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

Applicant: Helck Avenue Development, LLC

Owner: Jonathan Martin Co., LLC

Location: 1230 and 1230R. Helck Avenue

Proposed Use: Residential apartment community

Engineers, Land Planners and
Landscape Architects: Mindel Scott & Associates, Inc.

Request: Zone change from R-4 to R-7

INTRODUCTION

The applicant is proposing an apartment community consisting of 5 three-story buildings with a total of 96-units on 4.96 acres located between Helck Ave. and Quest Drive. The current plan provides more open space than is required (42,343+/- sf), including recreational open space (22,742+/- sf), creates separation and provides buffering from existing single-family uses. The apartment buildings face toward the interior of the site, excepting one building which is located centrally within the site, and parking is also located in the interior in front of the buildings but also between some buildings and the single family adjacent uses to allow for increased separation from those uses. This property is an area near the intersection of Preston Highway, a major arterial, and Gilmore Lane, a primary collector, with apartment communities adjacent to the proposed site.

COMMUNITY FORM

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

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 2, 7 and 9 of Goal 1, for these reasons:

This application and the development plan comply with this Goal because the site is located in the Neighborhood Form District which encourages high density uses and a range of housing opportunities, notably including multi-family dwellings as herein proposed. This proposed development and the rezoning from R-4 to R-7 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area. The adjacent properties immediately west and south of the proposed site are currently zoned R-7. There are other R-7 uses also nearby, along Gilmore Lane, merely 650 or so feet from the propose site, and other R-5

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uses nearby. Lastly, with the major arterial of Preston Highway and primary collector of Gilmore Lane, there are significant numbers of commercial businesses operating under C-1, C-2, and EZ-1 zoning categories. The apartments proposed on the subject property will be appropriate uses near other multi-family developments and the commercial corridor and activity center along Preston Highway and Gilmore Lane. The propose use fits within and is compatible with the surrounding properties.

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

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policy 9 of Goal 2, because the site is located less than a quarter mile from the commercial corridor of Preston Highway and less than 1/10th of a mile from Gilmore Lane.

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

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

There are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create erosion problems.

Goal 4 – Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposed zone change complies with all of the applicable Objectives and Policies 1, 2, 3 and 6, of Goal 4, because there are no known cultural or historic features on the site. There is no existing house or other local landmark on the property.

MOBILITY

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

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

As previously stated, this proposed higher density residential use is located in very close proximity to the marketplace corridor along Preston Highway and Gilmore Lane. Public transit is available on Preston Highway.

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

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policy 3 and 4, because the site is located with access through Quest Drive containing the adjacent multi-family, R-7 apartment use, in addition to the access to Helck Ave. Both access points will provide and compliment an efficient transportation network, with ease of access to Gilmore Ave. and Preston Highway. Furthermore, the access to Quest Drive will provide the option of traffic through an area of similar intensity. While the access to Helck Ave.

would be an access point through an area of less intensity, being R-4, the joint access through Quest Drive will significantly improve the flow and connectivity mitigating any negative impact from the Helck Ave. access. Furthermore, the distance along Helck Ave. would only span about 300 feet to reach the right-of-way of Gilmore Ave., significantly limiting any nuisance from this site to the R-4 homes along Helck Ave.

All appropriate site distance standards will be met, and the existing site distance conditions on the properties surrounding the subject property will be improved.

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

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 5, 6, 9, 10, and 21 of Goal 3, for these reasons:

The proposed development on underutilized land will provide a new and vibrant residential community with new housing stock critically needed by Louisville Metro in an area traditionally underserved to allow its continued growth and also reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options. The subject property's close proximity to the above will also help eliminate multiple automobile trips for such services.

COMMUNITY FACILITIES

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

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

The subject property is currently served by existing utilities and has adequate capacity for this proposed development as will be confirmed through all utility providers through this rezoning process. These confirmations specifically will include the Louisville Water Company's confirmation of sufficient water service capacity and the Metropolitan Sewer District's confirmation of adequate sanitary capacity to serve the proposed development.

LIVABILITY

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

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

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

HOUSING

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

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

As stated previously, the proposal is for a new and different housing option for the area, being new residential construction lacking in this older area of Louisville Metro. The proposed rezoning will also be an additional option for those looking to age in place, ie., in the community in which they have lived.

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

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

The development provides a housing option for a mixture of residents, including the millennial that wants to live in close proximity to services and employment in this area, baby boomers that no longer want to cut their grass, and those persons of all ages that want to live where there are multiple accessible modes of transportation.

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

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

The proposed development will be a different housing option than the single-family residential lot that predominates throughout the surrounding area, and thus will have a different price point. This type of housing option will also help by providing multiple options for the existing residents in the area who want to age in place and in their community.

* * *

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

Respectfully submitted,

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