

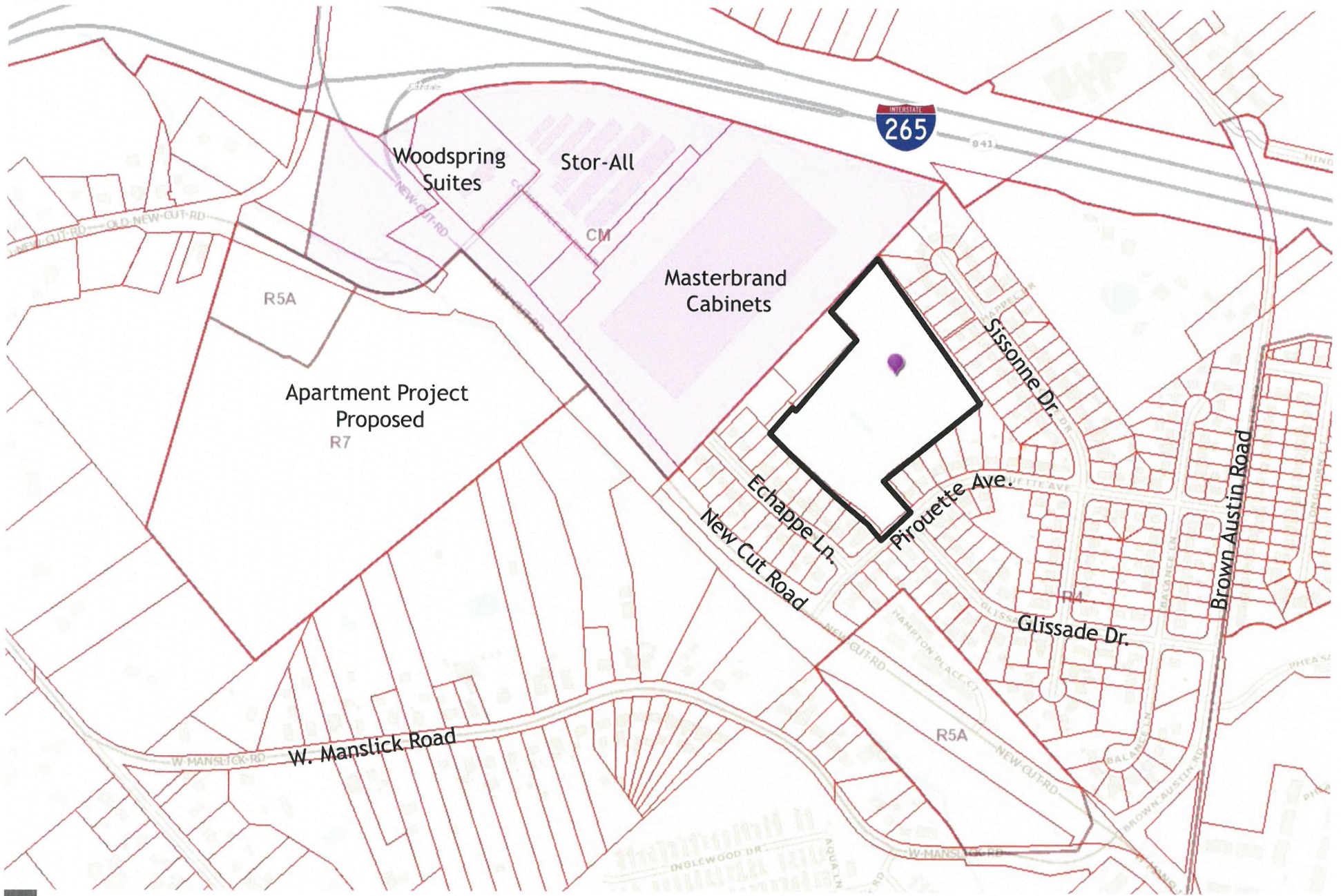
Docket No. 19ZONE1028

Proposed zone change from R-4 to PRD to
allow a 51-lot planned residential development
("PRD") on property located at
9418 Pirouette Ave.

