

Case No. 18ZONE1011 Findings of Fact

WHEREAS, the Louisville Metro Planning Commission finds that that the proposal meets the intents of Guideline 1: Community Form because The PRD district supports a mix of choices and allows for the incorporation of a new style of housing to this multi-family development; the PRD zoning district allows for a maximum density of 7.26 du/ac. It is located in area with a limited impact on surrounding properties and is in a location that provides access to commercial services; the housing style proposed does not appear to be venture too far from the previously approved multi-family layout. The new style will add to the diversity of opportunity for potential home owners and/or tenants and will be compatible with nearby development; and the majority of the streets on this site have been constructed and sidewalks are provided throughout the development to enhance pedestrian connectivity; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 2 – Centers because the proposed change in zoning constitutes an increase in density which will have limited impact on adjacent residential uses. Greenwood Road is a minor arterial; an activity center serves the development at the intersection of Greenwood and Terry Roads; proposed rezoning is for low-density (7.26 du/ac) attached unit development; the proposed PRD zoning district encourages a compact development pattern and efficient land use pattern; the proposal for residential uses is compatible with the surrounding residential uses in the neighborhood; proposed rezoning is for low-density (7.26 du/ac) attached unit development; proposed rezoning is for low-density (7.26 du/ac) single-family subdivision; connections or stubs to adjacent properties are provided where possible to encourage cross access and support the development of adjacent lands; utility easements are provided and would allow for extensions to adjacent developments; parking is adequately accounted for on the subject site. The proposed units will provide individual driveways and garages to serve the units; and sidewalks within the development allow for connection to an activity center serves the development at the intersection of Greenwood and Terry Roads; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 3: Compatibility because The proposal is generally compatible within the scale and site design of nearby existing development and with the form district's pattern of development. The proposed PRD is allows for the integration of single- family residence within a multi-family development; the proposed building materials increase the new development's compatibility; the style of the proposed use allows for a transition from multi-family to adjoin single-family lots and provides buffering and landscaping previously proposed; traffic will be no greater than previously would have existed from the proposed multi-family use on-site; light trespass requirements of the Land Development Code will adequately mitigate adverse impacts of lighting.; the proposal includes a variety of housing types, including, but not limited to, single family detached, single family attached, multi-family, zero lot line, average lot, cluster and accessory residential structures, that reflect the form district pattern. The proposal introduces single- family attached units onto a multi-family development; the proposed land use is a lower density than that of the existing; the PRD district supports a mix of choices and allows for the incorporation of a new style of housing to this multi-family development; the addition of the proposed units and zoning district allows for a wider choice in housing options for population in the area; appropriate transitions will be provided to adjacent uses; the proposed land use is less dense than the existing zoning district and its impact would be limited; setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet form district standards; and residential site design standards of LDC 5.4.2 are applicable; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 4: Open Space because open space is being provided to meet the needs of the proposed district; open space design is consistent with the pattern of development in the Neighborhood Form District; and tree canopy is being provided as required; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 5: Natural Areas and Scenic and Historic Resources because tree canopy is being provided as required and the site does not appear to contain any sensitive natural features; staff of Historic Preservation has reviewed the preliminary development plan and found that the proposed zoning change will not affect any known cultural or historic resources; and the site does not appear to contain any sensitive natural features related to soils and permeability; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 7: Circulation because the majority of the streets on this site have been constructed and sidewalks are provided throughout the development; the majority of the streets on this site have been constructed and sidewalks are provided throughout the development support access to surrounding land uses, and contribute to the appropriate development of adjacent lands; and the majority of the streets on this site have been constructed and sidewalks are provided throughout the development; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 8: Transportation Facility Design because the majority of the streets on this site have been constructed and sidewalks are provided throughout the development. Stub streets have been provided to connect to existing infrastructure; the PRD portion of this multi-family development site are through areas of similar intensity; the development provides for an appropriate functional hierarchy of streets and appropriate linkages between activity areas in and adjacent to the development site; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 9: Bicycle, Pedestrian and Transit because the majority of the streets on this site have been constructed and sidewalks are provided throughout the development to promote the movement of pedestrians, bicyclists and transit users around and through the development; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 10: Flooding and Stormwater because the proposal's drainage plans have been approved by MSD; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 13: Landscape Character because there are no natural corridors for habitat or migration on the site; and

WHEREAS, the Commission further finds that the proposal meets the intents of Guideline 14: Infrastructure because the proposal is located in an area served by existing utilities or planned for utilities; the site has existing access to an adequate supply of potable water and water for fire-fighting purposes; and the proposal has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams; now, therefore be it

RESOLVED, the Louisville Metro Planning Commission does hereby **RECOMMEND** to the Louisville Metro Council that the requested **Change in zoning** from R-5A, Multi-family Residential to PRD, Planned Residential Development be approved.

