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REVISED

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

<u>Applicant:</u>	Greenwood Properties, LLC
<u>Owner:</u>	Dorothy J. Yates & Wanda L. Nally
<u>Location:</u>	no address per PVA (Block 1048, Lot 2, SL 2)
<u>Proposed Use:</u>	Multi-family residential community
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Requests:</u>	Change in Zoning from R-4 to R-6

GUIDELINE - 1 COMMUNITY FORM

Greenwood Properties, LLC (“Greenwood Properties”) proposes an apartment community consisting of a 54-unit townhome style apartment community on 3.8 +/- acres along the south side of Stonestreet Road between the existing Kennedy Place Townhomes and Christian Assembly Church.

The subject property lies within the Neighborhood Form District and on Stonestreet Road, east of Dixie Highway. The site’s location provides opportunities for this anticipated community of residents to gain quick and easy access to many shopping and dining opportunities and services, to workplace job opportunities along Dixie Highway and to I-265 and its ease of access to other suburban and downtown employment centers. This proposal will provide this area with new, attractive housing choices for residents who desire to live in a rental community. Other multi-family zoning and serving commercial land uses in close proximity to the subject property include Kennedy Place Townhomes.

Greenwood Properties proposes a townhome community, of all 2-story buildings. Gross density will be on the low side of the high density range. Buildings will be constructed of attractive durable building materials (stone and “hardy plank” lap siding) and will feature high end architectural details.

Perimeter setbacks and landscape buffer areas are provided along all property lines as required by the Land Development Code (LDC), which will screen and buffer resident activities with existing tree masses or new landscaping from and as to adjoining property owners.

GUIDELINE – 2 CENTERS

The proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 4, 5, 7, 8, 9, 11, 13, 14 and 15 of Guideline 2 of the 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 robust area where residents currently seek new housing options that have easy access to the Dixie Highway commercial corridor and nearby Workplace Areas. Future residents will also support the businesses and services in these nearby activity centers. Parking is compact and shared, and walking and biking are convenient. The main internal focal points will be the exercise facility on the development plan.

GUIDELINE – 3 COMPATIBILITY

The proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 21, 22, 23, and 28 of Guideline 3 for all the reasons described above and because this proposed community is in a density range and design comparable to other nearby apartment communities. Buildings will be 2 stories in height and constructed with attractive building materials comparable to residential communities in the area, in this case stone and “hardy plank”. Perimeter landscaping, screening and buffering will be provided and/or retained along all property lines. Buildings are oriented toward internal open spaces, will have ease of access to the exercise facility and on 3 sides will adjoin existing vegetative and/or newly landscaped areas, admittedly much of it on the adjoining large and existing treed church property.

Sidewalks will be provided where required, and accommodations will be made for pedestrian and bicycle transportation as well as the handicapped and elderly. Odors won’t exist as in commercial industrial developments, and air quality concerns related to traffic congestion or delay will be mitigated by the fact that this is a residential development and that internal roads and sidewalks are efficiently organized to control traffic flow and prevent delays. Refuse will be picked up on a regular basis. Lighting will be residential in character and directed down and away from adjoining properties in conformance with LDC regulations. All signage will be in conformance with LDC regulations. No waivers or variances are sought.

GUIDELINE – 6 MARKETPLACE

The proposed apartment community 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 in and around the nearby activity center of the very robust Dixie Highway, an increasingly popular place along which to work, live and play. This proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services. The apartment community, as proposed, will have easy access to Stonestreet Road and Dixie Highway and several other roads in the area, and from there to other Louisville employment and commercial centers.

GUIDELINES – 7 (CIRCULATION), 8 (TRANSPORTATION FACILITY DESIGN), and 9 (BICYCLE, PEDESTRIAN AND TRANSIT)

The proposed apartment community conforms with the overall Intents and applicable Policies of Guidelines 7, 8 and 9 because the proposed Detailed District Development Plan (DDDP) has been designed in conformance with all Metro Public Works and Transportation Planning design

policies. Good internal circulation, appropriate access, sight distances, corner clearances and parking are provided. Stonestreet Road has adequate traffic-carrying capacity, with a center left-turning lane to provide safe access. Sidewalks and bike racks will be provided as required. The DDDP will require the stamp of approval from Metro Transportation Planning, prior to official review by the Planning Commission, thus assuring compliance with all Metro Public Works standards addressed by these Guidelines.

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

The proposed apartment community conforms with the overall Intents and applicable Policies of Guidelines 10, 11 and 12 because, all drainage will run to internal catch basins and then to a sufficiently sized detention basin, and from there to an existing drainage channel and in that way will comply with all MSD storm water management requirements. Therefore, post development peak rates of stormwater discharge will not exceed peak pre-development rates. Moreover, this DDDP must receive the preliminary stamped of approval by MSD prior to docketing for LD&T review. Louisville Water Company will provide water to the site. A soil erosion and sediment control plan will also be implemented to further manage sediment and drainage during construction. MSD water quality regulatory requirements will also be addressed. Air quality is addressed by virtue of the referenced shorter commuting distances explained hereinabove.

GUIDELINE 13 – LANDSCAPE CHARACTER

The proposed apartment community conforms with the overall Intents and applicable Policies of Guideline 13 for all the reasons described above and because landscaping will be provided and/or trees retained around buildings, along the Stonestreet Road entrance and frontage, along internal streets, and along property perimeters as noted above, except where a waiver in the southwest corner of the site has been requested and separately justified. Recreational space is provided through and internal exercise facility. Passive recreational enjoyment will be enjoyed within internal landscaped areas by virtue of the adjoining large open areas on the adjoining church property. Tree canopy requirements will be met.

GUIDELINE 14 – INFRASTRUCTURE

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

For all these reasons those set forth in the applicant's detailed Statement of Compliance with the Cornerstone 2020 Comprehensive Plan, and as evidenced by the DDDP and other evidence submitted with this application and to be presented at LD&T and Planning Commission meetings, the proposed community complies with the specific Intents, Policies and Guidelines of Comprehensive Plan.

Respectfully submitted,

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