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## PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant: Archview Properties, LLC c/o Kelli Lawrence

Owner: Charles E. Voit, Sr., Testamentary Trust by  
Diane V. Taylor and Bonnie V. Clark, Co-Trustees  
Estate of Anna L. Voit, Diane V. Taylor & Bonnie V.  
Clark, Executrix

Location: 1411 Tucker Station Road

Proposed Use: Multi-family residential community

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

Requests: Change in Zoning from R-4 to R-6 and PEC

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on June 1, 2017 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

### **GUIDELINE 1 - COMMUNITY FORM**

**WHEREAS**, the applicant, Archview Properties, LLC ("Archview Properties"), proposes on the detailed district development plan (DDDP) portion of the overall site an apartment community consisting of 2 and 3-story buildings with a total of 370 units on 39.5 +/- acres and on the general district development plan (GDDP) portion of the overall site a small business park addition on 6.24 +/- acres; and the latter will probably include future land uses much like those across Tucker Station Road to the west; and

**WHEREAS**, the subject property lies within the Suburban Workplace Form District and is located at the northeast quadrant of Tucker Station Road and S. Pope Lick Road, just south of I-64 and located across Tucker Station Road from the FBI Headquarters; the site's location provides opportunities both for added workplace employment and a community of residents to gain quick and easy access to a place they are already largely traveling to and from, which is one the country's largest workplaces, known by such names as Bluegrass Industrial Park, Commonwealth Industrial Park, Blankenbaker Crossings Business Park and Blankenbaker Station Business Park; and with opportunities for shopping and dining along Blankenbaker Parkway, Bluegrass Parkway and Taylorsville Road, there is not a better location for a new, attractive apartment housing choice for residents who desire to live within short commutes; and

**WHEREAS**, Archview Properties proposes an apartment community of 2 and 3-story buildings, some with internal garages; gross density will be within a density range appropriate along a collector road such as Tucker Station Road at Bluegrass Parkway which connects to a major arterial (Blankenbaker Parkway) and within a short drive to interstate highways (I-264 & I-265); buildings will be constructed of attractive durable building materials (brick and “hardy plank” lap siding) and will feature high-end architectural details, as shown in the PowerPoint presentation shown at the Planning Commission Public Hearing; and

**WHEREAS**, in the apartment community DDDP portion of the application, perimeter setbacks and landscape buffer areas are provided along all property lines as required by the Land Development Code (LDC), which will screen and buffer resident activities with new landscaping, and a large preservation area of existing trees and protected creek will be retained at the east side of the subject property as an added buffer for remaining lower density properties to the east off Pope Lick Road; and

**WHEREAS**, the subject property is located in the Suburban Workplace Form District which is “characterized” by predominantly industrial and office uses; in order to provide adequate transportation access in Suburban Workplaces, connected roads, pedestrian facilities and public transit are encouraged in order to make home to work travel convenient with the shortest vehicle miles traveled possible; and this addition to the employment center and the proposed apartment community at the northeastern edge of the existing Suburban Workplace Form District assures workforce housing in close proximity to one of the largest workplaces in the Kentuckiana region; and

### **GUIDELINE 2 - CENTERS**

**WHEREAS**, the proposed development conforms with the overall Intents of and specifically with applicable Policies 4, 5, 6, 7, 11, 12, 14 and 15 of Guideline 2 of the for all the reasons listed above and because it will make efficient use of available land that lies within the Suburban Workplace Form District and is located at the intersection of two collector level roads which already carry volumes of commuters to and from home and work at the above-mentioned overall large Suburban Workplace; being located where it is, workers will be located in an already existing workplace where residents seeking new housing options will have easy access to this workplace, plus the commercial centers along Blankenbaker Parkway, Bluegrass Parkway and Taylorsville Road; internal open space focal points within the apartment community, such as clubhouse and pool, are included on the DDDP accompanying this application; and the PEC portion of this overall site lies adjacent to other PEC land, and it will be compatibly developed with Suburban Workplace styled buildings similar to those across Tucker Station Road and conveniently located to this proposed apartment community next door; and

