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**CASE #19-ZONE-0096- STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Project Name: Star Hill
Location: 6600, 6700 and 6725 S. Hurstbourne Parkway
5800, 5802 and 5930 S. Watterson Trail
Proposed Use: Commercial along Hurstbourne Parkway and Multi-Family
Residential behind
Request: Zone Change from R-4, R5A and PD to R-6 and C1

Project Description

The subject property lies within the Neighborhood Form District and is located on both the north and south side of South Hurstbourne Parkway just west of its intersection with South Watterson Trail. The proposal is for a change of zoning to C1 commercial for the area adjacent to S. Hurstbourne Parkway with an R6 multi-family component located behind it. Access will be provided from both roadways. South Hurstbourne Parkway is a State road, a major arterial road located midway between I -264 and I-265 that serves as a major east/west transportation corridor and as such its frontage is a prime location for commercial development. The multi-family residential proposed behind the commercial provides a transition of uses and intensity of development to the existing single family lots surrounding this proposal.

The Northern half of the current proposal was the subject of 2 previous change of zoning requests, case #10067, Pear Hill Smitty and case #09-045-06W Village of Star Hill. Pear Hill Smitty was approved as a Planned Development that included 125,000 sf of commercial space. The Village of Star Hill was a multi-family development with 126 units and a net density of 8.27 DU/AC. The Northern half proposal includes approximately 28,500 SF of commercial space and 164 multi-family dwelling units at 16.8 DU/AC.

The Southern half of this site is all currently zoned R4 single family residential with no previous changes of zoning. The current proposal includes approximately 21,600 SF of commercial space and 184 multi-family dwelling units at a net density of 16.9 DU/AC and shown as a senior living community.

Community Form: Goals 1, 2 & 3

Goal 1 - Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The proposed zone change complies with Goal 1 within the Community Form Objectives of the 2040 Comprehensive Plan, specifically policies 6, 7, 15, 16, 17 & 18.

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The proposed zoning and development meet Goal 1 in varying ways. Although non-residential expansion is proposed within this development, the physical layout and separation between residential and non-residential is encouraged and separated through use compared to the existing residential community. The majority of surrounding residential uses are separated from non-residential uses by multi-family development. Although higher in intensity than the surrounding existing uses, these will provide an appropriate buffer between differing uses. The commercial expansion is also accessed primarily off from S. Hurstbourne Parkway, a major arterial roadway, reducing potential conflict between the existing and proposed developments. A proposed 60' right-of-way is also proposed on the Northern development, further separating commercial from residential uses and mitigating adverse impacts of traffic on nearby existing communities.

Higher density and intensities are located closest in proximity to major transportation facilities, being S. Hurstbourne parkway. This strategic location will promote the demand for increased commercial uses, utilizing existing potential end-users within the surrounding community as well as the increased residential uses within the proposed development. The end result of this development will be increased housing, employment opportunities and activity in general all located along a major transit corridor. By providing these additional uses in a convenient and accessible location, quality of life will be increased by providing a variety of increased services within the future tenants of this development. Interconnectivity between residential and commercial uses will also encourage intermodal modes of transportation, creating a walkable environment within the development, promoting a positive impact on human health while encouraging reduced emissions.

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.
The proposed zone change complies with Goal 2 within the Community Form Objectives of the 2040 Comprehensive Plan, specifically policies 1, 4, 5, 6, 7, 8, 9, 10 & 11.

This proposal locates “activity centers” within the development but appropriately placed nearest to S. Hurstbourne Parkway, practicing good design strategies by respecting a level of hierarchy between density, use and access. This hierarchy also provides a transition compatible between adjacent uses, both planned and existing. The mixed-use nature of this development will also help increase the anticipated need for commercial uses within this area, becoming a self-sufficient development while adding additional services to the existing community. Internal connectivity will also make it possible for residents within the proposed development to have access to additional services without accessing any major roadway.

Goal 3 – Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.
The proposed zone change complies with Goal 3 within the Community Form Objectives of the 2040 Comprehensive Plan, specifically policies 9, 10 & 12.

The proposed development complies with the intent of these policies as the layout proposed identifies development that preserves the primary areas of steep slopes with the exception of allowing for storm and sanitary sewer crossings. It includes the preservation of common open

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space, both in Tract 1 and 2. This open space preserves and protects the existing steep slopes, karst features and provides open space for use by the residents. The open space will provide community benefits and provide an enhanced transition to the existing and future uses that it buffers the site from. The open space will be maintained by the owners of the development.

