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ZONING JUSTIFICATION
The Farms of Lovers Lane Subdivision - Section 4
6015 Lover's Lane
Tax Block 51 Lot 142

The owners and applicant, Brian Wacker of Superior Builders, Inc are requesting a change in zoning for property identified as Tax Block 51 Lot 142 (6015 Lover's Lane). The applicant is requesting a change in zoning from R-4 to R-5 respectively along with detailed district development and subdivision plan. The property is located in the Neighborhood Form District.

Guideline 1- Community Form

The intent of this guideline is to “ensure that new development will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses” and “to use patterns of development...identified as ‘community forms’ as guides for land use decisions...” In addition, this guideline, evaluates the appropriateness of a land development proposal in the “context of the description, character and function of the form district designated for the area..., the intensity and density of the proposed land use or mixture of land uses; the effect of the proposed development on the movement of people and goods; and the compatibility of the proposed use or uses with surrounding uses including the relationship of the use, mass, scale, height, materials, building footprint, orientation, setback and design of the proposed building or buildings with the surrounding buildings.”

The applicant of this proposal has addressed, as much as possible, the many aspects, goals and objectives, guidelines and policies, of Cornerstone 2020, taking into account that this property, is currently zoned R-4 and is adjacent to Lover's Lane Section 3. The applicant has prepared a detailed district development and subdivision plan for the creation of 44 single family homes. Each lot is a minimum of 55 feet in width.

The property is uniquely available to be an extension of Sycamore Bend Trace and a connection to Lover's Lane for Lover's Lane Subdivisions and Jefferson Trace Subdivisions. Jefferson Trace Subdivision contains 150 lots or more and has only one access point at the present time. This is approaching the maximum with only one access and would be a welcomed connection by emergency services.

This proposal is compatible with the surrounding uses in relation to use, mass, scale... The applicant will be providing a signature entrance and landscaping. The development will have sidewalks on both sides of the street creating connectivity throughout the area. The proposal will not be out of character in the neighborhood since it is of similar intensity, mass and scale with the other residential housing types in this area. The proposed R-5 zoning is compatible with the surrounding single family zoning classifications.

The neighborhood form area “is characterized by predominantly residential uses that vary from low to medium densities that blend compatibility into the existing landscape and neighborhood.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services.

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These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycles and transit. ...Examples of design elements that encourage interaction include narrow streets, street trees, sidewalks, shaded seating/gathering and bus stops..."

The proposal appears in compliance with the Neighborhood form area for the following reasons, among others identified elsewhere in this proposal and herein below. The site is located within the Neighborhood Form District where there is already a variety of housing opportunities and within close proximity to the commercial and non-residential uses. This portion of Fern Creek is mostly residential with a commercial center located at Bardstown Road. The proposed development will provide a small open space for its residents as well sidewalks and a stub street for future connectivity. The development as mentioned above provides for adequate internal and external circulation and connectivity for the proposed and existing residences of Lover's Lane and Jefferson Trace Subdivisions.

Guideline 2-Centers

The intent of this guideline is to "encourage mixed land uses organized around compact activity centers that are existing, proposed or planned. To promote an efficient use of land and investment in existing infrastructure, to lower utility costs by reducing the need for extensions, to reduce commuting time and transportation related air pollution..."

The applicant of this proposal has addressed, as much as possible, the many aspects, goals and objectives, guidelines and policies, of Cornerstone 2020, taking into account that this property, is located within close proximity to the commercial corridor of Bardstown Road, north of I-265 and north of Seatonville Road. The layout is efficient and clear and provides a connective layout for this piece of property.

Guideline 3-Compatibility

The intent of this guideline is to "allow a mixture of land uses and densities near each other as long as they are designed to be compatible with each other, to prohibit the location of sensitive land uses in areas where accepted standards for noise, lighting, odors, or similar nuisances are violated or visual quality is significantly diminished... and to preserve the character of the existing neighborhoods"

The applicant of this proposal has addressed, as much as possible, the policies of this Guideline for one the proposed use is the same as other uses in the area and is being designed in a similar intensity, mass and scale. In regards to policy 2 and 3, the proposed units will be of a mostly brick construction which is comparable to the existing residential uses in the area. The property will be landscaped according to L.D.C. requirements. Any proposed lighting will be standard low wattage street lighting and residential house lighting.

In regards to policy 10, this development will provide an alternative to single family detached housing that is prominent in this area. The development will provide home ownership to people wanting variety while remaining in the area.

In regards to policy 28, any proposed signage will be compatible with the existing residential community and in compliance with the Land Development Code. The developer is proposing a signature entrance with landscaping at the main entrance of Lover's Lane.