### **GUIDELINE 3 - COMPATIBILITY**

**WHEREAS**, the proposed development conforms with the overall Intents of and specifically with applicable Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 17, 21, 22, 23, 24, 25 and 28 of Guideline 3 for all the reasons described above and because the proposed apartment community included in the overall site is in a density range and design comparable to others planned or constructed nearby along Plantside Drive, Ellingsworth Lane and Taylorsville Road; buildings will be 2 and 3 stories in height and constructed with attractive building materials comparable to residential communities in the area, as shown on the elevations accompanying this application; perimeter landscaping, screening and buffering will be provided and/or retained

along all property lines; buildings are situated and located so as not to disrupt lower intensity adjoiners; and workplace development will be designed on a future DDDP to comport with nearby established design standards; and

**WHEREAS**, sidewalks are provided where required, and accommodations are made for pedestrian and bicycle transportation as well as the handicapped and elderly; odors won't exist in either the proposed apartment or workplace developments combined on this overall site plan, and air quality concerns related to traffic congestion or delay will be greatly mitigated by the fact that the residential apartment community is purposely located where it is so as to reduce commuting distances, whereas the PEC portion of the overall site is similarly located next to existing PEC uses; refuse will be picked up on a regular basis; lighting in the apartment community will be residential in character, and lighting in both the residential and workplace developments will be directed down and away from adjoining properties in conformance with LDC regulations; and all signage will be in conformance with LDC regulations; and no waivers or variances are sought; and

#### **GUIDELINES 4 and 5 - OPEN SPACE / NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES**

**WHEREAS**, the proposed development conforms with the overall Intents of and specifically with applicable Policies 1, 2, 3, 5, 6 & 7 of Guideline 4 and with the overall Intents of and specifically with applicable Policy 1 of Guideline 5 for all the reasons described above and as follows; the apartment portion of the overall site will feature open space interspersed among the buildings, parking areas and streets; open areas will be available for both passive and active recreational enjoyment by residents and will include a pool, clubhouse and small seating and other gathering areas throughout for an overall positive appearance and living experience for the community; landscaping will also be provided and/or trees retained along property perimeters, along street frontages and around buildings; setbacks and buffers along property lines will ensure good transitions between the proposed apartment community and other adjoining and nearby existing land uses; maintenance of landscaping, natural and open space areas will be performed by the corporate landlord of this rental community; this maintenance arrangement will result in a higher and more consistent level of maintenance of the open spaces than if the property were developed as a single-family subdivision; and as mentioned above, a significant area with preserved existing trees and creek will be retained to the east of the subject property; and

#### **GUIDELINE 6 - MARKETPLACE**

**WHEREAS**, the proposed development conforms with the overall Intents of and specifically with applicable Policies 1, 2 and 4 of Guideline 6 as follows; apartment residents will largely be those who, because of the location of this proposed apartment community, will be able to reside near work and thus strengthen the live-work relationship which is important to the continuing ability of the larger metro area to function; it will also support and be supported by the businesses, services, schools and churches in and around the Southeast Christian Church activity center on Blankenbaker Parkway and also in and around the growing activity center which includes St. Michael's Church and school and the Tyler Center located at the Taylorsville Road and Snyder Freeway interchange; this overall combined apartment and workplace proposal also reduces public costs for land development by utilizing and improving the capacity of the collector level roads that this overall project fronts on and the major arterials that exist very close by, with easy connections to existing infrastructure for water, sewer, electric and phone services; and both the apartment community and workplace expansion, as proposed, will also have easy access to I-64

and I-265 via the referenced collector and arterial roads in the area, and from there also easy access to other Louisville employment and commercial centers, although the referenced nearby ones are the most important; and

