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CASE #20-ZONEPA-0059 - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO

Location: 6106 S. Watterson Trail
Proposed Use: Multi-Family and Single-Family Residential
Request: Zone Change from R-4 to R-7

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Introduction:

This proposal is for the Rezoning of approximately 11.71 acres for a Multi-Family Development from R-4 to R-7 within the Neighborhood Form District. This Multi-Family Development proposes 240 units with a mix of 1, 2 and 3 bedroom apartments. The area contained within this Rezoning is a portion of the parent parcel containing approximately 33.78 acres and was previously approved for 128 Single-Family lots under Case No. 19-MSUB-0018. A revised subdivision plan will be filed for the remainder of this parcel, revising the previously approved layout and reducing the number of Single-Family lots to 67.

Plan Element 4.1: Community Form Goals 1, 2 & 3

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

Within Goal 1 under the Community Form Plan Element the proposed rezoning meets Objectives a, d and f and Policies 2, 2.1.2, 3.1.3, 4, 5, 6 and 7 as follows: This proposal meets the needs for the existing Neighborhood Form District by providing varying housing types and densities all while being responsive to the current trends within the area. With rezoning cases both directly West and North of the proposed site, this area located off of S. Hurstbourne Parkway is currently going through an area wide rezoning, moving up in intensity and density. While the area around the proposed development also remains largely undeveloped they arguably could be considered infill developments, being surrounded by existing single-family subdivisions and bound by a Major Arterial, S. Hurstbourne Parkway.

Goal 2: "Encourage sustainable growth and density around mixed-use centers and corridors."

The proposed rezoning meets all the Objectives outlined within Goal 2 under the Community Form Plan Element and Policies 6, 11 and 14 as follows: This proposed site, being adjacent to S. Hurstbourne Parkway helps support both the existing and emerging corridor within the area, adding increased investment to the district. This rezoning will add both residents, of varying housing types, and connectivity to the existing and well traversed corridor, producing an

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opportunity for increased users, employees and residents along S. Hurstbourne Parkway and it's commercial and industrial districts, like the GE Appliance Park and Global Port. The proposed rezoning will only increase the already diverse land use within the area, all while attracting new residents to the area and giving those already here more opportunity for varying housing options and new housing stock. The interconnectivity within the site, both vehicular and pedestrian, as well as it's connections to both existing and proposed sidewalk networks also promotes the increased need for walkability within these new developments. Promoting direct access to S. Hurstbourne Parkway also only increases the appropriateness for this higher density development, all while providing increased connectivity the corridor.

Goal 3: "Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources."

The proposed multi-family rezoning in conjunction with the redesign of the past approved subdivision plan meet Objectives a, b and c of Goal 3 and Policies 1, 2, 6, 7, 8 and 13 under the Community Form Plan Element as follows: With this proposed development, as a whole, environmental impacts will be minimized due to the nature of the single-family subdivision with regards to steep slopes and the need for open space within the multi-family development. These slopes, or environmentally sensitive areas, will be preserved in open space, both in the multi-family and single-family developments. There are also two intermittent streams that run through and adjacent to the site that will be persevered within the appropriate required stream buffers. These open space areas will be integrated into both developments and will not only serve as an ecological safe haven but an amenity to those new residents who will one day call this development home.

Plan Element 4.2: Mobility Goals 2 & 3

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

The proposed rezoning and overall development meet Objectives a, e, f, g and h and Policies 1, 2, 3, 6, 10, 13, 16.3 and 16.11 of Goal 2 within the Mobility Plan Element as follows: Within the right-of-way to be dedicated along S. Watterson Trail not only will there be maintenance of existing transportation infrastructure but an increase of that infrastructure due to and funded by this development. This development will bring its portion of frontage along S. Watterson Trail up to current day standards driven by increased use but will also help lay the ground work for the widening of S. Watterson Trail based on the KIPDA 2040 plan. This widening will promote community sustainability by providing increased transportation infrastructure to an existing roadway for the growing district and add to the long-term sustainable funding strategies for these road improvements by being funded by contributions from this development and not solely rely on the already burdened taxpayer dollars. Not only will S. Watterson Trail be improved but the connection to S. Hurstbourne Parkway will also help take a portion of traffic off this heavily used portion of S. Watterson Trail, alleviating some concerns regarding traffic within the area. The new public streets within this development will also help expand transportation facilities by increased connectivity to adjacent sites and existing thoroughfares but will also do so in a way

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while implementing components of Complete Streets by providing safe pedestrian facilities with the added safety and aesthetic of street trees.

Goal 3: *“Encourage land use and transportation patterns that connect Louisville Metro and support future growth.”*

Under Goal 3 of the Mobility Plan Element this proposed development will meet Objectives a, b, c, and d and Policies 7, 10 and 12 as follows: The proposed development and rezoning is a part of this emerging mixed-use center within this district. While being a part of this increased mixed-use within the area this development will also promote a walkable neighborhood, providing pedestrian access both throughout the site itself as well as providing future connections to existing facilities. This added interconnectivity not only promotes access, ensuring adequate capacity in varying degrees of mobility but will also help support and enhance neighborhood character by promoting walkability and interconnectivity both to the adjacent thoroughfares and proposed pedestrian facilities. This increased connectivity, both for vehicles and pedestrians alike, will naturally support and enhance the everchanging neighborhood character.

