handle the minimal additional traffic that will be generated by the proposed 39-lot subdivision. Lighting will be residential in character and will comply with Land Development Code requirements. Therefore, the proposed development will have no adverse visual, noise, or traffic impacts on nearby properties or the surrounding area. For the foregoing reasons, the proposed development complies with Guideline 3 of Cornerstone 2020.

**GUIDELINES 4 AND 5
OPEN SPACE, NATURAL AREAS, AND SCENIC AND HISTORIC RESOURCES**

Open space is provided in the new subdivision to protect natural resources, enhance the scenic quality of the development, and serve as a recreational amenity for future residents of the subdivision. A total of 24,559 square feet, comprising approximately 6.6% of the total site area, will be preserved as open space. The open space areas are large and usable, and contribute to the overall quality and aesthetics of the development. The subject property will incorporate landscape buffer areas along S. Watterson Trail and along the south property line where the subject property adjoins nonresidential use. The proposed development will also include new tree canopy in conformance with Land Development Code requirements. The open space design integrates the site's natural features, including some large, existing tree stands, and is consistent with Neighborhood Form and the pattern of development in the surrounding area. The proposed development utilizes the natural grade of the site and minimizes environmental degradation. The development will utilize MSD's best management practices to control soil erosion and sediment during all phases of construction. Finally, the developer has agreed to document the existing structures and landscape in accordance with Historic Preservation staff's recommendations. Accordingly, the proposed development meets Guidelines 4 and 5 of the Comprehensive Plan.

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**GUIDELINES 7, 8, AND 9
CIRCULATION, TRANSPORTATION FACILITY DESIGN,
AND BICYCLE, PEDESTRIAN AND TRANSIT**

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The proposed development complies with Guidelines 7, 8, and 9 of Cornerstone 2020 because it is a low density infill subdivision with appropriate access that will not adversely affect surrounding uses. The surrounding road network is more than adequate to handle the minimal traffic that will be generated by the proposed 39-lot subdivision. The subject property has access to S. Watterson Trail, a primary collector level roadway with sufficient carrying capacity to support this development. S. Watterson Trail has adequate right-of-way and no new right-of-way dedications are anticipated with this development. There is a TARC stop approximately 0.6 miles south of the subject property at the intersection of S. Watterson Trail, Outer Loop, and Fegenbush Lane. Sidewalks are provided along the primary roads within the subdivision as well as along the S. Watterson Trail frontage to connect the proposed subdivision with the surrounding area.

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The design of internal roadways and sidewalks not only creates an appropriate functional hierarchy and connects residents with external roadways, but also provides access to usable neighborhood open spaces. The design of internal streets also discourages high speeds and promotes traffic calming. The curvilinear design of the streets is compatible with the Neighborhood Form District and meets Metro Works requirements for street design and sight distance. Due to the very small size of the vacant property to the north of the subject site, the applicant is requesting to not provide a stub-connection to said property. For the foregoing reasons, the proposal complies with Guidelines 7, 8, and 9 of Cornerstone 2020.

**GUIDELINES 10 & 11
FLOODING, STORMWATER, AND WATER QUALITY**

The subject property does not contain any steep slopes, unstable soils, or blueline streams and, as a result, there are no environmental constraints which would prevent the proposed development. There are no known flooding or stormwater issues in this area. The proposed development is located on a site that will enable proper stormwater handling and release management that will not adversely affect adjacent and downstream properties. A portion of the property drains toward S. Watterson Trail and the remainder of the property will be directed to a sewer-drainage system located within a large center lot within the development. This will allow the development to mitigate its storm water impacts on-site before discharging into the existing drainage system. Stormwater detention and water quality volumes will be managed on-site in the open space area along the S. Watterson Trail. The first 0.6" of rainfall will be captured and treated on-site through the use of Green Management Practices and will comply with MSD policies as well as MSD's "Green Infrastructure Design Manual." The proposed development's large open space areas as well as the green infrastructure measures that will be incorporated into the development will provide water quality benefits by treating stormwater runoff before it enters drainage system. The stormwater detention design is required to receive approval from MSD prior to construction of the proposed development. In addition, an Erosion Prevention and Sediment Control Plan utilizing best management practices as recommended by MSD will be implemented prior to commencing construction of the development. For the foregoing reasons, the proposed development complies with Guidelines 10 and 11 of Cornerstone 2020.

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**GUIDELINE 12
AIR QUALITY**

The proposed development complies with Cornerstone 2020 Guideline 12 because the site plan represents an efficient land use pattern that utilizes existing traffic patterns. The modest scale of the proposed development and the pedestrian and vehicular connectivity that is provided will not have an adverse impact on air quality. The site is not in a designated "hot spot" as determined by the Louisville Metro Air Pollution Control District. As a result, the proposed rezoning complies with Guideline 12 of Cornerstone 2020.

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**GUIDELINE 13
LANDSCAPE CHARACTER**

The proposed development complies with Guideline 13 of Cornerstone 2020 because it meets or exceeds all landscape requirements of the Land Development Code. The perimeter landscaping and designated open space areas will appropriately buffer the proposed subdivision from surrounding properties. A total of 24,559 square feet, constituting 6.6% of the entire site, is preserved as open space. The open space areas are large and usable and contribute to the overall quality of the development. Landscaping and tree canopy will be provided in accordance with Land Development Code requirements to enhance the aesthetics of the site. Accordingly, the proposed development complies with Guideline 13 of Cornerstone 2020.

**GUIDELINES 14 AND 15
INFRASTRUCTURE AND COMMUNITY FACILITIES**

The proposed development complies with Guidelines 14 and 15 of Cornerstone 2020 because the subject property is served by existing infrastructure and all necessary utilities, including water, electricity, telephone and cable. To the extent possible, utilities will be located within common easements and trenches. There is adequate supply of potable water and water for firefighting purposes, and the site is serviced by the Fern Creek and Highview fire departments. Sanitary sewer service is available through existing MSD facilities and there is adequate capacity to serve the development at the Cedar Creek Wastewater Treatment Plant. Therefore, the proposed rezoning complies with Guidelines 14 and 15 of Cornerstone 2020.

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