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**CASE #19ZONE1001 - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Location: 8809 Shepherdsville Road
Proposed Use: Single Family Residential
Request: Zone Change from R-4 to R-5

Community Form: Goal 1 Policies 3, 7 and 9

The subject property is located in the Neighborhood Form District, which is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood area. Plan 2040 states that this form district will contain diverse housing types in order to provide housing choice for different ages, incomes and abilities. This proposal falls under the definition of a low-density development as low density is defined as single family residential under 5 dwelling units/acre and this request is for a maximum density of 4.4 dwelling units/acre. With the change to the R5 zone the lots are smaller but the overall density is still considered low and so is compatible with the surrounding lots which are zoned R-4 would also be a low density by virtue of the requirements of the R4 zone. This proposal provides an option for a single-family home on a smaller lot not otherwise found in the immediate vicinity and potentially reducing the home cost making it an affordable option for a wider range of individuals.

Community Form: Goal 2 Policy 9 and Goal 4 Policies 2 and 3

Though the goal is to encourage new developments and rehabilitation of buildings that provide commercial, office and or residential uses and to encourage preservation of distinctive cultural feature, the existing structures on the site are proposed to be demolished. The home constructed in 1926 is an example of a bungalow in rural Jefferson County, it is more than 90 years old but is not significant in its design, features or setting. It is not located in an Historic Preservation District and it is not listed on the National Register of Historic Places. The developer shall comply with the requirements of the Wrecking Ordinance Section 150.110 and the required 30 day hold on the issuance of the wrecking permit shall be observed.

Community Form: Goal 3 Policies 1, 2, 6, 7, 8, 9, 10 and 13

This goal is to enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources. This subdivision complies with the intent and these policies as the layout proposed includes the creation of 1.6 acres of open space. This open space preserves and



protects the existing intermittent stream that extends across a portion of the site, provides open space for use by the residents, and includes a detention basin proposed to address the increased storm drainage resulting from this development. The homeowner's association will maintain the open area.

There are no known wet or highly permeable soils, steep or unstable slopes and no flood prone areas. A site survey has identified 2 potential sinkholes. These are located on buildable lots and will be further analyzed by a geotechnical engineer to determine appropriate mitigation methods to be followed during construction

Mobility: Goal 1 Policy 1, Goal 2 Policies 3 & 4, Goal 3 Policies 7 & 21

The Mobility goals are to implement an accessible system of alternative transportation modes, to provide a safe and accessible transportation system, and to encourage patterns that connect and support future growth. This subdivision complies with the intent and applicable policies in that sidewalks are proposed to be constructed along all road frontages, with the provision of stub street to both the north and south for potential future development, with no proposed access through lower intensity, with the provision of adequate right of way as required by the Land Development Code to be dedicated to Shepherdsville Road and for both of the proposed streets and with no direct access from the individual lots of the subdivision to Shepherdsville Road which is classified as a minor arterial road. Additionally, this subdivision provides a housing option on smaller sized lot that is not currently available in the area and these additional homes would be easily accessible to the regional center north of the site on the Outer Loop and the marketplace corridors located both north and west of the site on Preston Highway.

Community Facilities: Goal 2 Policies 1, 2 and 3

The proposed subdivision complies with the intent and applicable policies identified in the Community Facilities plan element since the subdivision is located in an area served by existing utilities that can be extended to serve the development including water, sewer, gas, electric, telecommunication lines and cable.

Livability: Goal 1 Policies 2, 5, 9 -11, 17, 19, 26 - 28 and 30

The goal of this element is to protect and enhance the natural environment and integrate it with the built environment as development occurs. An open space lot is provided in this subdivision that will protect all but about 60 LF of the existing 1,100 LF of intermittent stream that is identified in the north central portion of the site. In addition, in the open space lot a 25' stream buffer is shown along the intermittent streams banks to preserve the existing riparian zone vegetation for the wildlife that lives in these areas, to reduce the possibility of erosion, as a filter to catch water borne pollutants and to further mitigate negative impacts on the stream. A

detention basin is also proposed in the open space lot to accommodate the increased storm drainage resulting from this development.

Prior to the plan proceeding before the Planning Commission, it will be reviewed by and receive preliminary approval from MSD regarding the storm and sanitary sewer system proposed for the site. By this review MSD will ensure that post-development runoff rates do not exceed pre-development rates and therefore that this development will not have a negative impact on existing stormwater systems. At construction review MSD will ensure that the proposed subdivision plans will identify that Best Management Practices be utilized, will include measures to address water quality and comply with MSD's soil erosion and sediment control standards. For these reasons, the proposed subdivision shall comply with this goal.

Housing: Goal 1 Policies 1 & 2, Goal 2 Policies 1 & 2 and Goal 3 Policies 1-3

The goal of this element is to expand and ensure a diverse range of housing choices. The proposed subdivision allows for the construction of a home on a smaller lot than allowed on the surrounding R4 subdivisions and therefore potentially at a lower cost and appealing to lower income individuals. The smaller lot is one that is likely to appeal to older residents and individuals or couples without children thereby promoting inter-generational residents in this area.

Though the site is not currently served by public transit it is located in relatively close proximity being within a 2-mile radius to area workplaces, shopping and other neighborhood supportive facilities. These are found in the Regional Center and Suburban Market Corridors located on the Outer Loop and with both a Suburban Workplace and Suburban Marketplace Corridor on Preston Highway. It is also located just over a ½ mile from Preston Highway a multi-modal corridor with access to public transportation and an expanded variety of uses.