

Docket No. 18ZONE1050

Proposed Zone change from R-4 to Planned Residential District (PRD) to allow a 37 lot attached single family home subdivision on approximately 5.3 acres at the southeast quadrant of Taylorsville Rd and Willowview Blvd at 10620 Taylorsville Rd



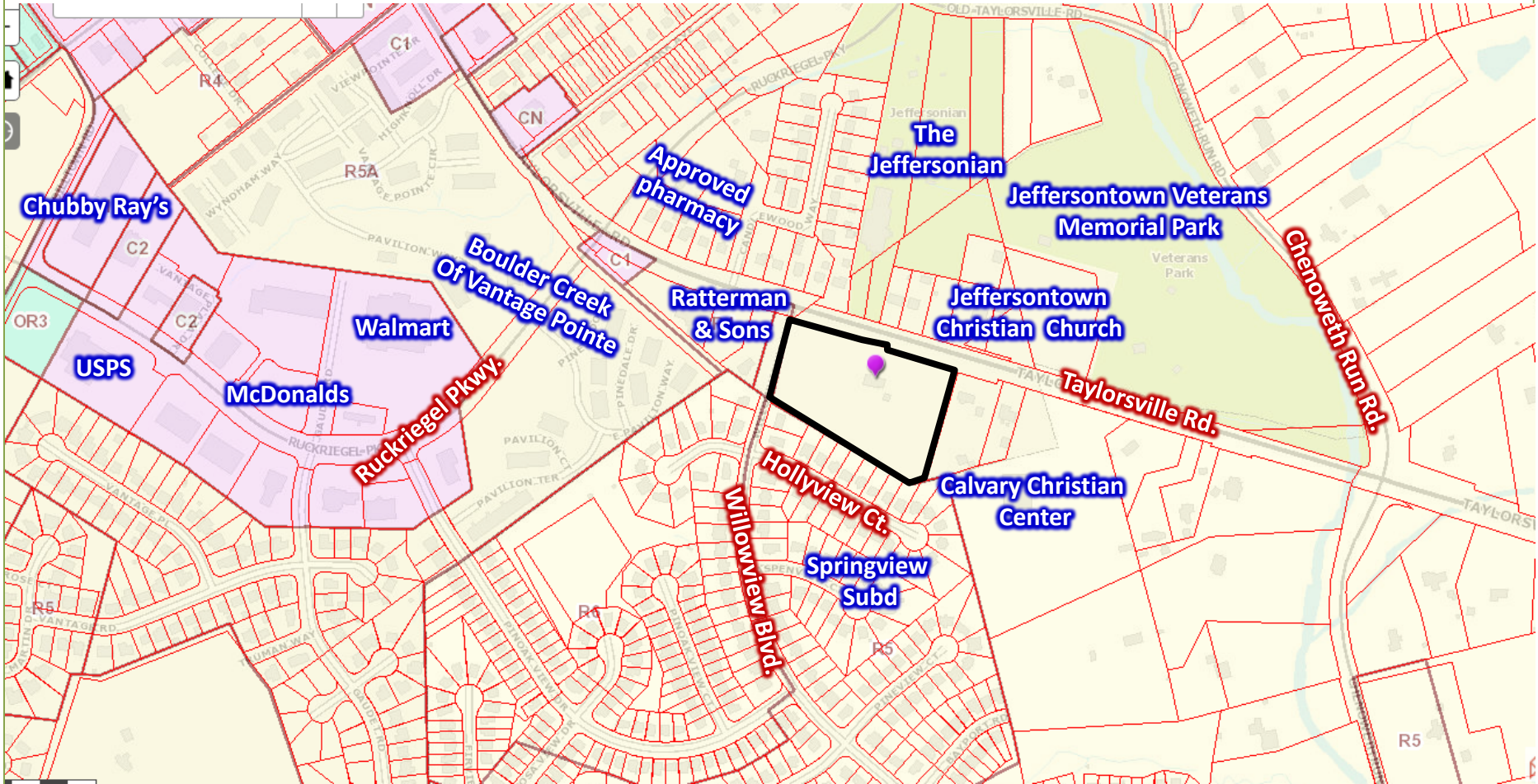
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Tab 1

