

# Zoning Pre-Application Staff Report

December 20, 2016



<b>Case No:</b>	16ZONE1075
<b>Request:</b>	Change in zoning from RR to R-4
<b>Project Name:</b>	Creek View, Section 3
<b>Location:</b>	11700 Mary Morley Drive
<b>Owner:</b>	Premier Land Development Co.
<b>Applicant:</b>	Premier Land Development Co.
<b>Representative:</b>	Mindel, Scott, and Associates
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	22 - Robin Engel
<b>Case Manager:</b>	Joel Dock, Planner I

## REQUEST

- **Change-in-zoning** from RR to R-4
- **Conservation Subdivision Plan**

## CASE SUMMARY/BACKGROUND/SITE CONTEXT

The applicant has requested a change-in-zoning from RR to R-4 in conjunction with a review of a conservation subdivision plan in South-Central Louisville Metro; South of Interstate-265, roughly three miles West of Bardstown Road, and with primary access via local roads to Thixton Lane. Preston Highway is approximately five miles West of the subject site via Mt. Washington road where 1<sup>st</sup> and 2<sup>nd</sup> order goods and services are provided. The Parklands of Floyds fork, Broad Run Park, is within close proximity to the subject site. The majority of the current lot is maintained in tree canopy. Sidewalk connectivity from the subject site to abutting subdivision to the East is provided, while sidewalk connectivity/mobility is absent along Thixton Lane and Mt. Washington which serve the development site.

## LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
<b><i>Subject Property</i></b>			
<b>Existing</b>	Vacant	RR	N
<b>Proposed</b>	Single Family Residential	R-4	N
<b><i>Surrounding Properties</i></b>			
<b>North</b>	Single Family Residential	R-4	N
<b>South</b>	Single Family Residential	RR	N
<b>East</b>	Single Family Residential	R-4/RR	N
<b>West</b>	Single Family Residential	R-4	N

## PREVIOUS CASES ON SITE

9868: Neighborhood Change in zoning from R-4 to RR for 73 parcels (approved 12/6/07)

15ZONE1005: Change in zoning from RR to R-4 (withdrawn)

## INTERESTED PARTY COMMENTS

Staff has not received any interested party comments at this time.

## APPLICABLE PLANS AND POLICIES

Cornerstone 2020  
Land Development Code

## STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: *KRS Chapter 100.213*

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

## STAFF ANALYSIS FOR REZONING

The following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020:

### The site is located in the Neighborhood Form District

The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages and incomes. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to large lot single family developments with cul-de-sacs, neo-traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero lot line neighborhoods with open space, and high density multi-family condominium-style or rental housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

In 2008, the Planning Commission found that the previous R-4 zoning was inappropriate based on the guidelines of the Comprehensive Plan. The applicant should consider the findings in case 9868 as the request moves forward.

All agency comments should be addressed to demonstrate compliance with the Guidelines and Policies of Cornerstone 2020. Any additional material needed to satisfy these guidelines shall also be submitted for review.

A checklist with a detailed analysis of the Guidelines and Policies of Cornerstone 2020 is attached to the end of this staff report. The checklist contains elements of the proposal that fulfill the goals and objectives of Cornerstone 2020, fail to meet those goals and objectives, or require more information. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

### TECHNICAL REVIEW

All agency comments from the detailed district development plan will need to be addressed before the case proceeds to a public meeting.

Sites rezoned after the middle of 1975 are subject to specific development provisions known as “Plan Certain.” These regulations require the owner/developer to agree to a specific development plan and development conditions as part of the rezoning process, known as binding elements. This plan and binding elements will run with the property and may limit what can be developed on the property.

