

Louisville Metro Planning Commission Public Hearing – October 1, 2020

Louisville Metro Land Development & Transportation Committee – September 10, 2020

Neighborhood Meetings – January 4, 2017 and March 11, 2019

## Docket No. 19ZONE1017

Proposed change in zoning from R-4  
to R-5A to allow a 2-story, 6-plex  
condominium community on  
property located at  
9121 Blossom Lane

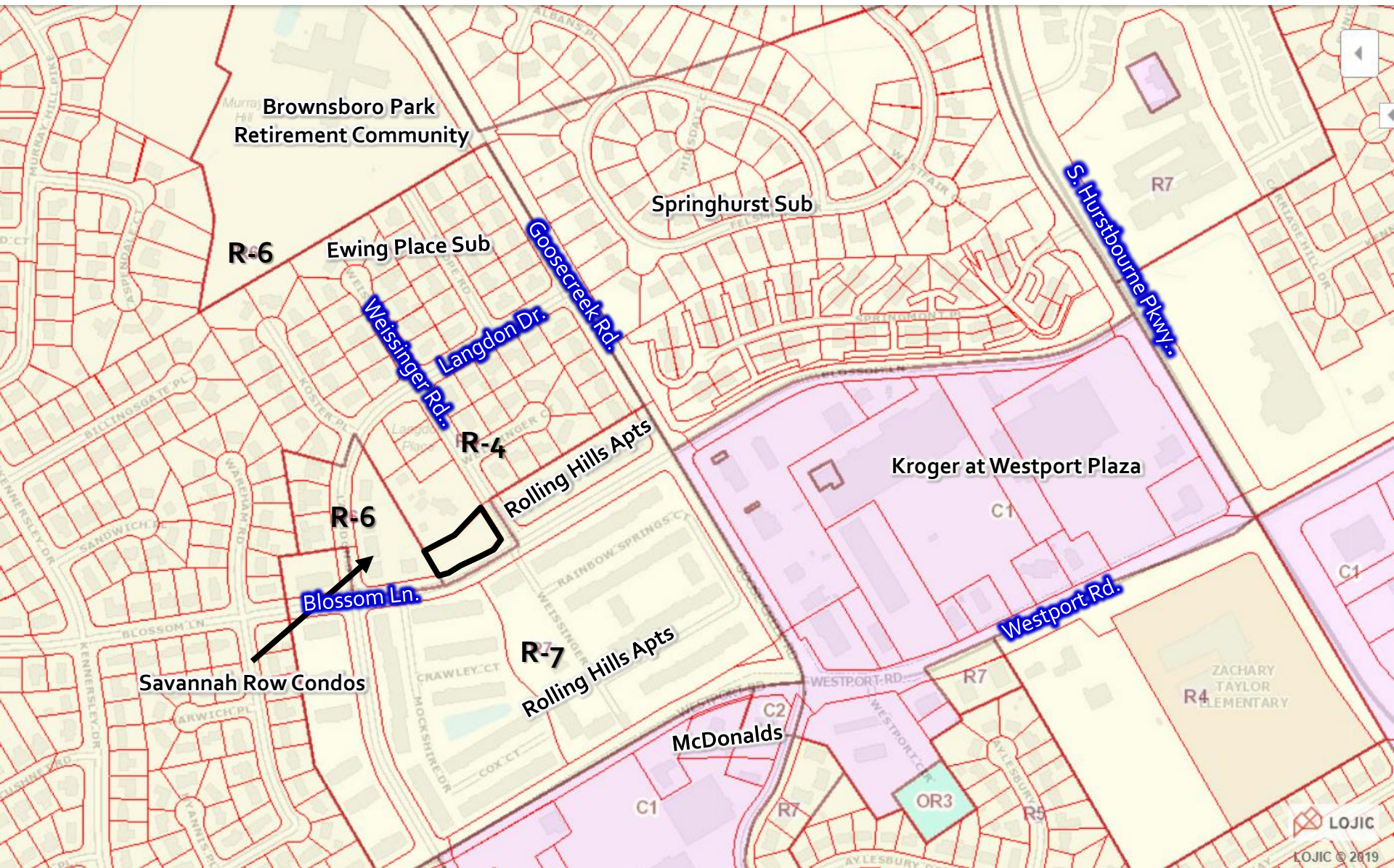
c/o Leigh Ann Properties, LLC

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Tab 1  
LOJIC Zoning Map



Brownsboro Park Retirement Community

Springhurst Sub

R-6

Ewing Place Sub

Goosecreek Rd.

Weisinger Rd.

Langdon Dr.

S. Hurstbourne Pkwy.

R-4

Rolling Hills Apts

Kroger at Westport Plaza

R-6

Blossom Ln.

R-7

Rolling Hills Apts

Westport Rd.

Savannah Row Condos

McDonalds

ZACHARY TAYLOR ELEMENTARY

Tab 2  
Aerial photograph of the site and  
surrounding area



Street Gra

Springhurst Sub.

Ewing Place Sub.

Goosecreek Rd.

Langdon Dr.

19ZONE1016

Weisinger Rd.

WEISINGER CT

Rolling Hills Apts

Westport Plaza

Savannah Row Condos

Site

GOOSECREEK RD

RAINBOW SPRINGS CT

Blossom Ln.

Rolling Hills Apts

BLOSSOM LN

MOCKSHIRE DR

CRAWLEY CT

SANDWICH PL

WAREHOUSE RD

LANGDON DR

WARWICH PL

Westport Rd.