LOJIC Zoning Map



Chubby Ray's

USPS

McDonalds

Walmart

Boulder Creek
Of Vantage Point

Approved
pharmacy

Ratterman
& Sons

The
Jeffersonian

Jeffersontown Veterans
Memorial Park

Jeffersontown
Christian Church

Calvary Christian
Center

Springview
Subd

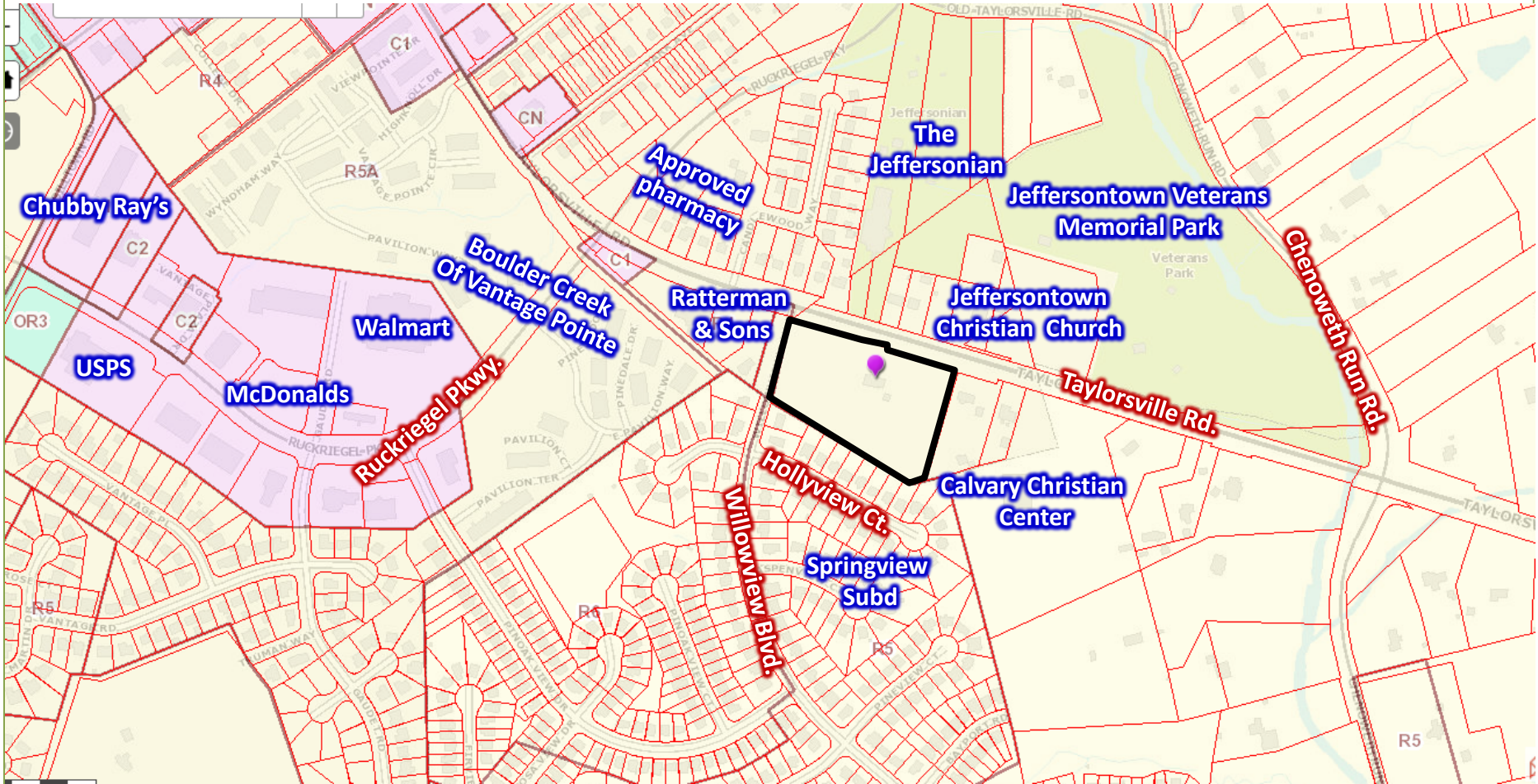
Ruckriegel Pkwy.

Willowview Blvd.

Hollyview Ct.

Taylorville Rd.

Chenoweth Run Rd.





Tab 2
**Aerial photograph of the site and
surrounding area**





Tab 3
**Ground level photographs of the site and
surrounding area**



10611 Taylorsville Rd
Jeffersontown, Kentucky

Google, Inc.

Street View - Sep 2017



Google



View of site from corner of Taylorsville Rd and Willowview Blvd



10613 KY-155
Jeffersontown, Kentucky

Google, Inc.

Street View - Sep 2017



View of site



10617 KY-155
Jeffersontown, Kentucky
Google, Inc.
Street View - Sep 2017



View of Taylorsville Road looking east. Site is to the right (south).



10620 KY-155
Jeffersontown, Kentucky
Google, Inc.
Street View - Sep 2017

SITE



Google

View of site from Taylorsville Road looking south



10573 KY-155
Jeffersontown, Kentucky

Google, Inc.

Street View - Sep 2017

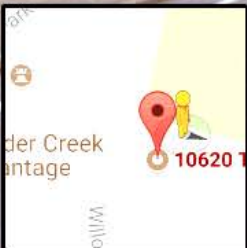
Jeffersontown
Christian Church

SITE

Taylorville Rd.

KY-155

Google



Looking further east down Taylorville Road. Site is to the right (south).



SITE

View of Taylorsville Road looking west toward Ruckriegel Parkway. Site is the left.



SITE

View of site from Willowview Blvd. Site is the left.



Tab 4

Previous Development Plan

TAYLORSVILLE RD - R/W VARIES (130' MIN. R/W REQ'D.)

WILLOWVIEW BLVD - R/W VARIES (60' MIN. R/W REQ'D.)