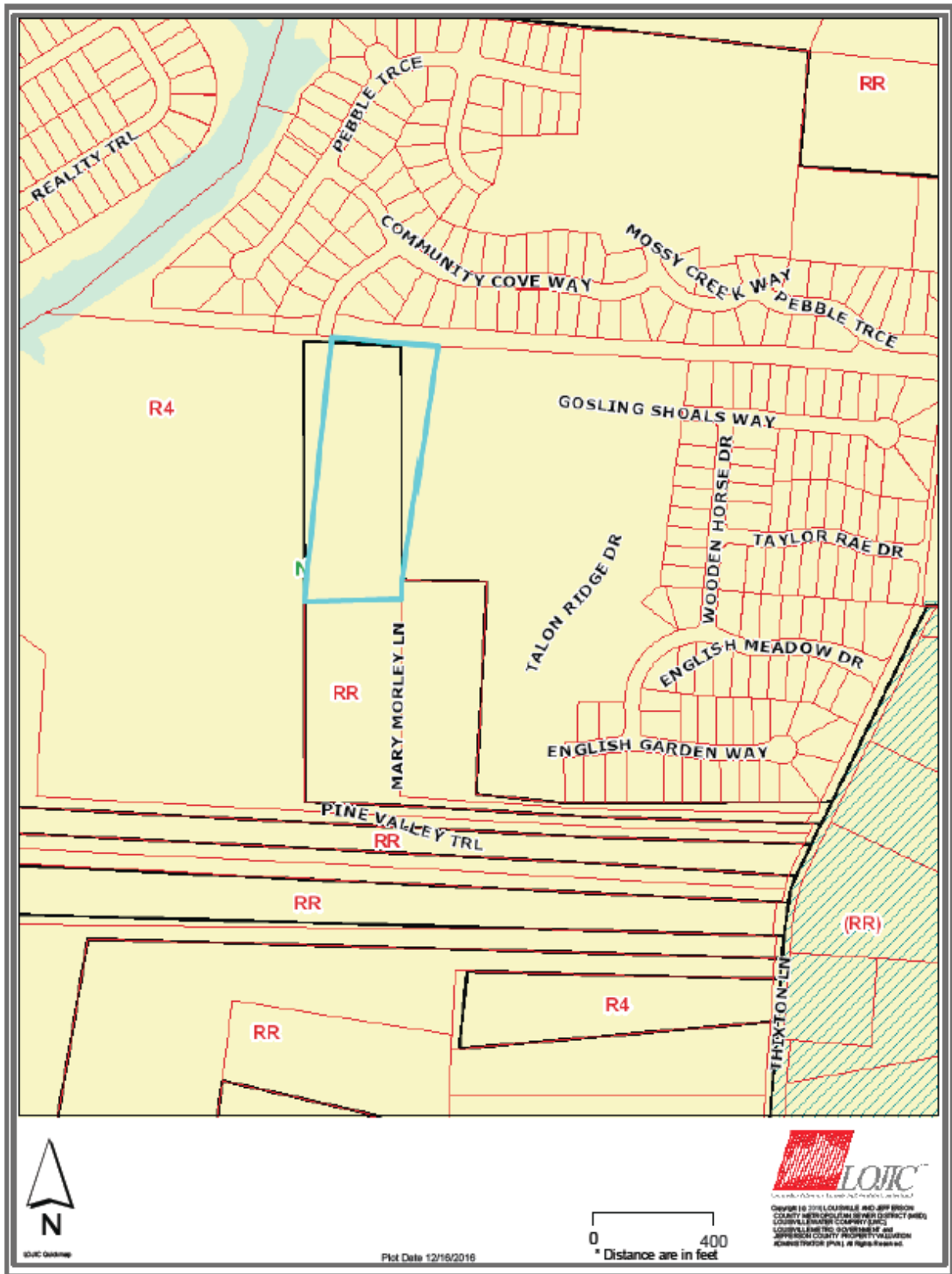
### NOTIFICATION

Date	Purpose of Notice	Recipients
	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 22 Notification of Development Proposals
	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Speakers at Planning Commission public hearing Subscribers of Council District 22 Notification of Development Proposals
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

### ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Cornerstone 2020 Staff Checklist
4. Findings of Fact from case 9868 resulting in the rezoning from R-4 to RR

1. **Zoning Map**



2. Aerial Photograph



3. **Cornerstone 2020 Staff Checklist**

- + Exceeds Guideline
- ✓ Meets Guideline
- Does Not Meet Guideline
- +/- More Information Needed
- NA Not Applicable