Mobility: Goals 1, 2 & 3

Goal 1 – Implement an accessible system of alternative transportation modes.

The proposed zone change complies with Goal 1 within the Mobility Objectives of the 2040 Comprehensive Plan, specifically policy 4.

The proposed development encourages higher densities along an existing marketplace corridor. This development creates future activity centers within the existing corridor and community, further supporting an efficient transportation system both vehicular and pedestrian.

Goal 2 – Plan, build and maintain a safe, accessible and efficient transportation system.

The proposed zone change complies with Goal 2 within the Mobility Objectives of the 2040 Comprehensive Plan, specifically policy 4.

Due to the proposed access into the development, access through significantly lower intensity and density is reduced. Proposed access will not interfere with these lower intensities, both existing and proposed.

Goal 3 – Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change complies with Goal 3 within the Mobility Objectives of the 2040 Comprehensive Plan, specifically policies 1, 2, 3, 4, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 5, 6, 9 & 10.

The zoning, supported by the development plan, encourages a mixture of complementary businesses to the surrounding neighborhood by increasing opportunities for commercial businesses and the interaction between both existing and proposed residences. This contextual relationship between the end-user and increased opportunity for business will also spur shorter trips and increased bicycling and walking within an auto-centric community due to its internal connectivity and proximity/access to surrounding communities. The proposed development will be easily accessible by vehicle all while promoting internal movement through bicycle, walking and public transit. By promoting mixed-use development, like the one proposed, higher density that reduce the need for multiple automobile trips will be not only encouraged but more convenient. The developments main point of access is along S. Hurstbourne Parkway, classified as a major arterial, and was designed to handle traffic both coming into the proposed development and increased traffic leaving.

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Community Facilities: Goal 2

Goal 2 – Ensure community facilities are accessible.

The proposed zone change complies with Goal 2 within the Community Facilities Objectives of the 2040 Comprehensive Plan, specifically policies 1, 2, & 3.

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

Economic Development: Goal 1

Goal 1 – Provide an economic climate that improves growth, innovation, investment and opportunity for all.

The proposed zone change complies with Goal 1 within the Economic Development Objectives of the 2040 Comprehensive Plan, specifically policy 3.

The development proposed complies with the intent and applicable policies identified in the Economic Development plan element by providing a variety of commercial uses which could generate high volumes of traffic along a major arterial corridor. Due to the nature of the mixed-use development the economics within the commercial uses will further be supported by its own residents, providing end-users and a pool of potential employees to drive the proposed supporting and complementary businesses.

Livability: Goal 1

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed zone change complies with Goal 1 within the Livability Objectives of the 2040 Comprehensive Plan, specifically policies 17 & 21.

The areas of open space provided along steep slopes will protect and preserve the existing grade and vegetation for the wildlife that lives in these areas, reduce the possibility of erosion, and help preserve karst topography. In addition, review of this plan by MSD will ensure that the drainage system will be designed to serve the runoff generated by this development and accommodate any through drainage. The clubhouse, pool, walking trail amenities and views of natural environment will assist in the health and well-being of residents.

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Housing: Goals 1, 2 & 3

Goal 1 –Expand and ensure a diverse range of housing choices.

The proposed zone change complies with Goal 1 within the Housing Objectives of the 2040 Comprehensive Plan, specifically policy 2.

The proposed multi-family developments will provide a housing choice not found in the immediate vicinity. These additional housing options will also encourage aging in place as low maintenance residences will be provided through the proposed apartment units all while keeping close proximity to the surrounding community and proposed commercial uses.

Goal 2 –Facilitate the development of connected, mixed-use neighborhoods.

The proposed zone change complies with Goal 2 within the Housing Objectives of the 2040 Comprehensive Plan, specifically policies 1 & 2.

This development will be connected to the existing neighborhood and provide a housing option often identified with young couples, seniors, empty nesters or single parents than the existing single-family homes. It is appropriately located with direct access to an arterial level roadway with the potential for future transit and located in close proximity to jobs, services and amenities.

Goal 3 –Ensure long-term affordability and livable options in all neighborhoods.

The proposed zone change complies with Goal 3 within the Housing Objectives of the 2040 Comprehensive Plan, specifically policies 2 & 3.

This development, part of an ever-evolving community, will not displace any existing community members as the site is primarily vacant. The development will in fact encourage the innovative development practices of mixed-use, leading to further cohesion of the community, both existing and proposed, while creating varying housing options within the context of the surrounding neighborhood. It is this increase in housing options that will promote the increase of both fair and affordable housing.

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