**GUIDELINES 7 - (CIRCULATION), 8 - (TRANSPORTATION FACILITY DESIGN), 9 - (BICYCLE, PEDESTRIAN AND TRANSIT) and 12 - (AIR QUALITY)**

**WHEREAS**, the proposed development conforms with the overall Intents and applicable Policies 1, 2, 3, 4, 9, 10, 11, 13, 14, 15 and 18 of Guidelines 7, with applicable Policies 4, 5, 7, 8, 9, 10 and 11 of Guideline 8, with applicable Policies 1, 2, 3 and 4 of Guideline 9, and with applicable Policies 1, 3, 4, 6, 7, 8 and 9 of Guideline 12 because the proposed DDDP and GDDP have been designed in conformance with all Metro Public Works and Transportation Planning design policies; good internal circulation, appropriate access, sight distances, corner clearances and parking are provided; Tucker Station Road, Pope Lick Road, Bluegrass Parkway and Blankenbaker Parkway have adequate traffic-carrying capacity, which are demonstrated by the Parsons Brinckerhoff Traffic Impact Study (TIS) which is a part of this application; that TIS takes into account previous findings as respects traffic and road capacity prepared by Parsons Brinckerhoff as part of the large Blankenbaker Station development; the new TIS determined that a center-left turn lane is not needed along this proposed project's Tucker Station Road frontage and other transportation improvements are similarly not needed at the present time along Tucker Station Road and or along Pope Lick Road or Bluegrass Parkway; before docketing for public review, Metro Transportation Planning gave its preliminary stamp of approval on the DDDP and GDDP; sidewalks are also provided where required; limited transit is available in the area, however, TARC has informed the Planning Commission and DPDS that it will work with new apartment developers to try to assure improved transit access between places of residence and work, especially as they are near each other; and as mentioned above, locating workplace housing in close proximity to workplaces reduces vehicle miles traveled and aids in maintaining acceptable levels of air quality otherwise adversely impacted by transportation related air pollution; and

**GUIDELINES 10 - (STORMWATER) and 11 - (WATER QUALITY)**

**WHEREAS**, the proposed development conforms with the overall Intents and applicable Policies 1,3, 5, 6, 7, 10, 11 and 12 of Guideline 10, and applicable Policies 3, 4, 5 and 9 of Guideline 11 because, all drainage will run to internal catch basins and then to sufficiently sized detention basins, and from there to existing drainage channels; in these ways the DDDP and GDDP comply with all MSD storm water management requirements; this DDDP received the preliminary stamped of approval by MSD prior to docketing for LD&T and Planning Commission review; Louisville Water Company will provide water to the site; a soil erosion and sediment control plan will also be implemented to further manage sediment and drainage during construction; and MSD water quality regulatory requirements will also be addressed at construction stage; and

**GUIDELINE 13 – LANDSCAPE CHARACTER**

**WHEREAS**, the proposed development conforms with the overall Intents and applicable Policies 1, 2, 4, 5 and 6 of Guideline 13 for all the reasons described above and because landscaping will be provided and/or trees retained around buildings, along the Tucker Station Road entrance and frontage, along internal streets, and along property perimeters as noted above;

open space is preserved for a positive natural appearance and for passive recreational enjoyment by residents; and tree canopy requirements will be met; and

**GUIDELINE 14 – INFRASTRUCTURE**

**WHEREAS**, the proposed development conforms with the overall Intents and applicable Policies of Guideline 14 because, as noted above, water, sewer, electric, phone and cable service connections are available by nearby connection to ensure a reduced cost for infrastructure; and

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**WHEREAS**, for all the reasons explained at LD&T and the Planning Commission public hearing and also in the public hearing exhibit books and on the approved detailed and general district development plans, this application also complies with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan;

**NOW, THEREFORE**, the Louisville Metro Planning Commission hereby recommends to the Louisville Metro Council that it rezone the subject property from R-4 to R-6 and PEC and approves the General and Detailed District Development Plans.