

Applicant's Proposed Findings of Fact
Revised Detailed District Development Plan
Case No. 16DEVPLAN1145

The Louisville Metro Planning Commission, having reviewed evidence submitted to its staff and heard in a Public Hearing on August 4, 2016 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 development will conserve natural resources on the site because the revised plan will shift parking away from an area with mature trees, permitting the preservation of those trees and the open space surrounding them; and

WHEREAS, the proposed development allows for the safe and efficient movement of both automobiles and pedestrians by relocating campus employee parking to an area behind the proposed building, while maintaining sidewalk connections to the existing sidewalk system on the campus and vehicular connections to the existing driveway network within the campus; and

WHEREAS, the proposed development will continue to provide sufficient open space for it is part of the overall campus, and the revision will preserve open space near the core of the Masonic Homes Campus, including open space courtyards with mature trees; and

WHEREAS, the proposed development will provide adequate drainage facilities by connecting to the existing system for the campus, which is more than adequately sized to handle the additional surface water that the proposed improvements will produce and the proposed development will not increase impervious surface on the overall campus; and

WHEREAS, the proposed development will be compatible with other uses on the campus and those in the surrounding area because it preserves additional mature trees on the Masonic Homes Campus and maintains buffers adjacent to the exterior of the Campus; and

WHEREAS, the proposed development complies with the Cornerstone 2020 Comprehensive Plan ("Cornerstone 2020") as set out below;

WHEREAS, the subject property is in the Campus Form District, and the proposed development presents a compact, walkable, open campus setting with multiple buildings surrounding common open space; and

WHEREAS, the proposed development is compliant with Guideline 3-Compatibility because the proposed improvements maintain additional open space, including mature trees, on the Masonic Homes Campus, the proposed development (Assisted Living) will generate a low volume of traffic and present an additional housing type on the Masonic Homes campus; because the proposal is located near transit and medical facilities; because the proposal will be accessible to those with handicaps and because the proposed development has been designed to comply with the Land Development Code and the prevailing development patterns on the campus;

WHEREAS, the proposed revision complies with Guideline 4-Open Space because it preserves additional open space and mature trees and the overall Masonic Homes campus retains a significant amount of common open space; and

WHEREAS, the proposed revision complies with Guideline 5-Natural Areas and Scenic and Historic Resources, because the Applicant is proposes to maintain additional common open space areas that would not have been maintained pursuant to the initial iteration of the development plan;

WHEREAS, the proposed development complies with Guideline 7-Circulation because the proposal will use existing access points and shared infrastructure within the Masonic Homes campus to access the new proposed assisted living facility, because the overall Masonic Homes campus has a unified plan of access and circulation that includes driveways and sidewalks and because the proposed modifications to the campus do not include the opening of any access to streets to the east of the overall campus; and

WHEREAS, the proposed development complies with Guideline 9-Bicycle, Pedestrian and Transit because the overall Masonic Homes campus is and will remain pedestrian friendly; and

WHEREAS, the proposed development complies with Guideline 10-Flooding and Storm Water because the overall campus retains a significant amount of open space and because the plans have been reviewed and approved by the Metropolitan Sewer District (“MSD”), the agency in charge of development review regarding storm water; and

WHEREAS, the proposed development complies with Guideline 11-Water Quality because the Applicant has incorporated water quality measures in compliance with MSD regulations; and

WHEREAS, the proposed development complies with Guideline 13-Landscape Character because the Applicant is proposing significant landscaping along the exterior property lines of the campus and because the Applicant will provide additional tree canopy and landscaping throughout the site;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby approves the Revised Detailed District Development Plan in Case No. 16DEVPLAN1145.