ASPENDALE CT

KOSTER PL

SWOPE RD

19ZONE1016

Site

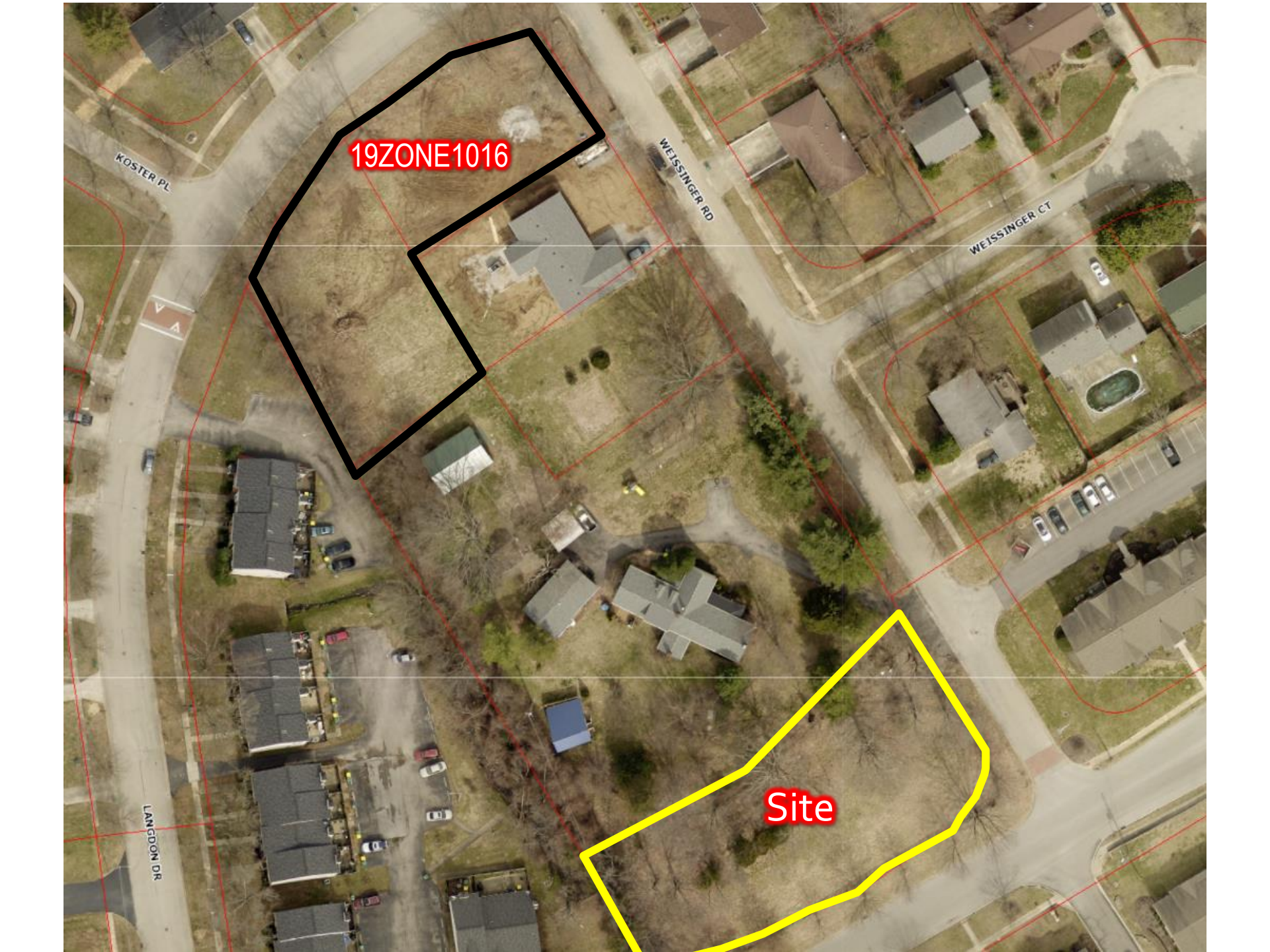
KOSTER PL

WEISSINGER RD

WEISSINGER CT

LANGDON DR

V  
A

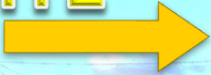


Tab 3  
Ground level photographs of the site  
and surrounding area





**SITE**



**Rolling Hills Apts**

**Blossom Ln.**

Looking west from Goosecreek Road down Blossom Lane



SITE

Rolling Hills Apts

Blossom Ln.

Looking west down Blossom Lane



Rolling Hill Apts.

SITE

Blossom Ln.

Blossom Ln.

Looking west down Blossom Ln. Site is to the right.



Blossom Lane and Langdon Drive – southwest of site



Savannah Row Condos immediately adjacent to site to the west



Looking south from Weissinger Rd. towards Blossom Ln. Site is to the right.

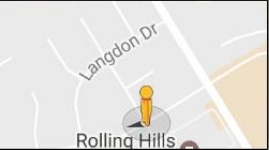
96 Blossom Ln  
Louisville, Kentucky  
Street View - Sep 2015



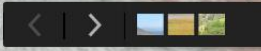
SITE

Blossom Ln.

Weissinger Rd.



