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STATEMENT OF COMPLIANCE WITH ALL LISTED REQUIREMENTS OF LDC 4.2.65 APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE CORNERSTONE 2040 COMPREHENSIVE PLAN

Applicant/Owner: Sandcastles, Inc
Sharon Speck McCay and Momman Lee McCay

Owner: (deceased)

Location: 13715 Reamers Road

Proposed Use: Private Institutional Use in an R-4 zoning district

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

Request: Conditional Use Permit of Section 4.2.65

INTRODUCTION

The property owner and applicant are proposing a one story 6,378 square foot Montessori pre-school on a 5.33 acre site located at 13715 Reamers Road. There is one single family home on the site which will be preserved for a potential adaptive reuse. The applicant seeks a conditional use permit under LDC 4.2.65 for a Private Institutional Use on a property zoned R-4 in the Neighborhood Form District.

A neighborhood meeting with notice to 50 first and second tier property owners was held on March 31, 2021. Five neighbors attended. The principal concerns were the potential impacts to traffic on Reamers Road.

Compliance With 4.2.65

- A. All structures including the parking and driveway will be at least 30 feet from residential property lines as shown on the proposed development plan.
- B. Traffic impacts of the traffic generated by the use can be mitigated. Reamers Road does not have a heavy volume of traffic per recent KIPDA data. Maximum enrollment at the school will be 250 children in two shifts (morning and afternoon) so theoretically at one time a maximum 125 cars would be entering and exiting the site, however the start times for classes will be staggered to reduce the number of student drop-offs. In addition not all students will attend 5 days per week as some will attend 2 or 3 days depending on the needs of the parents, further reducing the number of cars entering the site at any given time. Mindel Scott engineers are evaluating trip generation and other factors to determine if some type of roadway improvement would be warranted such as a left turn lane.

- C. Off-street parking will be entirely located behind the building as shown on the proposed development plan with 34 spaces, including 2 handicapped spaces and 2 spaces in a carport. This parking is based upon other Ivybrook Montessori school experience. This parking may be altered based upon review by the Planning Director in consultation with the Director of Public Works.
- D. The school will be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).
- E. Hours of operation of the facility will be approximately 8:30 am to 4:30 pm which should not create a negative impact on surrounding land uses.

Compliance With Applicable LMCO 4.2.2 General Provisions

- B. No relief from Listed Requirements is requested.
- D. All drives and parking areas will be surfaced with durable material and properly drained. Asphalt driveways and parking areas are provided and will be properly drained (see Detention Basin on plan.)
- E. Compatibility. All LDC requirements are met.
- F. Off-street parking is compliant.
- G. Outdoor lighting will conform to LDC Chapter 4 Part 1.
- H. Setbacks and required yards are all provided per this proposed plan.

Compliance With Applicable Provisions of the Plan 2040 Comprehensive Plan

COMMUNITY FORM - Goal 1

The Neighborhood Form District provides for civic uses in appropriate locations. This proposal is in a residential areas where uses such as churches and schools have been permitted by right. The new CUP requirements ensure compatibility.

COMMUNITY FORM - Goal 4

The existing house on the site is over 50 years old and is eligible for listing on the National Register. It will be preserved and maintained for a possible future adaptive reuse.

COMMUNITY FACILITIES - Goals 2, 3 and 4

The proposed plan provides a site for early childhood education in an area that needs such facilities. There are four other Montessori schools in Metro Louisville that are widely dispersed geographically. The proposed plan is compatible with the surrounding area as it complies with all LDC and LMCO requirements in terms of setbacks and landscaping. Its hours of operation will not create any nuisance.

LIVABILITY - Goal 1

The site is heavily wooded with a 64% tree canopy. A 35% tree canopy is required and a 48% canopy is proposed to be preserved.

CONCLUSION

This proposal complies with all applicable provisions of the LDC, LMCO and the Comprehensive Plan. It adds a highly desirable facility for early childhood education and will be a supplement to the educational opportunities of Louisville Metro.

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Respectfully submitted,

Paul B. Whitty
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