

21st Century Parks Endowment, Inc.
11333 Bardstown Creek Road

Applicant's Proposed Findings of Fact
Proposed Rezoning from R-4 to R-6

Case No. 17ZONE1081

The Louisville Metro Planning Commission, having reviewed evidence submitted to its staff and heard in a Public Hearing on July 16, 2018 and having reviewed the staff report and testimony in the same Public Hearing, makes the following findings and takes the following action:

WHEREAS, the proposed Rezoning complies with the Cornerstone 2020 Comprehensive Plan as set forth below;

WHEREAS, the proposed Rezoning from R-4 to R-6 complies with the intent and applicable policies of Guideline 1-Community Form because the subject property is in the Neighborhood Form District, which permits the development of single-family lots and multi-family units as proposed by the applicant;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 2-Centers because the proposed Rezoning, which will permit multi-family residential adjacent to the Parklands of Floyds Fork (the "Parklands"), will allow for a unique mixture of residential and park land uses affording recreational opportunities to residents while reducing the environmental impact of the development;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 3-Compatibility because the proposed Rezoning will allow for multi-family residential development in a manner compatible with the Parklands, the existing agricultural properties nearby, and the planned residences in Oakland Hills, because the Neighborhood Form District design requirements, landscape buffer requirements and the proposed design's preservation of existing tree stands and other important natural features will provide sufficient transitions between the proposed multi-family residential development and the surrounding uses;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 4-Open Space and Guideline 5-Natural Areas and Scenic and Historic Resources because the proposed Rezoning will provide a buffer between the proposed multi-family residential development and the Parklands, create a connection to the Highland Crossing trail within the Parklands and the Louisville Loop, and help preserve the most sensitive natural features on the property;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 7-Circulation and Guideline 8-Transportation Facility Design because the existing road network is sufficient to support the traffic that will be generated by the proposed Rezoning and the proposed Rezoning is located directly adjacent to hiking trails and the Louisville Loop, providing the potential for multi-modal access to the subject property; because the proposed

development will have sufficient connections for vehicular traffic and more than adequate connections for cyclists and pedestrians; because TARC service is available in the area along Bardstown Road at Waterford Road and Glenmary Farms Road; and there is a Park and TARC location on Bardstown Road just north of the Gene Snyder Freeway;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 9-Bicycle, Pedestrian and Transit because the proposed Rezoning will enhance the potential for future development of a TARC stop in the area, and provide a variety of pedestrian and biking opportunities for residents, including nearly direct access to the Louisville Loop;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 10-Flooding and Storm Water and Guideline 11-Water Quality because the proposed Rezoning will be part of the overall Oakland Hills neighborhood, a development that has significant water quantity and quality controls;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 12-Air Quality and Guideline 13-Landscape Character because the proposed Rezoning will be surrounded by buffers between it and the Parklands, will preserve over 400 acres of open space (including land already incorporated into Broad Run Park), and will include significant pedestrian and bicycle connections to the Parklands;

WHEREAS, the proposed Rezoning complies with the intent and applicable policies of Guideline 14-Infrastructure because the overall Oakland Hills development is already served by the Louisville Water Company and by the Metropolitan Sewer District's Cedar Creek treatment facility, both of which have adequate capacity to serve the entirety of Oakland Hills;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby recommends to the Louisville Metro Council that it approve the change in zoning from R-4 to R-6 on the subject property.