

**STATEMENT OF COMPLIANCE**

**Prospect Cove**

**Case No. 16ZONE1056**

**6500 Forest Cove Lane and 7301 River Road  
LDG Multifamily, LLC**

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Introduction

The applicant, LDG Multifamily, LLC (the “Applicant”) proposes to rezone the subject property from R-4 Single-family Residential, C-1 Commercial, R-5A Multi-family Residential and OR-1 Office Residential to R-7 Multi-family Residential. The subject property is approximately 9.61 acres and is located at the southeast corner of River Road and Timber Ridge Drive. The subject property is located in the Village Form District which may contain a small-scale village center with a mixture of uses, such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The proposed development complies with Guideline 1 of the Cornerstone 2020 Comprehensive Plan because it provides a different housing type than that which is available in the immediate area.

Guideline 2-Centers

The proposed development complies with the intent and applicable Policies of Guideline 2-Centers. The subject property is located adjacent to a village center and will thus be supported by the village-serving commercial uses located there. In addition, the building proposal is compact, using approximately half the site for building area and preserving the remainder, and is compatible with the adjacent commercial multi-family and institutional uses surrounding the subject property.

Guideline 3-Compatibility

The proposed development complies with the intent of Guideline 3 and with its applicable Policies. The subject property was previously approved for a medical office building, two 45-foot tall condominium buildings and a branch bank. The site of the proposed branch bank has been developed as a Kroger fuel station, while the remainder has remained undeveloped. The proposed 45-foot tall apartment building will be compatible with surrounding uses, as there are several multi-story buildings in the area, the site will be landscaped to buffer any parking area, and the Applicant will use building materials compatible with those in the area. In addition, the density of the proposed development is compatible with the office and commercial uses surrounding it, although it is higher than the surrounding single-family area. Policy 13 of Guideline 3 encourages the location of housing for the elderly near shopping and transit routes. Policy 14 states that appropriate/inclusive housing should be provided throughout Jefferson County and that variable-priced housing should be dispersed throughout the community. Policy 15 states that “[f]orm district standards should encourage the use of innovative methods such as clustering, mixed-use developments, and accessory apartments to increase the production of appropriate/inclusive housing.” The proposed development clearly

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meets these three Policies in that it is providing appropriate/inclusive housing for the elderly in an area that is served by commercial and institutional uses.

Guideline 4-Open Space

The proposed development complies with the Intent and Policies of Guideline 4-Open Space. Approximately 40% of the land area of the subject property is and will remain green space, including a significant stand of trees along River Road. The proposed development has been designed to limit the amount of the subject property being disturbed. In addition to the natural open space on the subject property, the Applicant proposes to create a courtyard, including a pool, for outdoor recreation. Further, the subject property is located a short car ride from both Putney Pond and Hays Kennedy parks, providing residents significant opportunities to enjoy the outdoors on their own terms.

Guideline 5-Natural Areas and Scenic and Historic Resources

The proposed development complies with the intent and applicable Policies of Guideline 5-Natural Areas and Scenic and Historic Resources. As shown on the plan, nearly all of the natural areas on the plan are being preserved. The portion of the subject property nearest River Road will not be disturbed, preserving both the view shed along River Road and at the intersection of River Road and Timber Ridge Drive. There are no historical resources on the subject property to preserve.

Guideline 7-Circulation

The proposed development complies with the intent and applicable Policies of Guideline 7-Circulation. The proposed development includes 198 dwelling units restricted to residents over the age of 55. The subject property is located on Timber Ridge Drive, which also serves office and retail centers in the heart of Prospect. Louisville Metro Public Works has requested, and the Applicant has undertaken, a traffic study to determine what the likely impact of the proposed development will be on the area and whether road improvements or other measures will mitigate that impact. Residents of the proposed development will have access to many of the surrounding retail uses by using the sidewalk network in the commercial area. The Applicant has also undertaken a walking study to determine the best way to allow for pedestrian access across Timber Ridge Drive. The Applicant is dedicating right of way where necessary and will make a restricted payment in lieu of providing a sidewalk along River Road to enhance bicycle mobility in the River Road corridor. The proposed development also includes parking that exceeds the minimum required in the Land Development Code and is in keeping with the Applicant's experience in terms of parking demand found in similar developments in the area.

Guideline 9-Bicycle, Pedestrian & Transit

The proposed development complies with the intent and applicable Policies of Guideline 9-Bicycle, Pedestrian and Transit. The proposed development will provide funding for future bicycle improvements on River Road and will provide pedestrian connections to the sidewalk network along Timber Ridge Drive. In addition, the Applicant is exploring the best way to move

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pedestrians across Timber Ridge Drive to connect the office and residential uses on the south side to the commercial center on the north side. Although the site is not served by TARC with anything other than an express route, the Applicant is also researching providing additional transport services to its residents.

#### Guidelines 10-Flooding and Stormwater and 11-Water Quality

The proposed development complies with the intent and applicable Policies of Guidelines 10-Flooding and Stormwater and 11-Water Quality. The proposed development has been designed to minimize the disturbance of the floodplain area of the subject property and to minimize the impact on the intermittent stream that runs through the subject property. The Applicant is providing a combination water quality/detention basin to slow the flow of and clean surface water coming from the building and site parking. The proposed development is also minimizing the amount of impervious surface by building up, not out, and providing an appropriate level of parking. The Applicant will use best management practices to ensure that sediment from erosion does not impact the floodplain area of the subject property.

#### Guideline 12-Air Quality

The proposed development complies with the intent and applicable Policies of Guideline 12-Air Quality. The proposed development is surrounded by services for residents, including restaurants, banking, a grocery, at least two pharmacies, offices, and other commercial uses. All of these services are within an easy walk from the subject property, and the Applicant is actively exploring ways to improve pedestrian access to them. The location of the proposed development near so many services will limit car travel from the subject property and its attendant air quality issues.

#### Guideline 13-Landscape Character

The proposed development complies with the intent and applicable Policies of Guideline 13-Landscape Character. The proposal, through the preservation of a significant stand of trees along River Road and the planting of significant buffers along its property lines, far exceeds the requirements for tree canopy. The Applicant proposes to remove the old driveway (formerly an extension of Mayfair Avenue) entrance onto River Road and not to have any signage or lighting on that portion of the subject property.

The Louisville Metro Planning Commission should recommend approval of the requested rezoning to the Louisville Metro Council and should approve the proposed Detailed District Development Plan.

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