N13°30'00"E 307.77'

S76°30'00"E 350.00'

S19°30'00"W 15.00'

S76°30'00"E 255.00'



6 ft privacy fence

4-board fence w/ evergreen hedge

S13°30'00"W 399.48'

S72°30'00"W 65.52'

Michael L and Lakesha
3815 Willowview Blvd
Louisville, KY 40299
D.B. 10791 PG. 0819

James D & Nancy M
10923 Hollyview Ct
Louisville, KY 40291
D.B. 10718 PG. 0322

Dennis R & Adam
10005 Hollyview Ct
Louisville, KY 40291
D.B. 10396 PG. 0915

William M Cowan
10907 Hollyview Ct
Louisville, KY 40299
D.B. 10484 PG. 0504

Yahle Shante Coyle
800 Kirkcaldy Way
Abingdon, MD 21715
D.B. 10095 PG. 0307

Debra L & R-5 N
10914 Hollyview Ct
Jeffersonton, VA 22690
D.B. 0337 PG. 0435

Leung R & Brittany L
10914 Hollyview Ct
Jeffersonton, VA 22690
D.B. 10237 PG. 0167

R-5 N
10915 Hollyview Ct
Jeffersonton, VA 22690
D.B. 3916 PG. 0029

R-5 N
10919 Hollyview Ct
Jeffersonton, VA 22690
D.B. 9880 PG. 0500

R-5 N
10919 Hollyview Ct
Jeffersonton, VA 22690
D.B. 9880 PG. 0500

R-5 N
10919 Hollyview Ct
Jeffersonton, VA 22690
D.B. 9880 PG. 0500

MH #31485

MH #31488

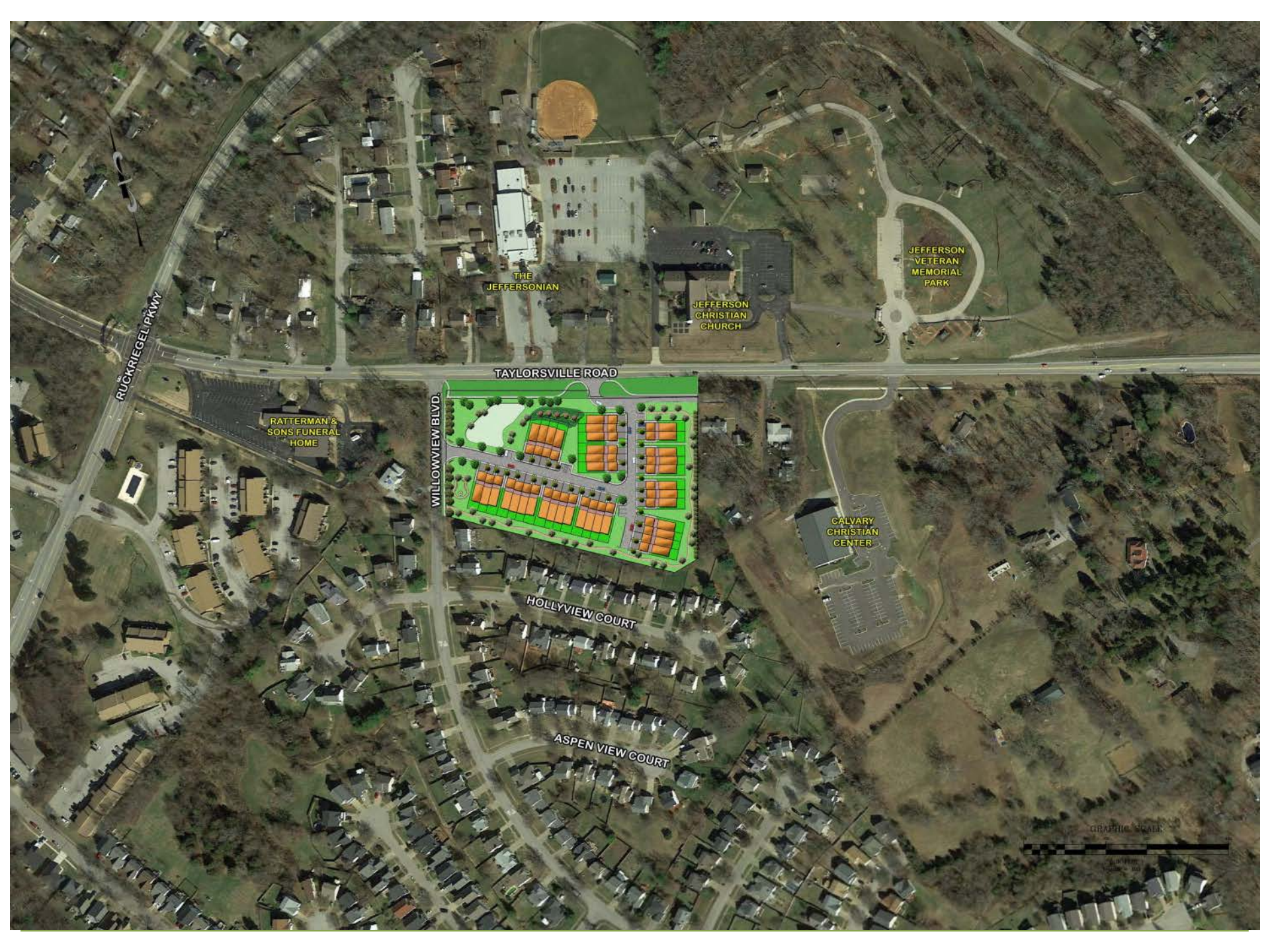
MH #31485

MH #31488



Tab 5

Revised Proposed Development Plan



RUCKRIEGEL PKWY

THE JEFFERSONIAN

JEFFERSON CHRISTIAN CHURCH

JEFFERSON VETERAN MEMORIAL PARK

TAYLORSVILLE ROAD

RATTERMAN & SONS FUNERAL HOME

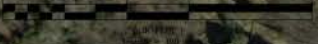
WILLOWVIEW BLVD.

CALVARY CHRISTIAN CENTER

HOLLYVIEW COURT

ASPEN VIEW COURT

GRAPHIC SCALE





TAYLORSVILLE RD - R/W VARIES (130' MIN. R/W REQ'D.)