Google



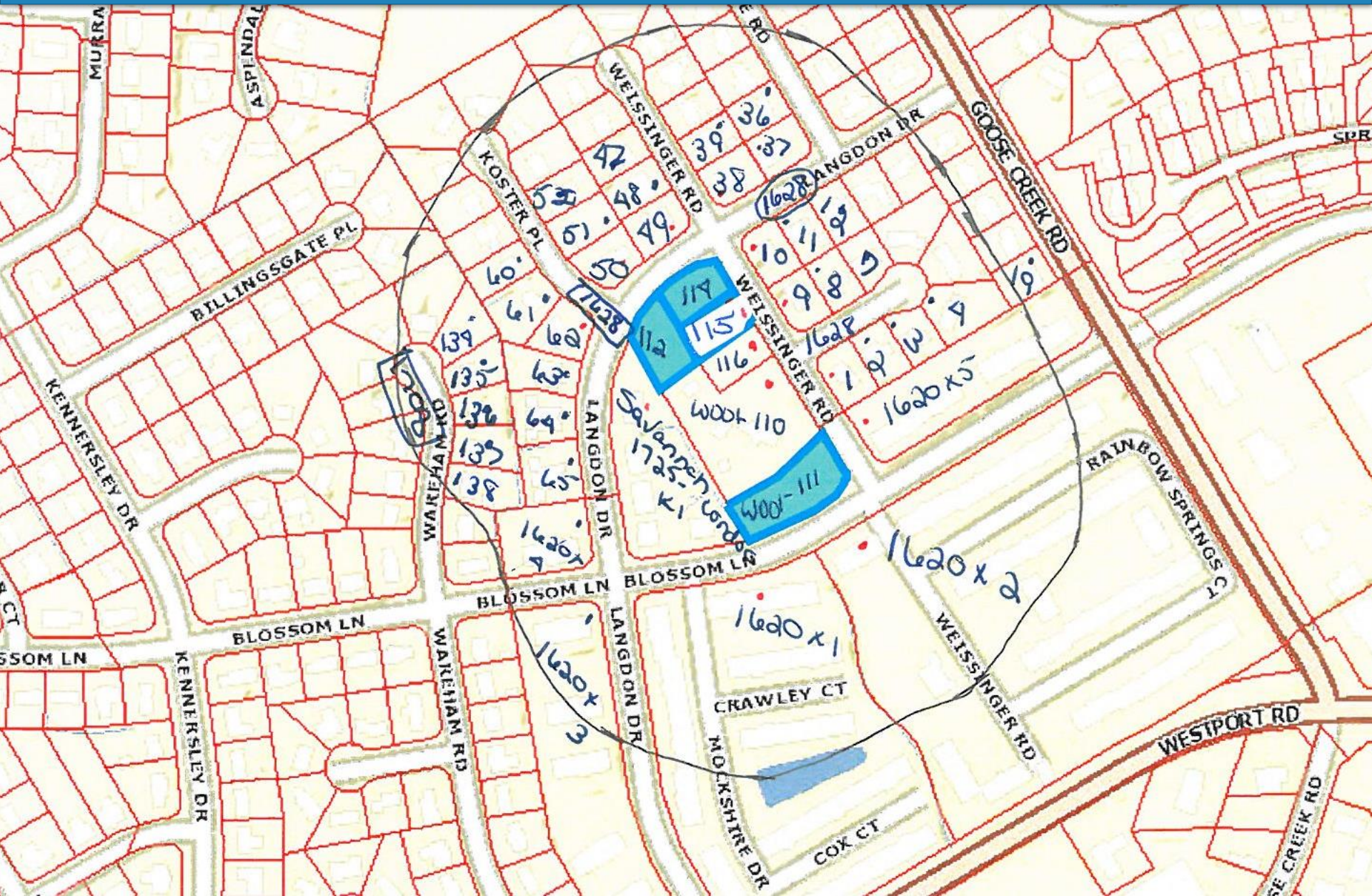
Looking west at site from Blossom Ln. & Weissinger Rd.

## Tab 4

Neighborhood Meeting notice list  
map, letter to neighbors inviting them  
to the meeting and summary of  
meeting



Adjoining property owner notice list map wherein 73 neighbors plus those on the DPDS "interested party list" were invited to the combined neighborhood meeting for the current case and 19ZONE1017, and subsequent LD&T and Planning Commission public hearings.



# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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Nicholas R. Pregliasco  
Direct dial: 426-0388, ext. 139  
Email: NRP@BARDLAW.NET

February 25, 2019

Re: Proposed zone change from R-4 to R-5A to allow a 2-story, 6-plex condominium community on approximately 0.52 acres on property located at the northwest corner of the Weissinger Road and Blossom Lane intersection; and a zone change from R-4 to R-5B to allow two duplex condominium buildings on approximately 0.3 acres on property located at 2813 and 2816 Weissinger Road

Dear Neighbor,

We are writing to invite you to a meeting we have scheduled to present neighbors with two different rezoning plans as referenced above.

Accordingly, we have filed both plans for pre-application review with the Division of Planning and Design Services (DPDS) that have been assigned case numbers 19ZONE1016 and 19ZONE1017. We will have the name of the case managers assigned to each rezoning case at the neighbor meeting. These are the same properties previously proposed for duplexes at the beginning of 2017 in case number 16ZONE1088, excluding 2814 Weissinger Road which has been removed. However, the 2813 and 2816 Weissinger Road portion of the prior proposal has been changed to two duplexes from the previously proposed 10 condominium units, thereby reducing the potential impacts.

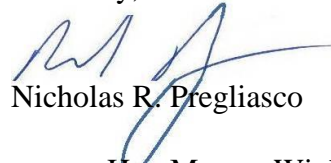
We would like to show and explain to neighbors these plans so that we might hear what thoughts, issues and concerns that you may have.

In that regard, a meeting to discuss both plans will be held on **March 11<sup>th</sup> at 7:00 p.m. at John Knox Presbyterian Church**, located at **9104 Westport Road**, in the **Fellowship Hall**.

If you cannot attend the meeting but have questions or concerns, please contact me at 426-6688.

We look forward to seeing you.

