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Attorneys at law

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

Applicant: Del Investments, Inc. c/o Teri Delsignore

Owner: BBB Investments, LLC & MannoX, LLC

Location: 11312, 11314 & 11404 Taylorsville Road

Proposed Use: Multi-family residential community

Engineers, Land Planners and
Landscape Architects: Mindel Scott & Associates

Requests: Change in Zoning from R-4 and 5-5 to R-6

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GUIDELINE - 1 COMMUNITY FORM

The applicant, Del Investments, Inc. ("Del Investments"), proposes an apartment community consisting of 1, 2 and 3-story buildings with a total of 424 units on 29 +/- acres along the south side of Taylorsville Road, east of Chenoweth Run Road.

The subject property lies within the Neighborhood Form District and is located just southeast of Chenoweth Run Road and also just southeast, a very short distance from the intersection of the relatively newly opened Blankenbaker Parkway at Taylorsville Road. The site's location provides opportunities for this anticipated community of residents to gain quick and easy access to a place they are already largely traveling to and from, which is one the country's largest workplaces, known by such names as Bluegrass Industrial Park, Commonwealth Industrial Park, Blankenbaker Crossings Business Park and Blankenbaker Station Business Park. Also, with opportunities for shopping and dining along Blankenbaker Parkway, Bluegrass Parkway and Taylorsville Road, there is not a better location for a new, attractive apartment housing choice for residents who desire to live within short commutes.

Del Investments proposes an apartment community, of 1, 2 and 3-story buildings, some with internal and some with detached garages. Gross density will be high density range, but that is appropriate (actually called for) along an arterial (Taylorsville Road), near another major arterial (Blankenbaker Parkway Roads) and within a short drive to an interstate highway (I-265). Buildings will be constructed of attractive durable building materials (brick and "hardy plank" lap siding) and will feature high-end architectural details, as shown in the powerpoint presentation accompanying this application.

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.

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GUIDELINE – 2 CENTERS

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The proposed apartment community conforms with the overall Intents of and specifically with applicable Policies 1, 4, 5, 7, 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 near the intersection of two arterial roads which already carry volumes of commuters to and from home and work at the above-mentioned overall giant workplace. Being located where it is, residents seeking new housing options will have easy access to this workplace, plus the commercial centers along Blankenbaker Parkway, Bluegrass Parkway and Taylorsville Road. Internal open space focal points, such as clubhouse and pool, are included on the detailed district development plan (DDDP) accompanying this application.

GUIDELINE – 3 COMPATIBILITY

The proposed apartment community conforms with the overall Intents of and specifically with applicable 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 apartment community is in a density range and design comparable to others located along arterial roads. Buildings will be mostly 3 stories in height (some 2 and 3 story combination) and constructed with attractive building materials comparable to residential communities in the area, as shown on the Studio A Architecture elevations accompanying this application. Perimeter landscaping, screening and buffering will be provided and/or retained along all property lines. Buildings are situated and located so as not to disrupt lower intensity adjoiners.

Sidewalks are provided where required, and accommodations are made for pedestrian and bicycle transportation as well as the handicapped and elderly. Odors won't exist as in commercial and industrial developments, and air quality concerns related to traffic congestion or delay will be greatly mitigated by the fact that this is a residential apartment community purposely located where it is so as to reduce commuting distances. 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, except for a height variance, are sought.

GUIDELINES – 4 and 5 OPEN SPACE / NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposed apartment community conforms with the overall Intents of and specifically with applicable Policies 1, 3, 5, 6 & 7 of Guideline 4 and with the Intents of Guideline 5 for all the reasons described above and because it will feature open space interspersed among the buildings, parking areas and streets. That open space will be available for both passive and active recreational enjoyment by residents and will include a pool, clubhouse and small seating and other gathering areas throughout for an overall positive appearance and living experience for the community. Landscaping will also be provided and/or trees retained along property perimeters, along street frontages and around buildings. Setbacks and buffers along property lines will ensure good transitions between the proposed apartment community and other adjoining and nearby existing land uses. Maintenance of landscaping, natural and open space areas will be performed by the corporate landlord of this rental community. This maintenance arrangement will result in a higher and more consistent level of maintenance of the open spaces than if the property were developed as a single-family subdivision. No known natural or historic resources will be disturbed.

GUIDELINE – 6 MARKETPLACE

The proposed apartment community conforms with the overall Intents of and specifically with applicable Policies 1, 2, 4 and 6 of Guideline 6 because, as noted above, residents will largely be those who, because of this proposed apartment community, will be able to reside near work and thus strengthen the live-work relationship which is important to the continuing ability of the larger metro area to function. It will also support and be supported by the businesses, services, schools and churches in and around the nearby growing activity center around the church to the east and the St. Michael’s Church and school located at the Snyder Freeway interchange. This proposal also reduces public costs for land development by utilizing and improving the capacity of the major arterials that already exist along this property’s frontage and very close by, with easy connections to existing infrastructure for water, sewer, electric and phone services. The apartment community, as proposed, will have also easy access to I-64 and I-265 via the referenced arterial roads in the area, and from there also to other Louisville employment and commercial centers, although the referenced nearby ones are the most important.

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 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. Blankenbaker Parkway and Taylorsville Road have adequate traffic-carrying capacity, which is demonstrated in the CDM Smith Traffic Impact Study (TIS) and which will be further evidenced once Metro Transportation Planning’s preliminary approval is obtained. A center lane on Taylorsville Road will be provided. Sidewalks will also be provided where required.

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 sufficiently sized detention basins, and from there to existing drainage channels and onward to Chenoweth Run Creek. In these ways the DDDP complies with all MSD storm water management requirements. This DDDP must, of course, 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, perhaps most importantly of all, 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 Taylorsville Road entrance and frontage, along internal streets, and along property perimeters as noted above. Open space is preserved for a positive natural appearance and for passive recreational enjoyment by residents. Tree canopy requirements will be met.

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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, as evidenced by the DDDP and by virtue of other evidence submitted with this application and to be presented at LD&T and Planning Commission meetings, the proposed apartment community complies with all other applicable Intents, Policies and Guidelines of the Comprehensive Plan.

Respectfully submitted,

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