c/o Corcoran Home Building & Remodeling, LLC



1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
3. Ground level photographs of the site and surrounding area
4. Neighborhood Meeting notice list map, letter to neighbors inviting them to the meeting and summary of meeting
5. Proposed Development Plan
6. Building elevations of similar home design and style
7. Sidewalks and walkways
8. Statement of Compliance filed with the original zone change application with all applicable plan elements, goals, objectives, and policies of the 2040 Plan and Variance Justification
9. Proposed findings of fact pertaining to compliance with the 2040 Plan and Variance criteria







MIKE WEBER
CUSTOM
TRACK

FAIRDALE
CHRISTIAN
CHURCH



WOODSPRING
SUITES

STOR ALL
SELF STORAGE

MASTERBRAND
CABINETS



HARVEST
BAPTIST
CHURCH

OLD NEW CUT ROAD

NEW CUT ROAD

SISSONE DR

PIROUETTE AVE

TREELINE
ESTATE

BALANCE LANE

LONGHORN COURT

PINTO COURT

TEX AVE

BEE LICK CREEK

REGENCY
PARK
APARTMENTS

PHEASANT AVE

W MANSLICK RD

BROOKFIELD
MOBILE HOME
COMMUNITY



View of site from Pirouette Ave, looking northwest.

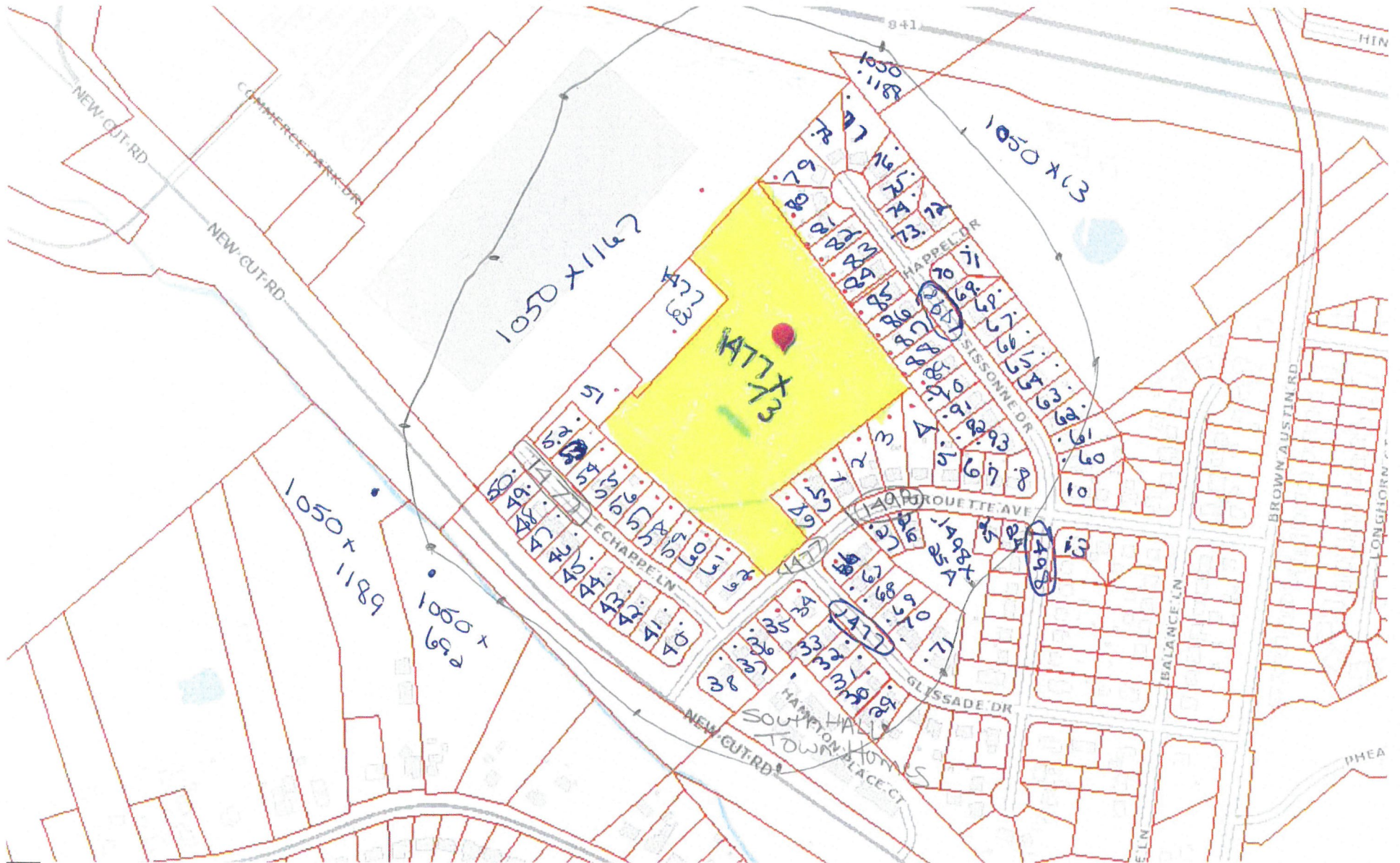


View of Pirouette Ave, looking northeast towards Glissade Dr.



View of Pirouette Ave, looking southwest (towards New Cut Rd).

Adjoining property owner notice list map wherein 98 neighbors plus those on the DPDS “interested party list” were invited to the neighborhood meeting and subsequent LD&T and Planning Commission public hearing.



BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

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

April 1, 2019

Dear Neighbor,

RE: Proposed change in zoning from R-4 to PRD to allow a 42-lot planned residential development ("PRD") on approximately 8.92 acres on the north side of New Cut Road at 9418 Pirouette Ave.

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a 42-lot PRD subdivision to be located as above.


Accordingly, we have filed a plan for pre-application review on Monday, April 1st with the Division of Planning and Design Services (DPDS) that has been assigned case number **19ZONE1028** and will be assigned a case manager, whose name we will provide at the neighbor meeting. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Tuesday, April 16th at 7:00 p.m. at the Fairdale Playtorium in the Community Room** located behind the Fairdale Library at **10616 West Manslick Road**.