Sincerely,



Nicholas R. Pregliasco

c: Hon Marcus Winkler, Councilman, District 17  
Hon. Mike Frank, Mayor, City of Langdon Place  
Brian Davis, Planning Supervisor with the Division of Planning & Design Services  
Brent Likins, Applicant with Leigh Ann Properties, LLC

## Neighborhood Meeting Summary

A neighborhood meeting was held on March 11th at 7:00 p.m. at John Knox Presbyterian Church, located at 9104 Westport Road, in the Fellowship Hall. The applicant's representatives, Nick Pregliasco, attorney with Bardenwerper, Talbott & Roberts showed a new powerpoint presentation of what is proposed for the sites.

Nick explained the differences in what was proposed more than a year prior when he and the applicant/engineer Brent Likins presented their plans to the neighbors on January 4, 2017. First, Nick showed the full presentation, as while it appeared as though all in attendance were at the prior meeting, he showed everything both as a refresher and to make sure there weren't any in attendance that were hearing about this proposal for the first time. Nick showed the lot that was removed from what was proposed before making the entire proposal smaller, but also explained the elimination of 6 total proposed units on the portion along Langdon Drive. He showed the changes from the then proposed 6-plex and 4-plex to two duplex buildings and the other changes that this change making the development smaller would have. Nick explained that what is being proposed now is of even less density and the zoning district being proposed, R-5A, is less than many in the immediate area. He explained the reason for the change in the prior proposal of R-6 zoning to R-5A. Nick then explained the process of a proposed rezoning and all of the steps along the way. A neighbor put together handouts, along with a petition for a night hearing and passed these out and had them at the rear on a table. The handouts also contained the DPDS timeline information sheet.

Nick then turned it over for questions and attempted to call on persons to answer all questions. Many of the questions related to traffic, density, change of a current natural condition, and visual impacts. Nick explained the process of a request for a night public hearing and to have the hearing in the area. Nick explained that both he and the applicant did not have any objection to doing so.

Nick then explained and answered many questions about the changes from the prior plan and the elimination of units. Many of those in attendance had questions about the portion that was eliminated from the prior proposal. Nick explained that the applicant sold a lot to a third party and they were in the process of building a home on the lot sold. Many took issue with length of time that it has taken the new owner to construct the home, along with a host of other issues with the construction. Nick explained that the applicant no longer owned the lot and was not in any way involved in the construction taking place on the lot.

Many objections to proposed additional traffic the new proposed units would create were voiced, along with the proposed access point along Blossom Lane. Nick explained that the location of the access off of Weissinger Road is the only location that realistically an access would be permitted and the reason the proposed access is shown where it is was a result of Transportation Planning rules as to lining up with the access across Weissinger Road. Many concerns over children waiting for school buses on Weissinger were voiced.

Those in attendance took issue with the applicant's removal of some minor trees and underbrush along Langdon Drive. Nick explained that this work was completed due to trees that fell during a bad storm and the underbrush were weed trees/non-native trees and or unhealthy shrubs. Many stated that the applicant violated the prior proposal by removing these shrubs and damaged trees. Nick explained that because no application was ever filed, there was no binding element as to the protection of the trees and shrubs, but that the applicant did so to clean up the property that had not been maintained for year.

Many voiced concerns over the fact that this property is in a residential single family neighborhood and that multifamily does not belong. Nick explained the fact that the duplexes, as shown on the elevations presented would be brick homes not unlike the residential subdivision, except for a shared party wall.

Nick answered questions on drainage and the screening and buffering that would be provided as there were many concerns over this as well.



# Tab 5 Development Plan

Weissinger Rd.

