

**21<sup>st</sup> Century Parks Endowment, Inc.**  
**11333 Bardstown Creek Road**

**Applicant's Proposed Findings of Fact**  
**Proposed Revised Preliminary Subdivision/Detailed District Development Plan**

**Case No. 18DEVPLAN1099**

The Louisville Metro Planning Commission, having reviewed evidence submitted to its staff and heard in a Public Hearing on July 16, 2018 and having reviewed the staff report and testimony in the same Public Hearing, makes the following findings and takes the following action:

**WHEREAS**, the proposed Revised Preliminary Subdivision/Detailed District Development Plan (the "Revised Plan") complies with the requirements of Chapter 11.4.7.F of the Land Development Code as set forth below;

**WHEREAS**, the proposed Revised Plan conserves natural resources as the applicant's sister entity, 21<sup>st</sup> Century Parks, Inc., has already permanently preserved 126 acres of the land originally approved for development at Oakland Hills as part of the Parklands, and the Revised Plan retains a buffer along Old Man's Run and combination floodplain compensation/water quality features;

**WHEREAS**, the proposed Revised Plan provides for the safety and efficiency of the proposed and existing roads in and around the proposed development as the Revised Plan retains the originally approved connection to the existing Oakland Hills Trail, which provides access to Bardstown Road, a main artery between Louisville Metro and the communities nearby in Bullitt County and provides connections to Broad Run Parkway within the Parklands and, through a recently approved adjacent development, to Waterford Road in Bullitt County;

**WHEREAS**, the proposed Revised Plan provides for the preservation of hundreds of acres of open space in addition to the 126 acres preserved by 21<sup>st</sup> Century Parks, Inc. as part of the Parklands, as well as hiking and biking trails that connect the proposed development to the Parklands;

**WHEREAS**, the proposed Revised Plan contains adequate planned drainage systems that will address both new surface water from new impervious surfaces, and water quality from said surface water, including buffers and potential floodplain mitigation/water quality basins along Old Man's Run;

**WHEREAS**, the proposed Revised Plan is compatible with the existing lots and homes within Oakland Hills as the Revised Plan retains lot sizes similar to the existing lots within Oakland Hills and will provide buffers adjacent to properties on Vessels Road near the access easement to Broad Run Road;

**WHEREAS**, the proposed Revised Plan is compatible with future development in the area as the Revised Plan is consistent with the design principles, including multi-family housing and bicycle and hiking trails, that should be included in developments near the Parklands;

**WHEREAS**, the proposed Revised Plan complies with the Cornerstone 2020 Comprehensive Plan as it provides more open space, more variety in housing choices, and more bicycle and pedestrian infrastructure than the originally approved Preliminary Subdivision/Detailed District Development Plan for Oakland Hills;

**NOW, THEREFORE**, the Louisville Metro Planning Commission hereby approves the Revised Subdivision/Detailed District Development Plan in Case No. 18DEVPLAN1099.

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