WILLOWVIEW BLVD - R/W VARIES (60' MIN. R/W REQ'D.)

N13°30'00"E 307.77'

8" Pipe Rec. No. 11307-2



1001 OPEN SPACE 31,376 SF

PROPOSED DETENTION BASIN 7,000 SF

1002 OPEN SPACE 9,059 SF

DOG PARK

R-5/N
Michael L and Lakesha Donley
3815 Willowview Blvd
Louisville, KY 40299
D.B. 10791 PG. 0819

R-5/N
James D & Mandy M. Pilon
12003 S. Hollyview Ct.
Louisville, KY 40299
D.B. 11018 PG. 0320

Demolish R-5/N
& Adam Sterbuter
12005 Willowview Ct.
Louisville, KY 40299
D.B. 10396 PG. 0815

R-5/N
Amanda M. Corwin
23027 Hollyview Ct.
Louisville, KY 40299
D.B. 10484 PG. 0504

R-5/N
Tanner Shobase Covey
4858 Kirkcaldy Way
Louisville, MO 21009
D.B. 10995 PG. 0307

R-5/N
L & Tracey M Miller
991 Hollyview Ct
Kentdown, KY 40299
D.B. 10435 PG. 0435

R-5/N
& B. Blagoderian L
12005 Willowview Ct.
Louisville, KY 40299
D.B. PG. 0167

R-5/N
Tanner Shobase Covey
4858 Kirkcaldy Way
Louisville, MO 21009
D.B. 10995 PG. 0307

R-5/N
Tanner Shobase Covey
4858 Kirkcaldy Way
Louisville, MO 21009
D.B. 10995 PG. 0307

R-5/N
Tanner Shobase Covey
4858 Kirkcaldy Way
Louisville, MO 21009
D.B. 10995 PG. 0307

S19°30'00"W 15.00'

S76°30'00"E 350.00'

S76°30'00"E 255.00'

N62°40'00"W 576.23'

S76.23'

S72°30'00"W 85.52'

S13°30'00"W 399.48'

85' R/W EDUCATION FROM CENTERLINE

August E. 1063 Jefferson D.B.

2027 TRANSITION ZONE

R-5/N
Tanner Shobase Covey
4858 Kirkcaldy Way
Louisville, MO 21009
D.B. 10995 PG. 0307

Previous Development Plan

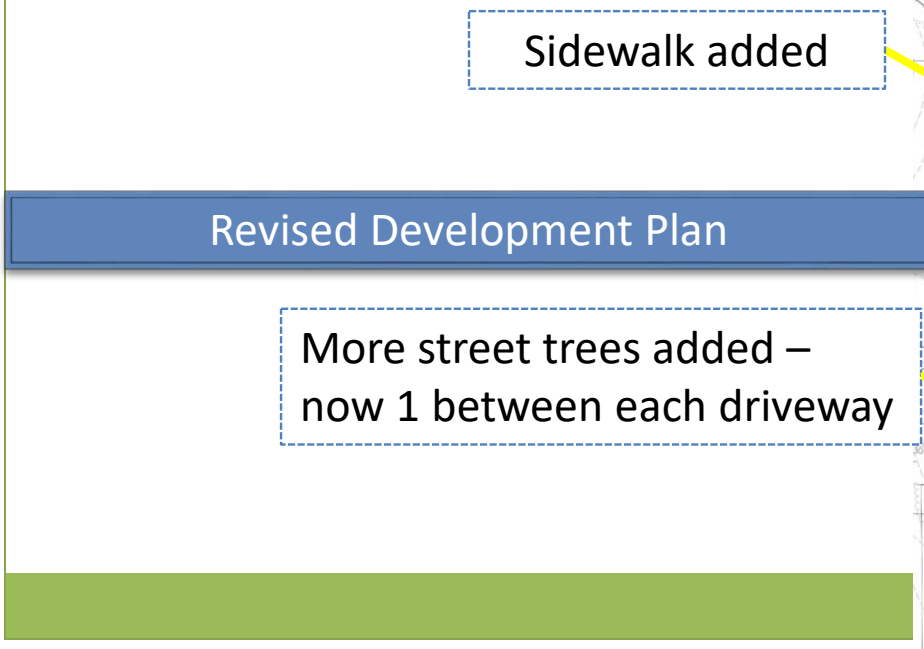
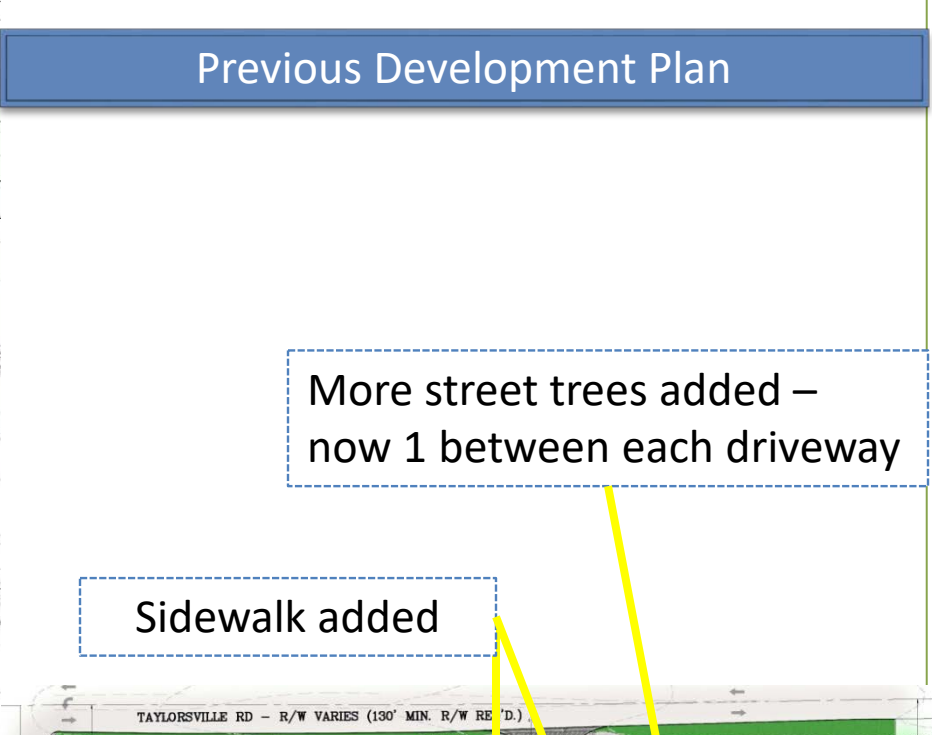
More street trees added – now 1 between each driveway