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The Air Pollution Control District has performed a preliminary screening and indicates that this project will not have an adverse impact on air quality. The proposal has received preliminary approval from the Metropolitan Sewer District and Louisville Metro Public Works. The applicant is providing stub streets to adjacent properties for future connectivity.

Guideline 4. Open Space

The intent of this guideline is to “enhance the quality of life in Jefferson County by ensuring well designed permanently protected open spaces that meet the community needs.”

The proposal complies with this guideline as the projects open spaces are integrated as slots located at the entry and signature entry with landscape areas.

Guideline 5 – Natural Areas and Scenic and Historic Resources

The intent of this guideline, among others, is “to protect natural areas, features and important scenic and historic resources.”

This proposal complies with this guideline as the creation of a signature entry along the Lover’s Lane. There are no blue line stream corridors, significant environmental or historical features on site.

Guideline 6- Economic Growth and Sustainability

The intent of this guideline, among others, is “to ensure the availability of necessary land to facilitate commercial, industrial and residential development” by reducing public and private costs for land development.

The proposal complies with this guideline because it uses existing and adequate infrastructure for development. This location is quite appropriate for the use due to its location along a major arterial and that it is a low intensity residential use with access from an established residential street.

Guideline 7- Circulation

The intent of this guideline is “to provide safe and proper functioning of the street network..., to ensure that new developments do not exceed carrying capacity of streets, to ensure that internal and external circulation of all new development provides safe and efficient travel movement by all types of transportation..., to address air quality and congestion issues and to ensure that transportation facilities are compatible with form district goals and objectives...”

This proposal complies with this guideline in the fact that site access will be through a functioning street network and that the development will not exceed carrying capacity of the streets. Internal and external circulation will be designed in a manner to promote safe and efficient access by all means of transportation, not limited to vehicles.

Guideline 9- Bicycle, Pedestrian and Transit

The intent of this guideline is “to increase energy efficiency, as well as to promote improved air quality and recreational opportunities, to manage the demand for travel and improve the

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efficiency of the transportation system, to improve pedestrian access..., to reduce major conflicts between vehicular, bicycle and pedestrian movements for improved safety.”

This proposal complies with the intent and policies of this guideline because, as noted above and on the detailed district development plan accompanying this application, there are existing sidewalks along Sycamore Bend Trace and Gordon Farm Trace and will provide good internal circulation and better access south, which meets the requirements of the Louisville Metro Department of Public Works.

Guideline 10- Flooding and Stormwater

The intent and policies of this guideline pertain to minimizing the potential impacts of flooding and effectively managing stormwater through such things as, mitigating negative development impacts the watershed and regulatory floodplain, by minimizing impervious surface area, protecting blue line streams...

This proposal complies with the intent and policies of this guideline because the development will utilize best management practices for construction activities. The applicant will make all necessary site improvements to provide adequate drainage on site and will not hamper surrounding properties.

Guideline 11- Water Quality

The intent and policies of this guideline is to prevent the degradation of water quality due to erosion and sedimentation from developments.

This proposal complies with the intent and policies of this guideline because, among other things, the applicant will prepare and follow an erosion and sedimentation control plan prepared in accordance with MSD Soil and Erosion Control Ordinance for any proposed construction activity that may be necessary to make required improvements to the entrance. Construction on the site will utilize best management practices to ensure that water quality is not compromised by the development.

Guideline 12- Air Quality

The intent and policies of this guideline are to minimize, reduce or eliminate the impacts on air quality through appropriate land use planning and design.

This proposal complies with the intent and policies of this guideline because of the specific use, has been in existence for some time and is located in close proximity to other similar uses and therefore will not generate large amounts of traffic at one time. The development plan has received preliminary approval by the Air Pollution Control District.

Guideline 13- Landscape Character

The intent and policies of this guideline is to “protect and enhance landscape character”.

This proposal complies with the intent and policies of this guideline by preserving as many existing trees as possible and by landscaping the site in accordance with the Land Development Code.

Guideline 14-Infrastructure

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The intent and policies of this guideline is to “develop effective connections between land use patterns...to ensure that the carrying capacity of the land and infrastructure is not exceeded...

This proposal complies with the intent and policies of this guideline. With the expansion of Sycamore Bend Trace and other cross road infrastructure being constructed. The expansion strengthens the existing system. The developer is also in negotiations to use the road bond money's to be set assign to complete the Veteran's Drive along the frontage of the Lover's Lane subdivision from Section 1 to Section 2.

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