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or the land planning and engineering firm representatives Kevin Young or Ann Richard at 426-9374.

We look forward to seeing you.

Sincerely,


Nicholas Pregliasco

cc: Hon. Mark Fox, Councilman, District 13
Brian Davis, Planning Supervisor with Division of Planning & Design Services
Kevin Young and Ann Richard, land planners with Land Design & Development, Inc.
Matthew P. Corcoran, Applicant

Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, April 16th at 7:00 p.m. at the Fairdale Playtorium in the Community Room located behind the Fairdale Library at 10616 West Manslick Road. Those in attendance included the applicant's representatives, Nick Pregliasco, attorney with Bardenwerper, Talbott & Roberts, and Ann Richard, land planner and engineer with Land Design & Development, Inc. as well as the applicant, Mickey Corcoran with Corcoran Home Building & Remodeling, LLC.

Nick showed a Powerpoint presentation explaining the proposal, its location, the surrounding areas, etc. Nick explained the process of the rezoning and the steps from the neighborhood meeting, the pre-application and the process before the official filing leading all the way to a Planning Commission Public Hearing and to Metro Council. Nick answered questions as to traffic and concerns related thereto. Ann Richard explained the drainage from the site currently and how this will be handled in the future. The vacant property that was excess utility company property behind this one was discussed and the fact that our client attempted to purchase that property as well. There were many questions about the type, style and design of the homes proposed and Mickey Corcoran answered those and invited those in attendance to the Woods of Farnsley Moorman development that he has that is under development currently and is a big success. Mickey explained the price point for the homes and how they are built.

Many of the concerns were over traffic, views of the property, drainage, and lighting. Some in attendance had concerns that the home purchasers would not like living near the commotion in the area which was a first. Examples such as those in the areas let their dogs roam free, etc. were given.