Neighborhood: Residential

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
1	Community Form/Land Use Guideline 1: Community Form	B.3: The proposal supports the creation of a mix of residential housing choices and densities for the neighborhood.	✓	The proposed R-4 zoning continues a mix of lot sizes available in the area.
2	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal is classified as high density (greater than 12 dwelling units per acre), it is located on a major or minor arterial or in a location that has limited impact on adjacent low or moderate density developments.	✓	The proposal is not high density.
3	Community Form/Land Use Guideline 1: Community Form	B.3: If the proposal introduces a new housing type to the neighborhood, it is designed to be compatible with nearby land uses.	✓	The proposal is for single family residential which is prevalent in the area.
4	Community Form/Land Use Guideline 1: Community Form	B.3: Neighborhood streets are designed to invite human interaction and easy access through the use of connectivity, and design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets.	-	Sidewalks are not present on the cul-de-sac
5	Community Form/Land Use Guideline 2: Centers	A.1. Locate activity centers within the Neighborhood Form District at street intersections with at least one of the intersecting streets classified as a collector or higher, AND one of the corners containing an established non-residential use.	NA	There are no non-residential uses proposed. The site is not located in an activity center.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
6	Community Form/Land Use Guideline 2: Centers	A.2: Develop non-residential and mixed uses only in designated activity centers except (a) where an existing center proposed to expand in a manner that is compatible with adjacent uses and in keeping with form district standards, (b) when a proposal is comparable in use, intensity, size and design to a designated center, (c) where a proposed use requires a particular location or does not fit well into a compact center, (d) where a commercial use mainly serves residents of a new planned or proposed development and is similar in character and intensity to the residential development, or (e) in older or redeveloping areas where the non-residential use is compatible with the surroundings and does not create a nuisance.	NA	The proposal is for residential.
7	Community Form/Land Use Guideline 2: Centers	A.4: Encourage a more compact development pattern that results in an efficient use of land and cost-effective infrastructure.	NA	The smaller lot sizes proposed indicates a compact development.
8	Community Form/Land Use Guideline 2: Centers	A.5: Encourage a mix of compatible uses to reduce traffic by supporting combined trips, allow alternative modes of transportation and encourage vitality and sense of place.	NA	The proposed use is single family and the site is mostly surrounded by single family uses.
9	Community Form/Land Use Guideline 2: Centers	A.6: Encourage residential uses in centers above retail and other mixed-use multi-story retail buildings.	NA	The proposal is not for a non-residential zoning district.
10	Community Form/Land Use Guideline 2: Centers	A.7: Encourage new developments and rehabilitation of buildings to provide residential uses alone or in combination with retail and office uses.	NA	The proposal is for residential alone.
11	Community Form/Land Use Guideline 2: Centers	A.8/11: Allow centers in the Neighborhood Form District that serve the daily needs of residents and that are designed to minimize impact on residents through appropriate scale, placement and design.	NA	The proposal is for residential.
12	Community Form/Land Use Guideline 2: Centers	A.10: Encourage outlot development in underutilized parking lots provided location, scale, signs, lighting, parking and landscaping standards are met. Such outlot development should provide street-level retail with residential units above.	NA	The proposal is for residential.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
13	Community Form/Land Use Guideline 2: Centers	A.12: Design large developments to be compact, multi-purpose centers organized around a central feature such as a public square, plaza or landscape element.	NA	The proposal is for residential.
14	Community Form/Land Use Guideline 2: Centers	A.13: Encourage sharing of entrance and parking facilities to reduce curb cuts and surface parking.	NA	No surface parking is proposed and there is only one entrance to the subdivision.
15	Community Form/Land Use Guideline 2: Centers	A.14: Design and locate utility easements to provide access for maintenance and to provide services in common for adjacent developments.	+/-	Easements shall be coordinate with utility agencies and approval will be required prior to record subdivision plat.
16	Community Form/Land Use Guideline 2: Centers	A.15: Encourage parking design and layout to balance safety, traffic, transit, pedestrian, environmental and aesthetic considerations.	-	Sidewalk connectivity is a concern. Cul-de-sac does not provide sidewalks. Thixton Lane and Mt. Washington Road do not have facilities promoting bicycle or pedestrian mobility.
17	Community Form/Land Use Guideline 2: Centers	A.16: Encourage centers to be designed for easy access by alternative forms of transportation.	NA	The proposal is not for a center.
18	Community Form/Land Use Guideline 3: Compatibility	A.1: The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development.	✓	The proposal is compatible with surrounding uses as it abuts a single-family subdivision and will share access to corridors through local roads
19	Community Form/Land Use Guideline 3: Compatibility	A.2: The proposed building materials increase the new development's compatibility. (Only for a new development in a residential infill context, or if consideration of building materials used in the proposal is specifically required by the Land Development Code.)	NA	This residential development is not considered infill and renderings are not required
20	Community Form/Land Use Guideline 3: Compatibility	A.3: The proposal is compatible with adjacent residential areas, and if it introduces a new type of density, the proposal is designed to be compatible with surrounding land uses through the use of techniques to mitigate nuisances and provide appropriate transitions between land uses. Examples of appropriate mitigation include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.	✓	The proposal does not introduce a new type of zoning to the area as the subject site was zoned R-4 prior to the neighborhood rezoning in 2007 which changed the site to RR. The site is also adjacent to an R-4 subdivision.
21	Community Form/Land Use Guideline 3: Compatibility	A.6: The proposal mitigates any adverse impacts of its associated traffic on nearby existing communities.	+/-	Traffic study may be required. Thixton lane does not provide necessary infrastructure to provide for pedestrians and vehicles.



