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PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant: Greenwood Properties, LLC

Owner: Dorothy J. Yates & Wanda L. Nally

Location: no address per PVA (Block 1048, Lot 2, SL 2)

Proposed Use: Multi-family residential community

Engineers, Land Planners and Landscape Architects: Land Design & Development, Inc.

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

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on April 6, 2017 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

GUIDELINE - 1 COMMUNITY FORM

WHEREAS, Greenwood Properties, LLC ("Greenwood Properties") proposes an apartment community consisting of a 54-unit townhome style apartment community on 3.8 +/- acres along the south side of Stonestreet Road between the existing Kennedy Place Townhomes and Christian Assembly Church; and

WHEREAS, the subject property lies within the Neighborhood Form District and on Stonestreet Road, east of Dixie Highway; the site's location provides opportunities for this anticipated community of residents to gain quick and easy access to many shopping and dining opportunities and services, to workplace job opportunities along Dixie Highway and to I-265 and its ease of access to other suburban and downtown employment centers; this proposal will provide this area with new, attractive housing choices for residents who desire to live in a rental community; and other multi-family zoning and serving commercial land uses in close proximity to the subject property include Kennedy Place Townhomes; and

WHEREAS, Greenwood Properties proposes a townhome community, of all 2-story buildings; gross density will be on the low side of the high density range; and buildings will be constructed of attractive durable building materials (stone and "hardy plank" lap siding) and will feature high end architectural details; and

WHEREAS, 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; and

GUIDELINE – 2 CENTERS

WHEREAS, the proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 4, 5, 7, 8, 9, 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 in a robust area where residents currently seek new housing options that have easy access to the Dixie Highway commercial corridor and nearby workplace areas; future residents will also support the businesses and services in these nearby activity centers; parking is compact and shared, and walking and biking are convenient; and the main internal focal points will be the community exercise facility shown on the detail district development plan (DDDP) ; and

GUIDELINE – 3 COMPATIBILITY

WHEREAS, the proposed apartment community conforms with the overall Intents of and specifically with 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 community is in a density range and design comparable to other nearby apartment communities; buildings will be of a townhouse style, 2 stories in height and constructed with attractive building materials comparable to residential communities in the area, in this case masonry and “hardy plank”; perimeter landscaping, screening and buffering will be provided and/or retained along all property lines; and buildings are oriented toward internal open spaces, will have ease of access to the exercise facility and on 3 sides will adjoin existing vegetative and/or newly landscaped areas, admittedly much of it on the adjoining large and existing treed church property; and

WHEREAS, sidewalks will be provided where required, and accommodations will be made for pedestrian and bicycle transportation as well as the handicapped and elderly; odors won’t exist in the residential community as they might in commercial/industrial development; air quality concerns related to traffic congestion or delay will be mitigated by the fact that this is a residential development and that internal roads and sidewalks are efficiently organized to control traffic flow and prevent delays; refuse will be picked up on a regular basis; lighting will be residential in character in conformance with LDC regulations; and all signage will be in conformance with LDC regulations; and no waivers or variances are requested; and

GUIDELINE – 6 MARKETPLACE

WHEREAS, the proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 2 and 6 of Guideline 6 because, as noted above, future residents will support and be supported by the businesses, services, schools and churches in and around the nearby activity center of the very robust Dixie Highway, an increasingly popular place along which to work, live and play; this proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services; and the apartment community, as proposed, will have easy access to Stonestreet Road and Dixie Highway and several other roads in the area, and from there to other Louisville employment and commercial centers; and

GUIDELINES – 7 (CIRCULATION), 8 (TRANSPORTATION FACILITY DESIGN), and 9 (BICYCLE, PEDESTRIAN AND TRANSIT)

WHEREAS, 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; Stonestreet Road has adequate traffic-carrying capacity, with a center left-turning lane to provide safe access; sidewalks and bike racks will be provided as required; and the DDDP obtained the stamp of approval from Metro Transportation Planning prior to official review by the Planning Commission, thus assuring compliance with all Metro Public Works standards addressed by these Guidelines; and

GUIDELINES – 10, 11 and 12 - FLOODING AND STORMWATER, WATER QUALITY and AIR QUALITY

WHEREAS, 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 a sufficiently sized detention basin, and from there to an existing drainage channel and in that way will comply with all MSD storm water management requirements; therefore, post development peak rates of stormwater discharge will not exceed peak pre-development rates; moreover, this DDDP received 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 have also been addressed; and air quality is addressed by virtue of the referenced shorter commuting distances explained hereinabove; and

GUIDELINE 13 – LANDSCAPE CHARACTER

WHEREAS, 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 Stonestreet Road entrance and frontage, along internal streets, and along property perimeters as noted above, except where a waiver in the southwest corner of the site has been requested and separately justified; recreational space is provided through and internal exercise facility; passive recreational enjoyment will be enjoyed in the inside recreational facility and within internal site landscaped areas, especially by virtue of the adjoining large open areas on the adjoining church property; and tree canopy requirements will be met; and

GUIDELINE 14 – INFRASTRUCTURE

WHEREAS, 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; and

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WHEREAS, for all the reasons explained at LD&T and the Planning Commission public hearing and also in the public hearing exhibit books on the approved detailed district development plan, this application also complies with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby recommends to the Louisville Metro Council that it rezone the subject property from R-4 to R-6 and approves the Detailed District Development Plan.