Sidewalk added

Sidewalk added

Revised Development Plan

More street trees added – now 1 between each driveway





Tab 6

Building Elevations



Lyndon Lofts

Front Elevation



Lyndon Lofts

Perspective View



Lyndon Lofts

Side Elevation



Lyndon Lofts

Rear Elevation





Tab 7

Statement of Compliance filed with the original zone change application with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

STATEMENT OF COMPLIANCE WITH THE APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

<u>Applicant:</u>	Stewart Companies, LLC
<u>Owner:</u>	Jeremy & Sue Ann Pearman
<u>Location:</u>	4115 and 4117 Taylorsville Road
<u>Proposed Use:</u>	Attached townhomes on single family lots
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Requests:</u>	Change in Zoning from R-4 to PRD and submission of a preliminary subdivision plan

INTRODUCTION

The purpose of the Planned Development (PRD) District is to provide flexibility in layout and design of residential developments in a manner that promotes implementation of the Cornerstone 2020 Comprehensive Plan. The PRD district allows for zero lot line townhomes, cluster housing, reduced lot sizes and building setbacks, and other innovative designs which meet the intents of the Comprehensive Plan, all of which this development plan complies with. In that regard, the PRD regulation requires that a PRD plan shall meet at least two of the following criteria:

1. The site has certain topographic and landform limitations or environmental constraints and the proposed plan preserves these features from development and disturbance; or
2. The site meets infill objectives consistent with recommendations of an officially adopted neighborhood plan, corridor plan or Urban renewal plan; or
3. The proposal creates a variety of housing styles serving the needs of people of differing ages or incomes; or
4. The proposal expands the diversity of housing types available within a neighborhood; or
5. The proposal creates permanently protected open space that meets outdoor recreation needs, preserves wildlife habitat, or extends a community-wide greenway system.

This proposed PRD townhome style development meets at least two of the above criteria, notably numbers 3 and 4, because this is a community intended for empty-nesters who most often are elderly retired people who are interested in maintenance free living, as opposed to that form of housing that still predominates most of Metro Louisville – i.e., standard single family homes on larger lots which residents are normally expected to maintain by themselves. This particular area of Metro Louisville is like almost all others where traditional style, detached

single family homes are the norm. There are very few maintenance free housing options in the area that allow home ownership. The proposed maintenance free townhomes community of attached housing on smaller lots thus adds to the diversity of housing types in this area.

The Cornerstone 2020 Comprehensive Plan also strongly supports the provision of affordable and appropriate housing, and this new and additional housing option will provide just that being in a different price point than the surrounding residential homes.

GUIDELINE 1 - COMMUNITY FORM

Located in the Neighborhood Form District, the site's location on Taylorsville Road, with access off of McMahan Blvd., ensures easy access to the nearby "activity centers" just west of the site with an abundance of commercial uses. This proposal will provide this area with new, attractive, housing choices for residents who desire to live in this community but prefer lower maintenance and a less demanding style of living. Major commercial land uses to the West and further down Taylorsville Road east of the site in close proximity to the subject property will especially make this an attractive location for townhome buyers, who will include mostly "empty-nesters" and "millennials" that is to say, a few young childless singles and mostly older, often retired, singles and couples. The existing services and infrastructure on the Taylorsville Road corridor makes this area extremely popular.

Gross density will be in the low density range. Buildings will be constructed of attractive building materials (brick and hardy plank/vinyl siding) and will feature architectural details similar to those in other nearby residential neighborhoods in order to ensure that the scale and appearance of this community will be compatible with the existing communities in this area.

Sidewalks are proposed along all Taylorsville Road and McMahan Blvd. that do not exist currently (including no sidewalk at the corner with a TARC stop) and will provide safe areas for pedestrians and bicyclists to travel to nearby neighborhoods. Open space areas are identified on the accompanying development plan and will provide natural space for residents' recreational needs. Perimeter setbacks and landscape buffer areas are preserved along all property lines to screen resident activities from adjoining property owners. The HOA will contract with professional groundskeepers for care of the common areas including the entrance frontage, buffers and open space areas, as is typical for planned condominium communities. These features will further serve to keep resident activities away from adjoining properties and to ensure a positive overall appearance for this proposed community.