#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
22	Community Form/Land Use Guideline 3: Compatibility	A.8: The proposal mitigates adverse impacts of its lighting on nearby properties, and on the night sky.	✓	Lighting will meet LDC requirements. Lighting shall not exceed the subdivision needs for safety.
23	Community Form/Land Use Guideline 3: Compatibility	A.10: The proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern.	-	The proposal does not include a variety of housing types and is exclusive to all forms of housing except single-family residential.
24	Community Form/Land Use Guideline 3: Compatibility	A.11: If the proposal is a higher density or intensity use, it is located along a transit corridor AND in or near an activity center.	✓	The proposal is not high density and reverts back to its previous zoning of R-4 that existed prior to 2007.
25	Community Form/Land Use Guideline 3: Compatibility	A.13: The proposal creates housing for the elderly or persons with disabilities, which is located close to shopping, transit routes, and medical facilities (if possible).	+/-	The applicant should consider this as the project moves forward. Accessibility to nearby corridors by means other than a car is a concern
26	Community Form/Land Use Guideline 3: Compatibility	A.14/15: The proposal creates appropriate/inclusive housing that is compatible with site and building design of nearby housing.	+/-	The applicant should consider this as the project moves forward. The development is, however, compatible with the surrounding area.
27	Community Form/Land Use Guideline 3: Compatibility	A.21: The proposal provides appropriate transitions between uses that are substantially different in scale and intensity or density of development such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions, or setback requirements.	✓	Landscaping shall be provided as required by the LDC
28	Community Form/Land Use Guideline 3: Compatibility	A.22: The proposal mitigates the impacts caused when incompatible developments unavoidably occur adjacent to one another by using buffers that are of varying designs such as landscaping, vegetative berms and/or walls, and that address those aspects of the development that have the potential to adversely impact existing area developments.	✓	Landscaping shall be provided as required by the LDC
29	Community Form/Land Use Guideline 3: Compatibility	A.23: Setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards.	✓	Lots are compatible with nearby development.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
30	Community Form/Land Use Guideline 4: Open Space	A.2/3/7: The proposal provides open space that helps meet the needs of the community as a component of the development and provides for the continued maintenance of that open space.	+/-	Conservation areas shall be provided as required by the LDC and as amended in December 2016
31	Community Form/Land Use Guideline 4: Open Space	A.4: Open space design is consistent with the pattern of development in the Neighborhood Form District.	+/-	Conservation areas shall be provided as required by the LDC and as amended in December 2016
32	Community Form/Land Use Guideline 4: Open Space	A.5: The proposal integrates natural features into the pattern of development.	+/-	Conservation areas shall be provided as required by the LDC. An interconnected pathway of open spaces appears to be created for the adjacent subdivision.
33	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.1: The proposal respects the natural features of the site through sensitive site design, avoids substantial changes to the topography and minimizes property damage and environmental degradation resulting from disturbance of natural systems.	+/-	Conservation areas shall be provided as required by the LDC and as amended in December 2016
34	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.2/4: The proposal includes the preservation, use or adaptive reuse of buildings, sites, districts and landscapes that are recognized as having historical or architectural value, and, if located within the impact area of these resources, is compatible in height, bulk, scale, architecture and placement.	+/-	Conservation areas shall be provided as required by the LDC and as amended in December 2016
35	Community Form/Land Use Guideline 5: Natural Areas and Scenic and Historic Resources	A.6: Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes with the potential for severe erosion.	+/-	The subject site is within the Cedar Creek Watershed. All MSD comments shall be addressed.
36	Mobility/Transportation Guideline 7: Circulation	A.1/2: The proposal will contribute its proportional share of the cost of roadway improvements and other services and public facilities made necessary by the development through physical improvements to these facilities, contribution of money, or other means.	+/-	Roadway improvements shall be made to construct and provide for future extension of local roads. The plan appears to be providing such extension.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
37	Mobility/Transportation Guideline 7: Circulation	A.6: The proposal's transportation facilities are compatible with and support access to surrounding land uses, and contribute to the appropriate development of adjacent lands. The proposal includes at least one continuous roadway through the development, adequate street stubs, and relies on cul-de-sacs only as short side streets or where natural features limit development of "through" roads.	-	Sidewalks are recommended to promote mobility to sidewalks from the cul-de-sac. Collector roads serving major corridors do not provide safe pedestrian access.
38	Mobility/Transportation Guideline 7: Circulation	A.9: The proposal includes the dedication of rights-of-way for street, transit corridors, bikeway and walkway facilities within or abutting the development.	+/-	Sidewalks are recommended to promote mobility to sidewalks from the cul-de-sac. Collector roads serving major corridors do not provide safe pedestrian access.
39	Mobility/Transportation Guideline 8: Transportation Facility Design	A.8: Adequate stub streets are provided for future roadway connections that support and contribute to appropriate development of adjacent land.	✓	A stub street is being provided to the adjacent property to the west.
40	Mobility/Transportation Guideline 8: Transportation Facility Design	A.9: Avoid access to development through areas of significantly lower intensity or density if such access would create a significant nuisance.	✓	No access is being provided through a lower intensity zoning district. Access is being provided form abutting R-4 district
41	Mobility/Transportation Guideline 8: Transportation Facility Design	A.11: The development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site.	✓	A stub street is being provided to the adjacent vacant property to the west. The stub of Creek Brook Drive will be required to be extended south upon development of land abutting lot 6 of the development.
42	Mobility/Transportation Guideline 9: Bicycle, Pedestrian and Transit	A.1/2: The proposal provides, where appropriate, for the movement of pedestrians, bicyclists and transit users around and through the development, provides bicycle and pedestrian connections to adjacent developments and to transit stops, and is appropriately located for its density and intensity.	-	Sidewalks are recommended to promote mobility to sidewalks from the cul-de-sac. Collector roads serving major corridors do not provide safe pedestrian access.
43	Livability/Environment Guideline 10: Flooding and Stormwater	The proposal's drainage plans have been approved by MSD, and the proposal mitigates negative impacts to the floodplain and minimizes impervious area. Solid blue line streams are protected through a vegetative buffer, and drainage designs are capable of accommodating upstream runoff assuming a fully-developed watershed. If streambank restoration or preservation is necessary, the proposal uses best management practices.	+/-	The subject site is within the Cedar Creek Watershed. All MSD comments shall be addressed.