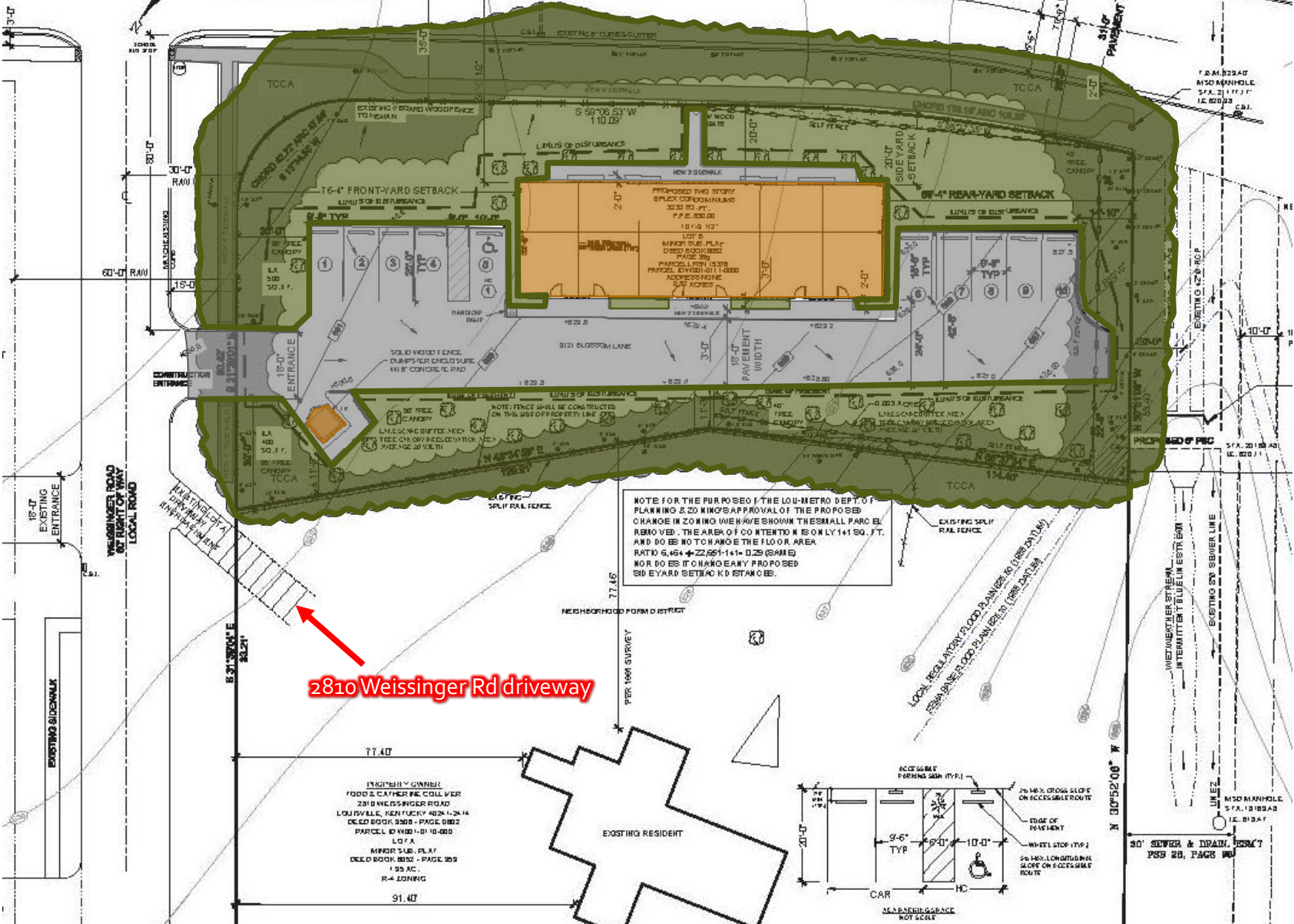
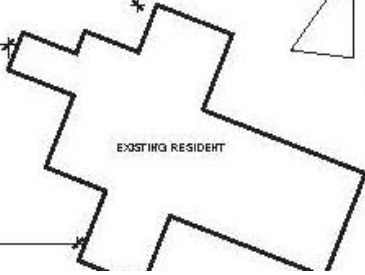
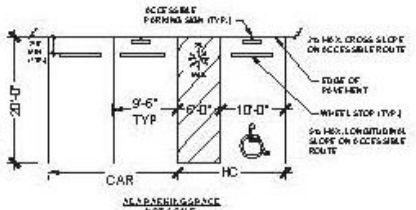
Blossom Ln.

BLOSSOM LANE  
70' RIGHT OF WAY  
PLAT & SUBDIVISION, PG. 81  
LOCAL STREET CLASSIFICATION

2810 Weissinger Rd driveway

NOTE FOR THE PURPOSES OF THE LOU-METRO DEPT. OF PLANNING & ZONING'S APPROVAL OF THE PROPOSED CHANGE IN ZONING WE HAVE SHOWN THE SMALL PARCEL REMOVED. THE AREA OF CONSIDERATION IS ONLY 141 SQ. FT. AND DOES NOT CHANGE THE FLOOR AREA RATIO 5.454 + 22,651-141 = 0.25 (SAME) NOR DOES IT CHANGE ANY PROPOSED SIDEYARD SETBACK DISTANCES.

EXISTING OWNER  
FOOD & CATERING COLLIER  
2810 WEISSINGER ROAD  
LOUISVILLE, KENTUCKY 40241-2414  
DEED BOOK 3008 - PAGE 592  
PARCEL ID WD18-010-000  
LOFA  
MINOR SUB. PLAT  
DEED BOOK 3008 - PAGE 393  
1.25 AC.  
R-4 ZONING



WEISSINGER ROAD  
70' RIGHT OF WAY  
LOCAL ROAD

EXISTING OWNER  
FOOD & CATERING COLLIER  
2810 WEISSINGER ROAD  
LOUISVILLE, KENTUCKY 40241-2414  
DEED BOOK 3008 - PAGE 592  
PARCEL ID WD18-010-000  
LOFA  
MINOR SUB. PLAT  
DEED BOOK 3008 - PAGE 393  
1.25 AC.  
R-4 ZONING

EXISTING RESIDENT

NEIGHBORHOOD FORM DISTRICT

PER 1991 SURVEY

LOCAL REGULAR FLOOD PLANNING MAP (RFP 100) FROM BUREAU OF PLANNING & ZONING (P&Z)

30" SEWER & DRAIN, PER 7 PDS 28, PAGE 80

INTERMEDIATE STREAM  
INTERMITTENT BLUE LINE EST. 600'