GUIDELINE 2 - CENTERS

The proposed development conforms with the overall Intent of and specifically with Policies 4, 5, 12, 13, and 14 of Guideline 2 for all the reasons listed above and because it will make efficient use of available property that lies within the Neighborhood Form District and is located in an area where residents currently seek new housing options and have easy access to nearby commercial and employment centers. The townhome style homes that will be available at the development will diversify housing options in this area. Future residents will also support the businesses and services in nearby activity centers. Future residents will find that the ease of access to retail development on Taylorsville Road, Breckenridge Lane and Hurstbourne Parkway, and to other nearby activity centers is an amenity. The proposed development will connect to existing utilities available at the applicant's cost, eliminating the need for costly utility extension and reducing the overall public costs for infrastructure. The landscaped entrance and

well-defined internal streets provided, as well as the architectural building style and natural open spaces provided within the proposed community will combine to provide residents with a sense of place and recreational space. The Taylorsville Road and McMahan Blvd. street frontages have significant trees and buffering, completely screening the property currently, which the applicant will attempt to preserve.

GUIDELINE 3 - COMPATIBILITY

The proposed development conforms with the overall Intents of and specifically with Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 21, 22, 23, and 28 of Guideline 3 for all the reasons described above and because the proposal is a low density development with compensating open space. Also the buildings will be 2-story and constructed with attractive building materials and in a traditional design styles to blend easily with adjoining neighborhoods. Perimeter landscaping is provided along all property lines, and preserved to the extent possible. The subject property is adjoined on the east and north by residential land uses, and to the west and south by commercial land uses. Unlike a prior rezoning application for this site to C-2, this application, being the start of the residential portion of Taylorsville Road east of McMahan, will remain residential, a prior concern for neighbors. This proposal will support a better selection of housing options in this area. Many “empty nester” and “millennials” resident prefer housing that provides them access to all the positive attributes of a specific community, but do not desire to purchase and maintain a typical single family home, thus requiring alternatives that support a better mixture of residential density and intensity land uses.

Sidewalks are provided along Taylorsville Road and McMahan Blvd will accommodate pedestrian and bicycle transportation as well as support connectivity with nearby communities. Handicap parking, access for the disabled and other safety measures will be provided in accordance with law. Further access and connectivity is ensured as shown on the development plan. Odor and air quality concerns related to traffic congestion or delay will be mitigated by the fact that the internal road and sidewalk system is efficiently organized to control traffic flow and prevent delays with the provision of street connections adjoining communities, sidewalks, and safe access for automobiles, pedestrians and bicycles. Refuse will be picked up on a regular basis. Lighting will be LGE supplied fixtures residential in character in conformance with Land Development Code regulations.

The proposed development conforms specifically with Policy 28 of Guideline 3 because all signage will be in conformance with Land Development Code regulations.

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

The proposed development conforms with the overall Intents of and specifically with Policies 1, 3, 5, 6 & 7 of Guideline 4 and with the Intents of Guideline 5 for all the reasons described above and because it will feature open spaces interspersed among the buildings that will be available for low impact recreational use by residents and will serve to provide natural areas and an overall positive appearance for the community. Landscaping will also be provided along property perimeters, along street frontage and around buildings. Maintenance of landscaping, natural and open space areas will be done by professionals and contracted for by the HOA. No portion of the subject property has been designated as a natural, historic or scenic preservation site.

GUIDELINE 6 - MARKETPLACE

The proposed development conforms with the overall Intents of and specifically with Policies 1, 2 and 6 of Guideline 6 because, as noted above, future residents will support and be supported by the businesses, services, schools and churches emerging in and around this site and nearby activity centers. This proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services. The development, as proposed, will provide easy access to Taylorsville Road and I-265 and several other roads in the area, and from there to greater Louisville employment and commercial centers.

GUIDELINES 7, 8 & 9 – CIRCULATION; TRANSPORTATION FACILITY DESIGN and BICYCLE, PEDESTRIAN AND TRANSIT

The proposed development conforms with the overall Intents and Policies of Guidelines 7, 8 and 9 because the applicant has limited access to only McMahan Blvd. to avoid issues with an access on Taylorsville Road. The entrance from McMahan Blvd along with the street and sidewalk system will provide safe, controlled and efficient traffic flow to and through the community, as well as accommodate and support the needs of pedestrians and bicycle traffic. Taylorsville Road is adequate to handle the amount of traffic generated by this proposal. By the time of LD&T and the public hearing, the accompanying plan will have received the preliminary stamp of approval from Metro Works, thus further demonstrating this project's compliance with all of the transportation Guidelines and Policies of the Comprehensive Plan.

GUIDELINES 10, 11 and 12 - FLOODING AND STORMWATER, WATER QUALITY and AIR QUALITY

The proposed development conforms with the overall Intents and Policies of Guidelines 10, 11 and 12 because no portion of the site lies within the 100 year floodplain, all drainage will comply with MSD requirements, and this development plan will receive preliminary approval by MSD. Louisville Water Company will provide water to the site. A soil and sediment erosion control plan will also be implemented. Air quality will remain at good levels because, as noted above, the proposed internal road system and controlled entrance will distribute traffic to reduce air quality impacts relating to congestion or delays. Also, townhome style housing generates much less traffic on a per unit basis than standard single family homes, and townhome residents, who are mostly empty-nesters, generally do not have as large an impact on morning and evening peak hour traffic.