#	Cornerstone 2020 Plan Element	Plan Element or Portion of Plan Element	Staff Finding	Staff Comments
44	Livability/Environment Guideline 13: Landscape Character	A.3: The proposal includes additions and connections to a system of natural corridors that can provide habitat areas and allow for migration.	✓	Opens spaces are being connected.
45	Community Facilities Guideline 14: Infrastructure	A.2: The proposal is located in an area served by existing utilities or planned for utilities.	+/-	Utilities shall be coordinated
46	Community Facilities Guideline 14: Infrastructure	A.3: The proposal has access to an adequate supply of potable water and water for fire-fighting purposes.	+/-	Utilities shall be coordinated
47	Community Facilities Guideline 14: Infrastructure	A.4: The proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams.	+/-	All MSD comments shall be addressed.

4. Finding of Fact, case 9868

Louisville Metro Planning Commission  
Findings of Fact  
Re: Case Number 9868: Thixton Lane Rezoning  
Property 64 of 73

On December 6, 2007, the Louisville Metro Planning Commission (Commission) conducted a public hearing in the Court of Appeals Court Room, 514 West Liberty Street, Louisville, Kentucky 40202 in connection with the application of Thixton Lane Neighborhood Association Inc. to rezone property known as 11700 MARY MORLEY LN (Tax Block 0092 Lot 0099 Sub-lot 0000) and being in Metro Louisville Kentucky, from R-4 Single-family Residential to R-R Single-family Residential.