EXISTING SW BROWLINE

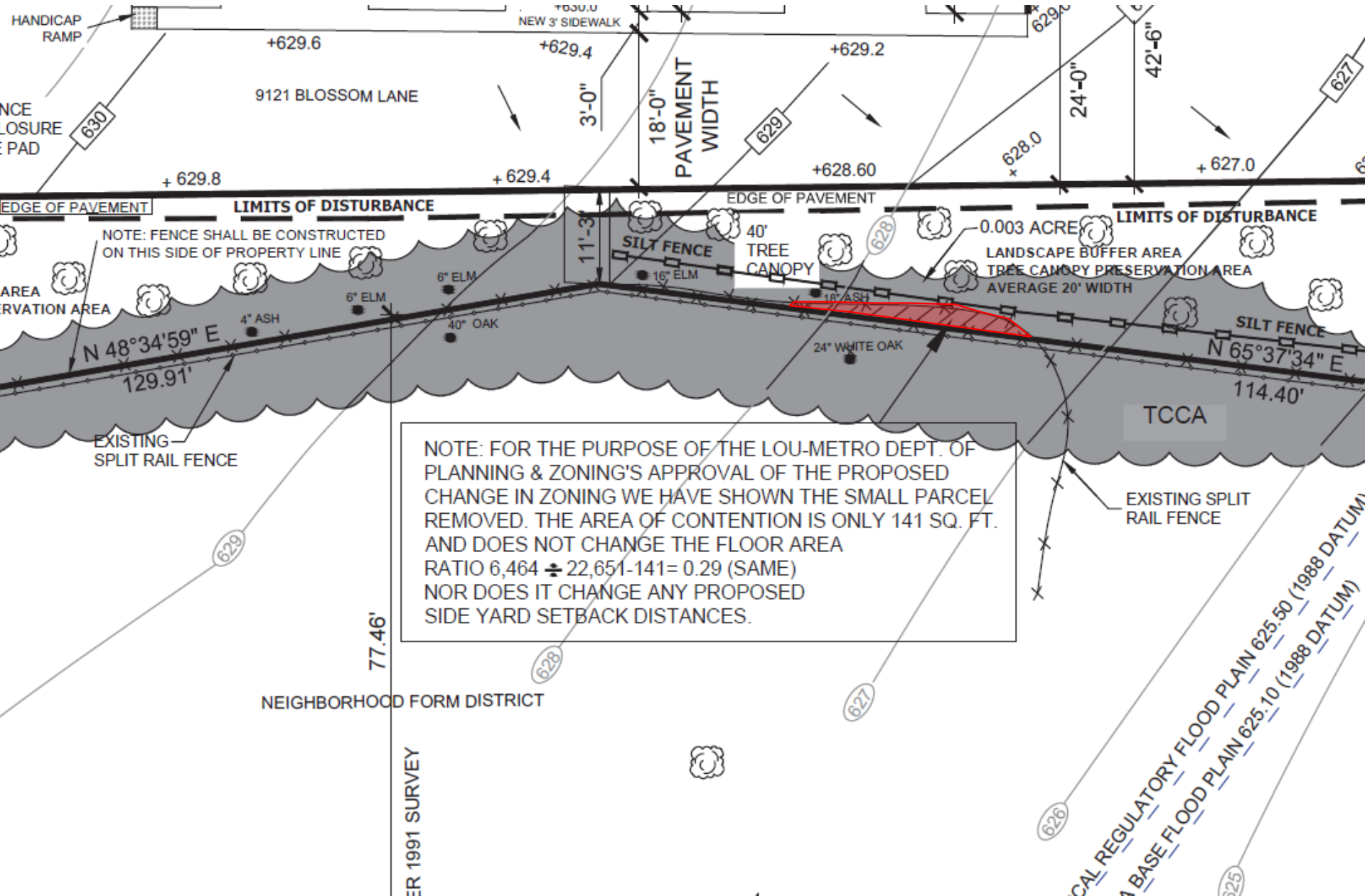
M50 MANHOLE  
S.F.A. 13182A7  
I.E. 820A7

M50 MANHOLE  
S.F.A. 21182A7  
I.E. 820A7

M50 MANHOLE  
S.F.A. 21182A7  
I.E. 820A7

M50 MANHOLE  
S.F.A. 21182A7  
I.E. 820A7

# "Note" added to development plan showing area in dispute per the litigation and removed from the current development plan





**19ZONE1016**

**Barn**

**Springhouse**

**Wet weather stream**

**Site**

KOSTER PL

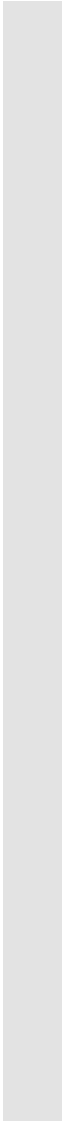

WEISSINGER RD

WEISSINGER CT

LANGDON DR







# Tab 6 Building Elevations







Tab 7

Statement of Compliance filed  
with the original zone change  
application with all applicable  
Goals of the 2040 Plan

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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## **STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN**

<u>Applicant/Owner:</u>	Leigh Ann Properties, LLC c/o Brent Likins, authorized agent
<u>Location:</u>	Corner of Weissinger Road and Blossom Lane (no address per PVA)
<u>Proposed Use:</u>	Residential Condominiums
<u>Engineers, Land Planners and Landscape Architects:</u>	CBL Construction Company, LLC
<u>Request:</u>	Zone change from R-4 to R-5A

This is a proposed rezoning of a parcel that for some reason was never built upon at the time the neighboring properties, neighboring subdivision, and neighboring condominium/apartment communities were developed. It is not clear why this property was not developed at the time nor why the property was not included in the subdivision deed restrictions. This is an application to utilize this remaining property in a true infill situation with a proposed zoning and density lower than most in the immediate area, as they are all R-6 or R-7. The proposal on the property is for a proposed six unit condominium building which will be very compatible with the neighboring apartments and condominiums, as demonstrated by the proposed elevations with brick facades.