GUIDELINE 13 – LANDSCAPE CHARACTER

The proposed development conforms with the overall Intents and Policies of Guideline 13 for all the reasons described above and because landscaping will be provided around buildings, along the McMahan Blvd. entrance and frontage, along public streets internally, and along property perimeters as noted above and to be shown at LD&T and the public hearing. Open space has been preserved for a positive natural appearance and for recreational use by residents and as focal points. Tree canopy requirements have been met, as noted on the development plan.

GUIDELINE 14 – INFRASTRUCTURE

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

For these and other reasons to be presented at LD&T and the public hearing, this application also complies with all other applicable Guidelines and Policies of the new Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

BARDENWERPER, TALBOTT & ROBERTS, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, Kentucky 40222
(502) 426-6688
Counsel for Applicant/Property Owners



Tab 8

Proposed findings of fact pertaining to
compliance with the Comprehensive Plan

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • WWW.BARDLAW.NET

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

<u>Applicant:</u>	Stewart Companies, LLC
<u>Owner:</u>	Jeremy & Sue Ann Pearman
<u>Location:</u>	4115 and 4117 Taylorsville Road
<u>Proposed Use:</u>	Attached townhomes on single family lots
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Requests:</u>	Change in Zoning from R-4 to PRD and submission of a preliminary subdivision plan

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on December 20, 2018 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

INTRODUCTION

WHEREAS, the purpose of the Planned Development (PRD) District is to provide flexibility in layout and design of residential developments in a manner that promotes implementation of the Cornerstone 2020 Comprehensive Plan; the PRD district allows for zero lot line townhomes, cluster housing, reduced lot sizes and building setbacks, and other innovative designs which meet the intents of the Comprehensive Plan, all of which this development plan complies with; in that regard, the PRD regulation requires that a PRD plan shall meet at least two of the following criteria:

1. The site has certain topographic and landform limitations or environmental constraints and the proposed plan preserves these features from development and disturbance; or
2. The site meets infill objectives consistent with recommendations of an officially adopted neighborhood plan, corridor plan or Urban renewal plan; or
3. The proposal creates a variety of housing styles serving the needs of people of differing ages or incomes; or
4. The proposal expands the diversity of housing types available within a neighborhood; or
5. The proposal creates permanently protected open space that meets outdoor recreation needs, preserves wildlife habitat, or extends a community-wide greenway system; and

WHEREAS, this proposed PRD townhome style development meets at least two of the above criteria, notably numbers 3 and 4, because this is a community intended for empty-nesters who most often are elderly retired people who are interested in maintenance free living, as opposed to that form of housing that still predominates most of Metro Louisville – i.e., standard single family homes on larger lots which residents are normally expected to maintain by themselves; this particular area of Metro Louisville is like almost all others where traditional style, detached single family homes are the norm; there are very few maintenance free housing options in the area that allow home ownership; and the proposed maintenance free townhomes community of attached housing on smaller lots thus adds to the diversity of housing types in this area; and

WHEREAS, the Cornerstone 2020 Comprehensive Plan also strongly supports the provision of affordable and appropriate housing, and this new and additional housing option will provide just that being in a different price point than the surrounding residential homes; and

GUIDELINE 1 - COMMUNITY FORM

WHEREAS, located in the Neighborhood Form District, the site’s location on Taylorsville Road, with access off of McMahan Blvd., ensures easy access to the nearby “activity centers” just west of the site with an abundance of commercial uses; this proposal will provide this area with new, attractive, housing choices for residents who desire to live in this community but prefer lower maintenance and a less demanding style of living; major commercial land uses to the west and further down Taylorsville Road east of the site in close proximity to the subject property will especially make this an attractive location for townhome buyers, who will include mostly “empty-nesters” and “millennials” that is to say, a few young childless singles and mostly older, often retired, singles and couples; and the existing services and infrastructure on the Taylorsville Road corridor makes this area extremely popular; and

WHEREAS, gross density will be in the low density range; buildings will be constructed of attractive building materials (brick and hardy plank/vinyl siding) and will feature architectural details similar to those in other nearby residential neighborhoods in order to ensure that the scale and appearance of this community will be compatible with the existing communities in this area; and

WHEREAS, sidewalks are proposed along all Taylorsville Road and McMahan Blvd. that do not exist currently (including no sidewalk at the corner with a TARC stop) and will provide safe areas for pedestrians and bicylists to travel to nearby neighborhoods; open space areas are identified on the accompanying development plan and will provide natural space for residents’ recreational needs; perimeter setbacks and landscape buffer areas are preserved along all property lines to screen resident activities from adjoining property owners; the HOA will contract with professional groundskeepers for care of the common areas including the entrance frontage, buffers and open space areas, as is typical for planned condominium communities; and these features will further serve to keep resident activities away from adjoining properties and to ensure a positive overall appearance for this proposed community; and

GUIDELINE 2 - CENTERS

WHEREAS, the proposed development conforms with the overall Intent of and specifically with Policies 4, 5, 12, 13, and 14 of Guideline 2 for all the reasons listed above and because it will make efficient use of available property that lies within the Neighborhood Form District and is located in an area where residents currently seek new housing options and have easy access to

nearby commercial and employment centers; the townhome style homes that will be available at the development will diversify housing options in this area; future residents will also support the businesses and services in nearby activity centers; future residents will find that the ease of access to retail development on Taylorsville Road, Breckenridge Lane and Hurstbourne Parkway, and to other nearby activity centers is an amenity; the proposed development will connect to existing utilities available at the applicant's cost, eliminating the need for costly utility extension and reducing the overall public costs for infrastructure; the landscaped entrance and well-defined internal streets provided, as well as the architectural building style and natural open spaces provided within the proposed community will combine to provide residents with a sense of place and recreational space; and the Taylorsville Road and McMahan Blvd. street frontages have significant trees and buffering; and