The Commission, having considered all information and evidence presented by the Applicant(s), and all evidence presented by all persons who spoke in favor of and in opposition to the request at a public hearing on December 6, 2007, hereby, make the following findings of fact and recommendations pursuant to KRS 100.213:

WHEREAS, The Commission finds that the application is in agreement with the Policies of the Comprehensive Plan for Metro Louisville and that the applicant of this proposal has addressed, as much as possible, the many aspects, goals and objectives, guidelines and policies, of Cornerstone 2020 taking into account that this property, is currently zoned R4 and is currently VACANT. The property is located in a low density single family neighborhood that includes variety of residential housing, and vacant agricultural land uses.

WHEREAS, The Commission further finds the property is unique for several factors, one being the size and its location. The lot is 6.38 acres and located within close proximity to the Floyds Fork DRO and accessed by the narrow pavement of THIXTON LANE.

WHEREAS, The Commission finds that this proposal is compatible with the surrounding uses in relation to use, mass and scale. The proposal will not be out of character in the neighborhood since it is of similar intensity, mass and scale with the other residential housing types in this area and the 72 other properties requesting this same designation in the vicinity. The proposed R-R is compatible with the surrounding R-4 and R-R/DRO zoning classifications.

WHEREAS, the Commission finds that the proposal appears in compliance with the Neighborhood form area for the following reasons, among others identified elsewhere in this proposal and herein below. The site is located within the Neighborhood Form District where there is already a variety of housing opportunities and within close proximity to the Floyds Fork DRO. The proposed development will maintain scenic open space for its residents.

WHEREAS, the Commission finds that the proposal complies with Policy 10 of Guideline 3 in that in regards to policy 10, this development will provide an alternative to traditional R-4 single family detached housing that is prominent in this area. The development will provide home ownership to people wanting a more rural setting variety while remaining in the Louisville Metro.

WHEREAS, the Commission finds that this proposal is in compliance in that the Air Pollution Control District has performed a preliminary screening and indicates that this project will not have an adverse impact on air quality (10-12-07).

WHEREAS, the Commission finds that this proposal complies with Guideline 4 of the Comprehensive Plan because the applicant will restrict lot size to a minimum of five acres under the R-R classification allowing development to respect the topographic features and minimize need for manmade detention facilities.

WHEREAS, the Commission finds that this proposal complies with Guideline 5 of the Comprehensive Plan because the proposal will restrict lot size to a minimum of five acres under the R-R classification allowing future development to respect the topographic features and important scenic resources. There are no stream corridors, on the site. There are no significant environmental or historical features on this site.

WHEREAS, the Commission finds that this proposal complies with Guideline 6 of the Comprehensive Plan because the 5 acre minimum lot size minimizes pressure on existing inadequate roadways. This location is quite appropriate for a very low intensity residential use due to its location along a narrow rural collector.

WHEREAS, the Commission finds that this proposal complies with Guideline 7 of the Comprehensive Plan because site access will be through a functioning street network and that the development will not exceed carrying capacity of the streets.

WHEREAS, the Commission finds that this proposal complies with Guideline 8 of the Comprehensive Plan by reducing traffic potential from site access through designated scenic roadways and preserving an interconnected system of scenic corridors.

WHEREAS, the Commission finds that this proposal complies with Guideline 11 of the Comprehensive Plan because, among other things, the applicant will prepare and follow an erosion and sedimentation control plan prepared in accordance with MSD Soil and Erosion Control Ordinance for any proposed construction and the 5 acre minimum lot size minimizes pressure on existing carbonate stress by lowering the development density and reducing potential threats to groundwater quality and karst features in this carbonate area.

WHEREAS, the Commission finds that this proposal complies with Guideline 12 of the Comprehensive Plan because of the specific use, has been in existence for some time and is located in close proximity to other similar uses and therefore will not generate large amounts of traffic at one time.

WHEREAS, the Commission finds that this proposal complies with Guideline 13 of the Comprehensive Plan by preserving existing trees  
NOW, THEREFORE BE IT RESOLVED, that the Louisville and Metro Planning Commission does, hereby, recommend to the Louisville Metro Government that the application to rezone the subject property, as described herein from R-4 Single Family Residential to R-R Single Family Residential.