### **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 revised detailed district development plan (“RDDDP”) comply with this Goal because the site is located in the Suburban Neighborhood Form District which encourages medium density uses and a range of housing opportunities, notably including multi-family dwellings which can be condominiums as herein proposed. This proposed development and the rezoning from R-4 to R-5A is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area. Excluding the single family residential home to the north, the property surrounding this site is zoned R-6 as in the Savannah Row Condominiums and R-7 as in the very large Rolling Hills apartments. This proposal to R-5A will provide a good transition from these higher density apartments and condominiums to the neighboring single family existing home to the north. This urban infill proposal (referred to as urban as it is well within the Gene Snyder) will provide an additional housing option missing in the apartments,

condominiums, and subdivision in the immediate area. This housing option being a different style and design of condominium unit than the Savannah Row condominiums. This housing option appeals more and more with the aging baby boom generation and the Gen Y persons that don't want to maintain a traditional subdivision home lot. As shown on the elevations, the proposed six unit condominium building will be very similar to and will be compatible with the surrounding area. The proposed units as shown on the elevations also fit within the scale of the adjacent properties mentioned.

This proposed residential development is located very close to the TARC service line on Westport Road providing easy and convenient access to transportation facilities to for residents to have easy access to employment centers throughout Louisville Metro and easy access to downtown Louisville. Parking is provided as shown on the RDDDP and will provide adequate parking without providing excess. Access to these transit services will help reduce the vehicle miles traveled for these proposed new residences rather than if these proposed units were not an infill development and were located close to Oldham County. The RDDDP demonstrates that the proposal attempts to provide as much screening and buffering possible to the neighboring single family residential home to the north, to the extent possible.

*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, for the following reasons:

The proposed development is an infill development providing new housing within an older and established portion of Louisville Metro. The property is also located very close to many activity centers both to the Kroger at Westport Plaza and the retail south development on the south side of Westport Road.

*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:

The proposed development has been designed to preserve as much of the open space as possible. Being a proposed condominium development, all open space on the lot will be owned by the proposed owners in common and maintained by the condominium association. The applicant will fully address any and all concerns that MSD has as to drainage and permeable soils on the subject property that would create erosion problems, although none are expected due to the current vacant condition of 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:

This proposed rezoning and RDDDP will cater to those potential condominium purchasers that enjoy a healthy lifestyle through pedestrian travel and through bicycle as a means of transit due to the close proximity of this site to the previously mentioned activity centers within walking and pedestrian distance of the property. Sidewalks are being proposed where needed and added to the property to provide pedestrian connections. As shown on the RDDDP, bicycle parking is being proposed to promote this means of travel throughout the area. As previously stated, this proposed higher density residential use is located in very close proximity to the marketplace corridors along Westport Road, including the Springhurst commercial near the Gene Snyder, and the Kroger at Westport Plaza, as well as the employment centers in the immediate area, and through transit, downtown.

*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 Policies 3, 4, 5, and 6 of Goal 2, for the following reasons:

This proposed development through use of undeveloped property in a previously developed area helps to avoid sprawl and provide a housing option to those wishing to use other forms of travel. Due to the zoning of the properties in the surrounding area, the access to this site off Weissinger Road will not enter through less areas of lower intensity. All appropriate site distance standards will be met.

*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, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 14 of Goal 3, for these reasons:

The proposed development of this vacant undeveloped land into a new and vibrant residential use will provide new housing stock critically needed by Louisville Metro to allow its continued growth and also will reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options. The subject properties close proximity to the above will also help eliminate multiple automobile trips for such services. Due to this development's close proximity to public transportation options, as well as the opportunity for pedestrian and bicycle travel, this proposal will have a fraction of the demand on the public transportation network that a new development in the outer portions of Louisville Metro would have on this network. The additional residential units this development would provide would also help create a larger demand for the existing public transportation options.

## **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 include the Louisville Water Company's confirmation of sufficient water service capacity and the Metropolitan Sewer District's confirmation of adequate sanitary capacity.

## **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, 10, 17, 21, 31, 32, and 35 of Goal 1, for these reasons:

The proposed development will add new native species landscaping as shown on the RDDDP and as demonstrated on the landscape plan that will ultimately be prepared and submitted for approval. Any potential impacts to the current drainage stream on the subject property and the surface water runoff will be fully addressed as shown on the RDDDP.

## **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 Policy 1 of Goal 1, for these reasons:

As stated previously, the proposal is for a new and different housing option for the area (being newer condominium units) 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, through providing a maintenance free living option.

*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 condominium form of development, accompanied by its maintenance free living, provides a housing option for a mixture of residents including the millennials, both working in the area and through transit options downtown, that wants to live in close proximity to services and areas, 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 and apartments that predominates throughout the surrounding area, and thus will have a different price point. This additional housing option will provide an option for the existing residents in the area that 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 Guidelines and Policies of the Cornerstone 2040 Comprehensive Plan.

Respectfully submitted,

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**BARDENWERPER, TALBOTT & ROBERTS, PLLC**  
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## Tab 8

Proposed findings of fact  
pertaining to compliance with  
the 2040 Plan

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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## PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GOALS OF THE 2040 PLAN

Applicant/Owner: Leigh Ann Properties, LLC  
c/o Brent Likins, authorized agent

Location: Corner of Weissinger Road and Blossom Lane  
(no address per PVA)

Proposed Use: Residential Condominiums

Engineers, Land Planners and  
Landscape Architects: CBL Construction Company, LLC

Request: Zone change from R-4 to R-5A

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on October 1, 2020 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

**WHEREAS**, this is a proposed rezoning of a parcel that for some reason was never built upon at the time the neighboring properties, neighboring subdivision, and neighboring condominium/apartment communities were developed; the parcel was created when the adjoining prior owner of the adjoining lot to the north created this lot and sold it off, which is why it is not included in the subdivision deed restrictions; this is an application to utilize this remaining property in a true infill situation with a proposed zoning and density lower than most in the immediate area, as they are predominantly R-6 or R-7; and the proposal on the property is for a proposed six unit condominium building which will be very compatible with the neighboring apartments and condominiums, as demonstrated by the proposed elevations with brick facades; and