GUIDELINE 3 - COMPATIBILITY

WHEREAS, the proposed development conforms with the overall Intents of and specifically with Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 21, 22, 23, and 28 of Guideline 3 for all the reasons described above and because the proposal is a low density development with compensating open space; also the buildings will be 2-story and constructed with attractive building materials in traditional design styles to blend easily with adjoining neighborhoods; perimeter landscaping is provided along all property lines, and preserved to the extent possible; the subject property is adjoined on the east and north by residential land uses, and to the west and south by commercial land uses; unlike a prior rezoning application for this site to C-2, this application, being the start of the residential portion of Taylorsville Road east of McMahan, will remain residential, a prior concern for neighbors; this proposal will support a better selection of housing options in this area; many "empty nester" and "millennials" resident prefer housing that provides them access to all the positive attributes of a specific community, but do not desire to purchase and maintain a typical single family home, thus requiring alternatives that support a better mixture of residential density and intensity land uses; and

WHEREAS, sidewalks are provided along Taylorsville Road and McMahan Blvd which will accommodate pedestrian and bicycle transportation as well as support connectivity with nearby communities; handicap parking, access for the disabled and other safety measures will be provided in accordance with law; further access and connectivity is ensured as shown on the development plan; odor and air quality concerns related to traffic congestion or delay will be mitigated by the fact that the internal road and sidewalk system is efficiently organized to control traffic flow and prevent delays with the provision of street connections adjoining communities, sidewalks, and safe access for automobiles, pedestrians and bicycles; refuse will be picked up on a regular basis; and lighting will be LGE supplied fixtures and residential in character in conformance with Land Development Code regulations; and

WHEREAS, the proposed development conforms specifically with Policy 28 of Guideline 3 because all signage will be in conformance with Land Development Code regulations; 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 Policies 1, 3, 5, 6 & 7 of Guideline 4 and with the Intents of Guideline 5 for all the reasons described above and because it will feature open spaces interspersed among the buildings that will be available for low impact recreational use by residents and will serve to provide natural

areas and an overall positive appearance for the community; landscaping will also be provided along property perimeters, along street frontage and around buildings; maintenance of landscaping, natural and open space areas will be completed by professionals and contracted for by the HOA; and no portion of the subject property has been designated as a natural, historic or scenic preservation site; and

GUIDELINE 6 - MARKETPLACE

WHEREAS, the proposed development conforms with the overall Intents of and specifically with Policies 1, 2 and 6 of Guideline 6 because, as noted above, future residents will support and be supported by the businesses, services, schools and churches emerging in and around this site and nearby activity centers; this proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services; and the development, as proposed, will provide easy access to Taylorsville Road and I-265 and several other roads in the area, and from there to greater Louisville employment and commercial centers; and

GUIDELINES 7, 8 & 9 – CIRCULATION; TRANSPORTATION FACILITY DESIGN and BICYCLE, PEDESTRIAN AND TRANSIT

WHEREAS, the proposed development conforms with the overall Intents and Policies of Guidelines 7, 8 and 9 because the applicant has limited access to only McMahan Blvd. to avoid issues with an access on Taylorsville Road; the entrance from McMahan Blvd along with the street and sidewalk system will provide safe, controlled and efficient traffic flow to and through the community, as well as accommodate and support the needs of pedestrians and bicycle traffic; Taylorsville Road is adequate to handle the amount of traffic generated by this proposal; by the time of LD&T and the public hearing, the accompanying plan will have received the preliminary stamp of approval from Metro Works, thus further demonstrating this project's compliance with all of the transportation Guidelines and Policies of the Comprehensive Plan; and

GUIDELINES 10, 11 and 12 - FLOODING AND STORMWATER, WATER QUALITY and AIR QUALITY

WHEREAS, the proposed development conforms with the overall Intents and Policies of Guidelines 10, 11 and 12 because no portion of the site lies within the 100 year floodplain, all drainage will comply with MSD requirements, and this development plan will receive preliminary approval by MSD; Louisville Water Company will provide water to the site; a soil and sediment erosion control plan will also be implemented; air quality will remain at good levels because, as noted above, the proposed internal road system and controlled entrance will distribute traffic to reduce air quality impacts relating to congestion or delays; also, townhome style housing generates much less traffic on a per unit basis than standard single family homes, and townhome residents, who are mostly empty-nesters, generally do not have as large an impact on morning and evening peak hour traffic; and

GUIDELINE 13 – LANDSCAPE CHARACTER

WHEREAS, the proposed development conforms with the overall Intents and Policies of Guideline 13 for all the reasons described above and because landscaping will be provided around buildings, along the McMahan Blvd. entrance and frontage, along public streets internally, and along property perimeters as noted above and to be shown at LD&T and the

public hearing; open space has been preserved for a positive natural appearance and for recreational use by residents and as focal points; and tree canopy requirements have been met, as noted on the development plan; and

GUIDELINE 14 – INFRASTRUCTURE

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

* * *

WHEREAS, for all the reasons explained at LD&T and the Planning Commission public hearing and also in the public hearing exhibit books, on the approved detailed district development plan, 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 PRD and approves the subdivision plan.