

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

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

Applicant: Meridian Construction

Owners: John C. Reed, Jr.

Project Name/Location: Ormsby Lane Condos/907 Ormsby Lane

Proposed Use: Multifamily Residential

Request: Zone change from R-4 to R-6

Engineers, Land Planners, Landscape  
Architects: Milestone Design Group, Inc.

### **INTRODUCTION**

The Applicant is proposing a 64 unit multi-family community at 907 Ormsby Lane, which connects to the minor arterial of New Lagrange Road. The subject property is proposed to be rezoned from R-4 Single Family Residential to R-6 Multi-Family Residential. As set forth below, this proposal complies with the applicable provisions of Plan 2040.

### **COMMUNITY FORM**

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

This proposal complies with Goal 1 and Policies 3.1.3, 7, 9, 10, 11, 12, 17 and 19 as it is located in the Neighborhood Form District which is characterized by predominantly residential uses that vary from low to high density located on or near minor or major arterials. Ormsby Lane is a local road with several multi-family developments, ranging to R-6 and R-7 developments. The site is near a transit corridor near an activity center located at Lyndon Lane and New Lagrange Road. The condominiums, which are intended to be rented, will provide additional diversity of housing types which will provide housing choice for differing ages, incomes, and abilities, as is encouraged. Appropriate transitions to adjacent institutional and single family residential uses are accomplished by the required buffers which includes privacy fencing and landscaping, not to mention the approximately 100 feet of existing vegetation preserved on the back, northern side of the property. Lighting will be directed down away and specifically will be shielded to eliminate light trespass on to nearby residences. The fencing will also eliminate the glare from auto headlights using the parking areas and drive lanes and will reduce the potential of residents who could otherwise have direct pedestrian access to the residential properties to the north and east.

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

This proposal complies with Goal 2 and Policies 6, 9 and 17 as it is located very near an activity center at Lyndon Lane and New Lagrange Road resulting in an efficient land use and cost effective existing infrastructure and constitutes new development of a residential use in an appropriate area. Further, the design and location of utility easements are done in a manner to promote ease of access for maintenance and repair.

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

This proposal complies with Goal 3 and Policies 1, 2, 3, 8, 9 and 10 as it provides open spaces required by the Land Development Code as well as recreational amenities for the residents compatible with the pattern of development in the Neighborhood Form District. It respects the natural topography of the site as it places its detention basin along Ormsby to best handle the stormwater run-off and also to provide a visual buffer along Ormsby Lane. The site preserves trees where appropriate and in compliance with the Land Development Code.

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

This proposal complies with Goal 4 and Policies 2 and 3 as there are no distinctive cultural features or historic structures on the site.

### **MOBILITY**

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

This proposal complies with Goal 1 and Policies 1.1, 1.3, 1.4, 1.5, 1.6, 3 and 4 as sidewalks in and through the site connect to existing sidewalks on Ormsby Lane providing connection to churches, schools and retail goods and services in the nearby activity center. This location will also have the effect of reducing vehicle miles travelled.

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

This proposal complies with Goal 2 and Policies 4 and 5 as access to the site is via the Ormsby Lane which connects to the minor arterial of New Lagrange Road and provides an access point situated to provide adequate sight distances relative to the Ormsby Lane. As a result of the access directly to the Ormsby Lane, the development would not be accessed through areas of lower intensity.

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

This proposal complies with Goal 3 and Policies 2, 5, 6, 9, 10 and 21 as the site is located on a transit corridor easily accessible and adequate by and for all modes of transportation

serviceable to persons with disabilities with no adverse effects on the transportation network. The site is easily accessible by all forms of transportation and is near employment centers. Property is being dedicated to public right-of-way on Ormsby Lane and the proposed direct access is not to or from a high speed roadway.

### **COMMUNITY FACILITIES**

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

This proposal complies with Goal 2 and Policies 1, 2 and 3 because the site has access to existing utilities including electric, gas, water and sewer services. Emergency, fire and police services are readily available in this location.

### **LIVABILITY**

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

This proposal complies with Goal 1 and Policies 5, 7, 10, 15, 17, 18 and 21 as landscaping will utilize approved natural species and respects the topography of the site. Appropriate landscaping will be introduced pursuant to the Land Development Code to buffer lower intensity residential developments. The rear of the property will preserve approximately 100 feet of existing vegetation and tree canopy. The Detention Basin shall ensure proper water storage and detainment to mitigate negative impacts to the watershed and that water quality goals are met. The site avoids negative impacts to the regulatory floodplain through its close work with MSD and the obtaining of easements to not negatively impact any flooding issues in the area.

### **HOUSING**

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

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

This proposal complies with Policies 1, 2, and 3 of Goal 1 and Policies 1 and 2 of Goal 2 as it adds to the diversity of housing types in the area with housing options for persons of differing ages, incomes, and abilities. It is located near a transit corridor connecting to the minor arterial of New Lagrange Road and the commercial node activity center at the Lyndon Lane and New Lagrange Road intersection, easily accessible via all modes of transportation and pedestrian access to nearby schools, churches, retail stores and services that support an inter-generational and mixed-income development.

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

This proposal complies with Goal 3 and Policies 1, 2 and 3 because it provides fair and affordable housing for those who prefer a maintenance free life-style in a quality environment

with amenities convenient to shops, services, churches and schools without the financial and maintenance burdens of private ownership. No existing residents will be displaced by this development.

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For all of the above-stated reasons and the information provided on the Detailed District Development Plan, this proposal complies with the applicable Goals and Policies and Plan 2040.

Respectfully submitted,

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