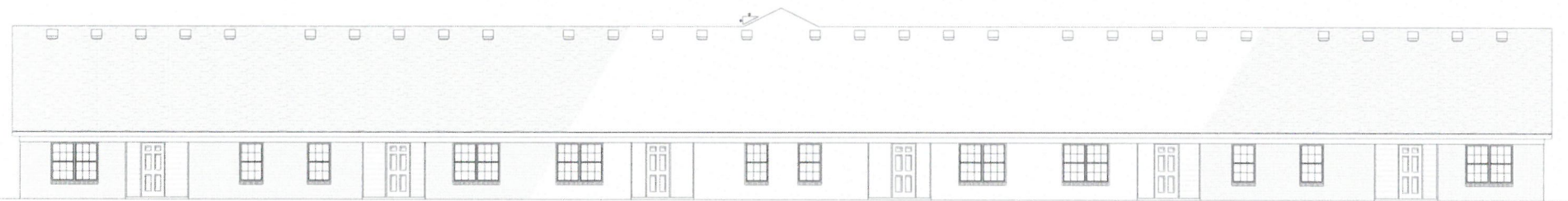
FLOODPLAIN COM
 REQUIRED = 27,000
 = 13,500 CF X 1.5
 PROVIDED = 16,400 S

DETENTION BASIN
 X = Δ CRA/12
 ΔC = 0.50 - 0.23 = 0.27
 A = 8.9 ACRES

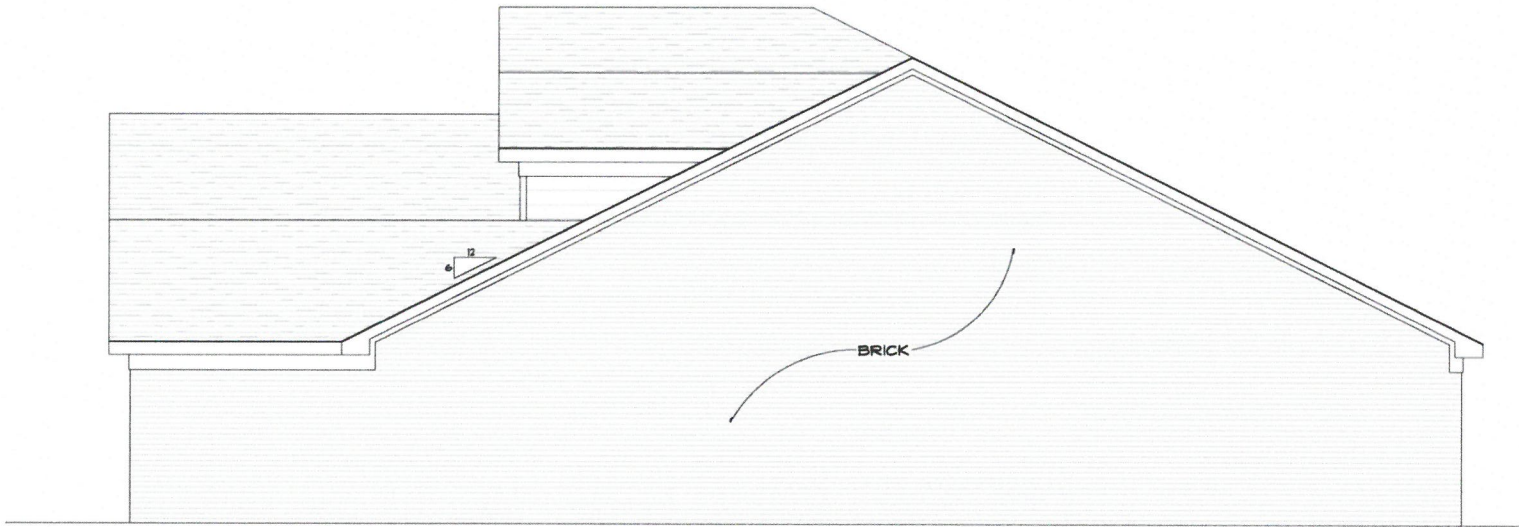


FRONT ELEVATION

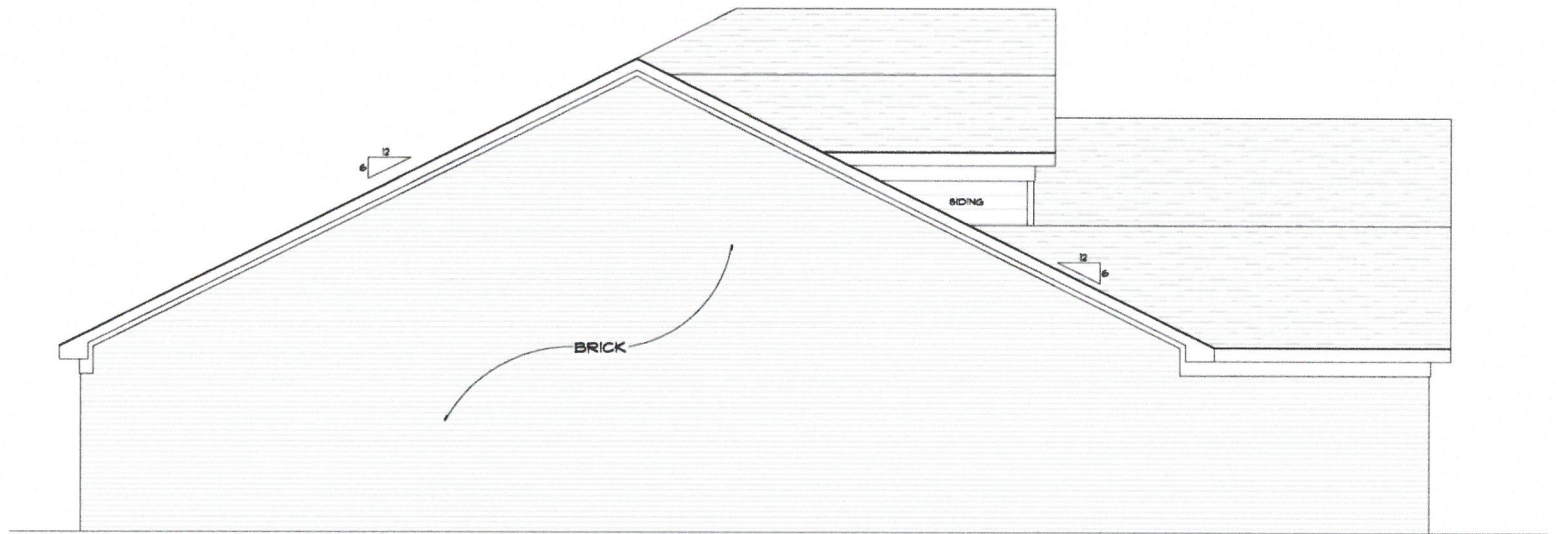




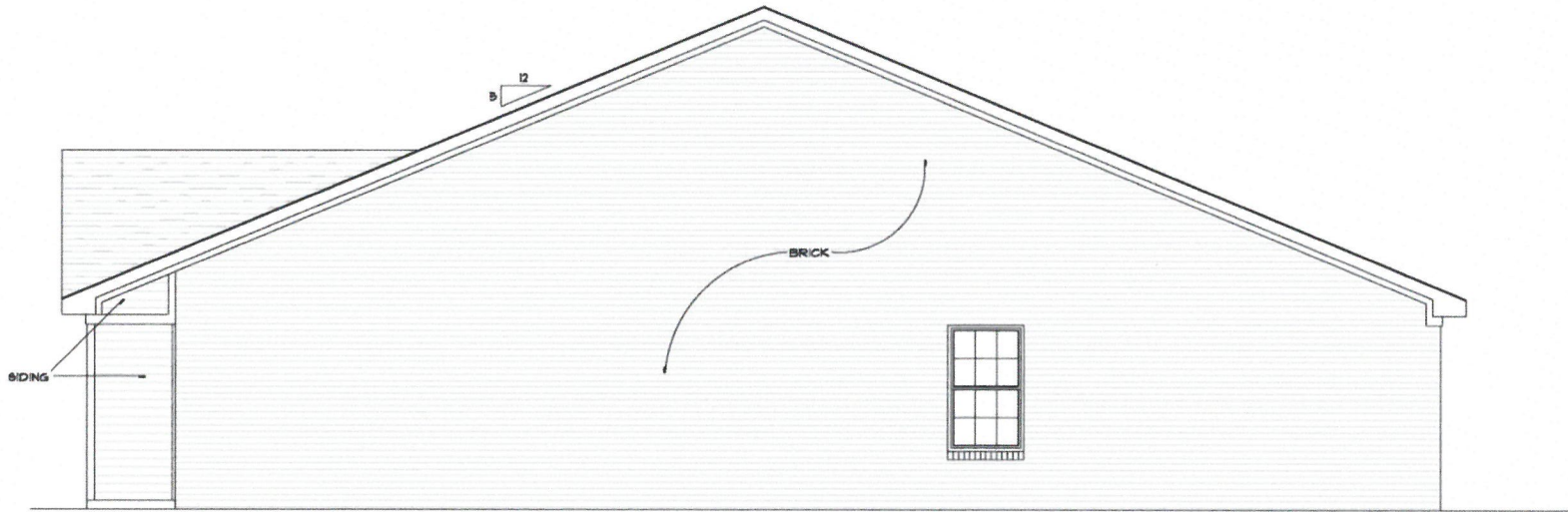