### COMMUNITY FORM

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 2, 4, 5, 7 and 9 of Goal 1, because this application and the revised detailed district development plan (“RDDDP”) comply with this Goal because the site is located in the Suburban Neighborhood Form District which encourages medium density uses and a range of housing opportunities, notably including multi-family dwellings which can be condominiums as herein proposed; this proposed development and the rezoning from R-4 to R-5A is compatible and in keeping with the current zoning and use of the surrounding properties; excluding the single family residential home to the north, the property surrounding this site is zoned R-6 (the Savannah Row Condominiums) and R-7 (the Rolling Hills

apartments); this proposal to R-5A will provide a transition from these higher density apartments and condominiums to the neighboring single family existing home to the north; this urban infill proposal (referred to as urban as it is well within the Gene Snyder) will provide an additional housing option missing in the apartments, condominiums, and subdivision in the immediate area; this housing option being a different style and design of condominium unit than the Savannah Row condominiums; this housing option appeals more and more with the aging baby boom generation and the Gen Y persons that don't want to maintain a traditional subdivision home lot; as shown on the elevations, the proposed six unit condominium building will be very similar to and will be compatible with the surrounding area; and the proposed units as shown on the elevations also fit within the scale of the adjacent properties mentioned; and

**WHEREAS**, this proposed residential development is located very close to the TARC service line on Westport Road providing easy and convenient access to transportation facilities to for residents to have easy access to employment centers throughout Louisville Metro and easy access to downtown Louisville; parking is provided as shown on the RDDDP and will provide adequate parking without providing excess; access to these transit services will help reduce the vehicle miles traveled for these proposed new residences rather than if these proposed units were not an infill development and were located close to Oldham County; and the RDDDP demonstrates that the proposal attempts to provide as much screening and buffering possible to the neighboring single family residential home to the north, to the extent possible; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policy 9 of Goal 2, because the proposed development is an infill development providing new housing within an older and established portion of Louisville Metro; and the property is also located very close to many activity centers both to the Kroger at Westport Plaza and the retail south development on the south side of Westport Road; and

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

**WHEREAS**, 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, the proposed development has been designed to preserve as much of the open space as possible; being a proposed condominium development, all open space on the lot will be owned by the proposed owners in common and maintained by the condominium association; and the applicant will fully address any and all concerns that MSD has as to drainage and permeable soils on the subject property that would create erosion problems, although none are expected due to the current vacant condition of the property; and

## **MOBILITY**

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

**WHEREAS**, the proposed zone change complies with all of the applicable, Objectives and Policies 1, 3, 4 of Goal 1, because this proposed rezoning and RDDDP will cater to those potential condominium purchasers that enjoy a healthy lifestyle through pedestrian travel and through bicycle as a means of transit due to the close proximity of this site to the previously mentioned activity centers within walking and pedestrian distance of the property; sidewalks are being proposed where needed and added to the property to provide pedestrian connections; as shown on the RDDDP, bicycle parking is being proposed to promote this means of travel throughout the area; and as previously stated, this proposed higher density residential use is located in very close proximity to the marketplace corridors along Westport Road, including the Springhurst commercial near the Gene Snyder, and the Kroger at Westport Plaza, as well as the employment centers in the immediate area, and through transit, downtown; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 3, 4, 5, and 6 of Goal 2, because this proposed development through use of undeveloped property in a previously developed area helps to avoid sprawl and provide a housing option to those wishing to use other forms of travel; due to the zoning of the properties in the surrounding area, the access to this site off Weissinger Road will not enter through less areas of lower intensity; and all appropriate site distance standards will be met; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 14 of Goal 3, because the proposed development of this vacant undeveloped land into a new and vibrant residential use will provide new housing stock critically needed by Louisville Metro to allow its continued growth and also will reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options; the subject properties close proximity to the above will also help eliminate multiple automobile trips for such services; due to this development's close proximity to public transportation options, as well as the opportunity for pedestrian and bicycle travel, this proposal will have a fraction of the demand on the public transportation network that a new development in the outer portions of Louisville Metro would have on this network; and the additional residential units this development would provide would also help create a larger demand for the existing public transportation options; and

## **COMMUNITY FACILITIES**

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

**WHEREAS**, 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, because 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 include the Louisville Water Company’s confirmation of sufficient water service capacity and the Metropolitan Sewer District’s confirmation of adequate sanitary capacity; and

## **LIVABILITY**

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 5, 10, 17, 21, 31, 32, and 35 of Goal 1, because the proposed development will add new native species landscaping as shown on the RDDDP and as demonstrated on the landscape plan that will ultimately be prepared and submitted for approval; and any potential impacts to the current drainage stream on the subject property and the surface water runoff will be fully addressed as shown on the RDDDP; and

## **HOUSING**

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policy 1 of Goal 1, because as stated previously, the proposal is for a new and different housing option for the area (being newer condominium units) lacking in this older area of Louisville Metro; and the proposed rezoning will also be an additional option for those looking to age in place, i.e., in the community in which they have lived, through providing a maintenance free living option; and

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

**WHEREAS**, 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, because the condominium form of development, accompanied by its maintenance free living, provides a housing option for a mixture of residents including the millennials, both working in the area and through transit options downtown, that wants to live in close proximity to services and areas, 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; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, including Policies 1, 2, and 3, because the proposed development will be a different housing option than the single family residential and apartments that predominates throughout the surrounding area, and thus will have a different price point; and this additional housing option will provide an option for the existing residents in the area that want to age in place and in their community; 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 Goals of the 2040 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-5A and approves the Detailed District Development Plan.