Plan Element 4.3: Community Facilities Goals 1 & 2

Goal 1: *“Ensure community facilities are accessible.”*

Although this development will be private, community facilities will be provided in forms of open space, both passive and recreational, as well as a private clubhouse and outdoor amenities providing leisure for those who live within the multi-family development. The single-family portion of this development will have equal access to open space which will also have access to environmentally sensitive and unique within their single-family development.

Goal 2: *“Plan for community facilities to improve quality of life and meet anticipated growth.”*

Goal 2 will be met within the Community Facilities Plan Element by Objectives e, f and g as follows: Environmentally sensitive practices will be observed within these community facilities/open spaces by means of preservation. Both slopes and streams that will act as this developments communities facilities by means of providing leisure will be permanently preserved within open space. None of these areas are located within a floodplain and long-term maintenance will be provided by either the apartment community within it's private open space/facilities or the responsibility of the single-family development for their facilities within open space lots.

Plan Element 4.4: Economic Development Goals 1 & 2

Goal 1: *“Provide an economic climate that improves growth, innovation, investment and opportunity for all.”*

Under Goal 1 within the Economic Development Plan Element Objectives a, c, e and f will be met by this proposed development as follows: Increased access to infrastructure will be expanded within this area due to the development of this site by means of increased road networks and the utility providers that will follow within the development. This increased infrastructure will also benefit the surrounding neighborhood by means of increased connectivity by connecting the existing surrounding Arterial and Collector roadways with new and improved infrastructure. The land within this development as well as the adjacent emerging developments are all available and are suitable to facilitate their proposed residential and mixed-uses. As previously mentioned this proposed rezoning and development is not the only one, with rezoning happening to both the West and North directly adjacent to this site. With apartments being approved to the West and a higher intensity development proposed to the North, a consistent and efficient zoning climate is emerging. With the increased housing opportunity and diversity from this proposed development in conjunction with those others directly adjacent then overlaid into the existing framework of this already diverse district, equitable economic opportunities will be increased by providing varying housing types that will ultimately house the future and existing workforce to help fuel both new and existing work opportunities within this district commercial zones.

Goal 2: *“Cultivate a vibrant, unique city that attracts, retains, and develops a highly skilled workforce.”*

The proposed rezoning will meet Objectives a, b, c and e under Goal 2 and Policies 2 and 4 with the Economic Development Plan Element as follows: Providing varying housing types, both high-end apartments and new housing stock, the quality of life will be enhanced within the neighborhood while the economic value of neighbors will vastly be protected if not improved. The multi-family development will have a high-end level of detail while providing the amenities to be suitable for all walks of life and family dynamics. The new single-family housing proposed South of the portion to be rezoned will be new construction, increasing up the price of comps within the existing neighborhoods, ultimately adding the potential for improved economic value to the neighborhood as a whole. Population and employment will be connected not only for this proposed development but for those that will gain access to those amenities by passing through the site. By providing direct access to S. Hurstbourne Lane even those who are not residents of this development will benefit from a new route to get to those centers both emerging and existing. The addition of this multi-family development will also promote the distribution of housing within the district by providing increased housing types to an existing neighborhood who is predominantly comprised of single-family residences.

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Plan Element 4.5: Livability Goal 1

Goal 1: *“Protect and enhance the natural environment and integrate it with the built environment as development occurs.”*

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Within Goal 1 of the Livability Plan Element this proposed development will meet Objectives a, b, c and d and Policies 1, 2, 8 and 19 as follows: The proposed development will offer safe and

accessible routes throughout the site, providing access to amenities and public right-of-way. Existing waterways will be preserved and the appropriate buffers will be provided. Open space will be provided as an amenity within this development and tree canopy requirements will be met as required per the Land Development Code, integrating both open space and vegetation into the sites design.

Plan Element 4.6: Housing Goals 1, 2 & 3

Goal 1: “Expand and ensure a diverse range of housing choices.”

Under Goal 1 within the Housing Plan Element this development will meet the Objectives a, b and d and Policies 1, 2 and 3 as follows: By the granting of the proposed zoning diverse housing options will be provide within the context of this neighborhood, all while promoting growth within the existing neighborhood. The rezoning will also be buffered by single-family houses, helping preserve the existing character to the South that borders this site. With the approval of this rezoning not only will the variety of housing options be increased but a varying level of density will be promoted as well.

Goal 2: “Facilitate the development of connected, mixed-use neighborhoods.”

Within Goal 2 under the Housing Plan Element this development will meet Objectives a, c, d and e and Policies 1, 2 and 6 as follows: Residences will be designed for users of varying abilities and will meet all ADA requirements. Both multi-family and single-family developments will be connected with sidewalks, promoting a walkable and accessible neighborhood. These future residents will also have convenient and safe access to jobs as they will have direct access to S. Hurstbourne Parkway. This site is also located near exiting and future economic activity, like the GE Appliance Park and Global Port, not to mention the emerging commercial developments directly North of this site. The way the site is situated, locked between existing neighborhoods and S. Hurstbourne Parkway this will be an infill development, promoting growth within these final tracts of undeveloped land remaining within this district.

Goal 3: “Ensure long-term affordability and livable options in all neighborhoods.”

This development will meet Objectives c and d and Policies 2 and 7 under Goal 3 for the Housing Plan Element as follows: Housing types will be integrated into the surrounding neighborhood by creating new single-family homes as well as this multi-family rezoning. The proposed single-family development acts as a buffer between the proposed multi-family development and the exiting neighborhood all while improving the housing stock with new construction within the district.

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