REAR ELEVATION



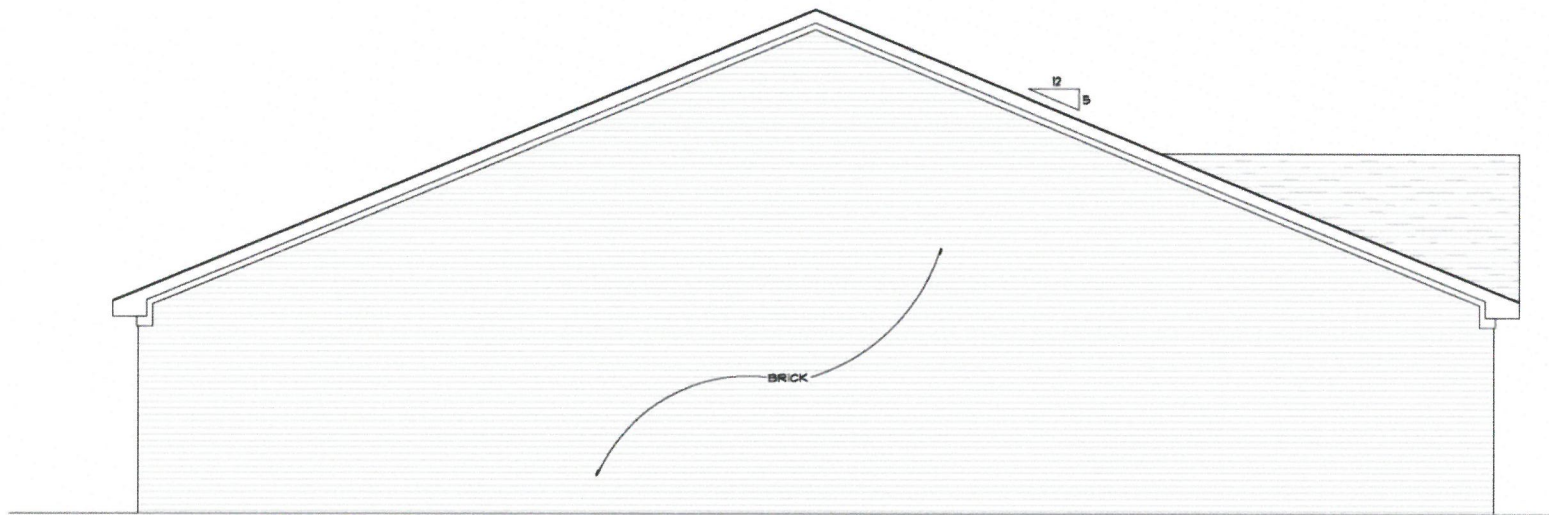
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION

Sidewalks

Walkway



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

<u>Applicant & Owner:</u>	Corcoran Home Building & Remodeling, LLC c/o Matthew Corcoran
<u>Location:</u>	9418 Pirouette Ave
<u>Proposed Use:</u>	Attached Single Family Residential Subdivision
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Request:</u>	Zone change from R-4 to PRD

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, 2.1, 2.7, 3.1, 4, 5, 9, 11, 12, 7 and 9 of Goal 1, for these reasons:

This zone change application complies with this Goal because the site is located in the Village Form District which encourages a diversity of housing types, ranging from low-density residential to higher density providing a range of housing opportunities. This proposed development and the rezoning from R-4 to Planned Residential District is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area. The majority of the properties in the area are zoned R-4 like the subject property. The Village Form District in this case would be oriented around the New Cut Road corridor, with the supporting single family residential, mainly low density single family residential surrounding same. While there are some multifamily projects being considered in the area, this project provides a different housing choice for those looking for a single family residential subdivision, just one with smaller lots and attached homes. This housing option will appeal largely to those purchasers that want a very low maintenance style of living and a new home option. From the intensity/density perspective, this single family subdivision is far more similar to much of the R-4 residential in the area than the other housing options, such as multi-family. The style of the homes will be similar in size to the homes in the surrounding area, just with attached walls between homes. This attached townhome style allows the homes to be bunched together providing not only the extra space behind the home on the lot, but also allowing buffers around much of the perimeter of the development which acts as open space. Because the propose use fits within and is compatible with the surrounding properties, such that no screening or buffering would practical be expected based upon the area, the DDDP demonstrates that the proposal attempts to provide

screening and buffering, to the extent possible. This proposed residential development is located in close proximity to the TARC service line along New Cut Road with ample internal pedestrian connections and walkways providing access to transportation facilities for residents to have easy access to employment centers throughout Louisville Metro and easy access to downtown Louisville. As a result, the parking spaces have been kept to a minimum due to this transit service accessibility.

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 2, and specifically with Policy 13 of Goal 2, for the following reasons:

The proposed development provides housing options for the nearby developing activity centers along New Cut 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, 3, 7, 8, and 9 of Goal 3, for these reasons:

The proposed development has been designed to preserve the open space areas shown on the plan, many of which provide a usable area for the residents, while at the same time providing a buffer to the neighboring property owners. This open space area was also designed to be in areas that protect the natural features on the property and reduce drainage that all runs to the north and west on the site. This open space will be owned by the proposed owners in common and maintained by the homeowners association. There are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create erosion problems.

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 and 4 of Goal 1, for the following reasons:

This proposed rezoning and DDDP will cater to those townhome purchasers that want to live in close proximity to New Cut Road corridor, with very low maintenance, and with the option for easy alternative means of travel by biking or walking. Sidewalks are being provided to create pedestrian connections between the proposed townhomes, the common open areas, and the front of the development along Pirouette Avenue. As previously stated, this proposed single family townhome residential use is located in very close proximity to the marketplace corridors along New Cut Road, as well as the employment centers in the area.

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:

The access to this single family development is through Piroutte Avenue which contains other single family residential homes. As such, the access is not through property of lower zoning classification. The entrance along Piroutte Avenue has been reviewed by Transportation Planning for appropriate site distances on this residential street. The internal streets were designed to maximize both the pedestrian connectivity and sense of place, but also to provide the best vehicular connectivity with least impervious surface.

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:

This proposed single family townhome development will provided needed infill housing very close to the activity centers along New Cut Road. The location of this new housing option in very near proximity to New Cut Road activity centers will provide those working in the area and wanting a new home with low maintenance with an option that is missing currently. As such, many of the residents will likely work in very close proximity to work or their normal marketplace. With the addition of more and more retail jobs along New Cut Road corridor, there is a need and desire for more affordable and diverse housing in close proximity thereto, which this attached townhome single family product will offer. This new low maintenance townhome style housing is needed by Louisville Metro to allow its continued growth in growth corridors like New Cut Road to reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options. The subject property's close proximity to the above will also help eliminate multiple automobile trips for such services. Due to this development's close proximity to public transportation options along New Cut Road, as well as the opportunity for pedestrian and bicycle travel, this proposal will have far less demand on the public transportation network than a new development in the outer portions of Louisville Metro. 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. There are no streams or existing groundwater on the subject property and the surface water runoff will be improved from its current condition as an unplanned parking lot through the detention and water quality as shown on the RDDDP. The added detention and water quality unit will not only help mitigate the impacts of this development but likely help with the existing floodplains in the area to the extent same exist.

HOUSING

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

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

As stated previously, the proposal is for a new and different housing option for the area, being new construction residential with maintenance free living lacking in this older area of south 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 small lot townhome form of development, accompanied by its maintenance free living, provides a housing option for a mixture of residents, including the millennial working 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 standard single family residential lot that predominates throughout the surrounding area, and thus will have a different price point. This townhome style attached housing option will also help by providing multiple options for the existing residents in the area that want to age in place and in their community, particularly because most of the living space is located on the first floor, including kitchens, baths and bedroom, etc.

* * *

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

Applicant & Owner: Corcoran Home Building & Remodeling, LLC
c/o Matthew Corcoran

Location: 9418 Pirouette Ave

Proposed Use: Attached Single Family Residential
Subdivision

Engineers, Land Planners and
Landscape Architects: Land Design & Development, Inc.

Request: Zone change from R-4 to PRD

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on September 19, 2019 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

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, 2.1, 2.7, 3.1, 4, 5, 9, 11, 12, 7 and 9 of Goal 1, because the site is located in the Village Form District which encourages a diversity of housing types, ranging from low-density to higher density residential providing a range of housing opportunities; this proposed development and the rezoning from R-4 to Planned Residential District is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area; the majority of the properties in the area are zoned R-4 like the subject property; the Village Form District in this case being oriented around the New Cut Road corridor, with the supporting single family residential, mainly low density single family residential then surrounding same; while there are some multifamily projects being considered in the area, this project provides a different housing choice for those looking for a single family residential subdivision, being smaller lots and attached homes; this housing option will appeal largely to those purchasers that want a very low maintenance style of living and a new home option; from the intensity/density perspective, this single family subdivision is far similar to much of the R-4 residential in the area compared to other housing options, such as multi-family; the proposed style/design of the homes will be similar in size to the homes in the surrounding area, just with attached walls between homes; this attached townhome style allows the homes to be bunched together providing extra space behind the home on the lot and also allowing buffers around much of the perimeter of the development which acts as open space; because the propose use fits within and is compatible with the surrounding properties, such that

no screening or buffering would practical be expected based upon the area, the DDDP demonstrates that the proposal attempts to provide screening and buffering, to the extent possible; this proposed residential development is located in close proximity to the TARC service line along New Cut Road with ample internal pedestrian connections and walkways providing access to transportation facilities for residents to have easy access to employment centers throughout Louisville Metro and access to downtown Louisville and other employment areas; and as a result, the parking spaces have been kept to a minimum due to this transit service accessibility; 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 13 of Goal 2, because the proposed development provides housing options for the nearby activity centers along New Cut 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, 3, 7, 8, and 9 of Goal 3, because the proposed development has been designed to preserve the open space areas shown on the plan, many of which provide a usable area for the residents, while at the same time providing a buffer to the neighboring property owners; this open space area is designed to be in areas that protect the natural features on the property and reduce drainage that runs to the north and west on the site; this open space will be owned by the proposed owners in common and maintained by the homeowners association; and there are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create particular erosion problems; 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 and 4 of Goal 1, because this proposed rezoning and DDDP will appeal to those townhome purchasers that want to live in close proximity to the New Cut Road corridor with very low maintenance and want the option for easy alternative means of travel through biking or walking; sidewalks are being provided to create pedestrian connections between the proposed townhomes, the common open areas, and the front of the development along Pirouette Avenue; and as previously stated, this proposed single family townhome residential use is located in close proximity to the marketplace corridors along New Cut Road, as well as the employment centers in the area; and

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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 the access to this single family development is through Pirouette Avenue which contains other single family

residential homes; as such, the access is not through property of lower zoning classification; the entrance along Pirouette Avenue has been reviewed by Transportation Planning for appropriate site distances on this residential street; and the internal streets were designed to maximize both the pedestrian connectivity and sense of place, but also to provide the best vehicular connectivity with least impervious surface; and

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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; and 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.

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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 small lot townhome form of development, accompanied by its maintenance free living, provides a housing option for a mixture of residents, including the millennial working in the area 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 standard single family residential lot that predominates throughout the surrounding area, and thus will have a different price point. This townhome style attached housing option will also help by providing multiple options for the existing residents in the area that want to age in place and in their community, particularly because most of the living space is located on the first floor, including kitchens, baths and bedroom, etc.

* * *

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,

BARDENWERPER, TALBOTT & ROBERTS, PLLC

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