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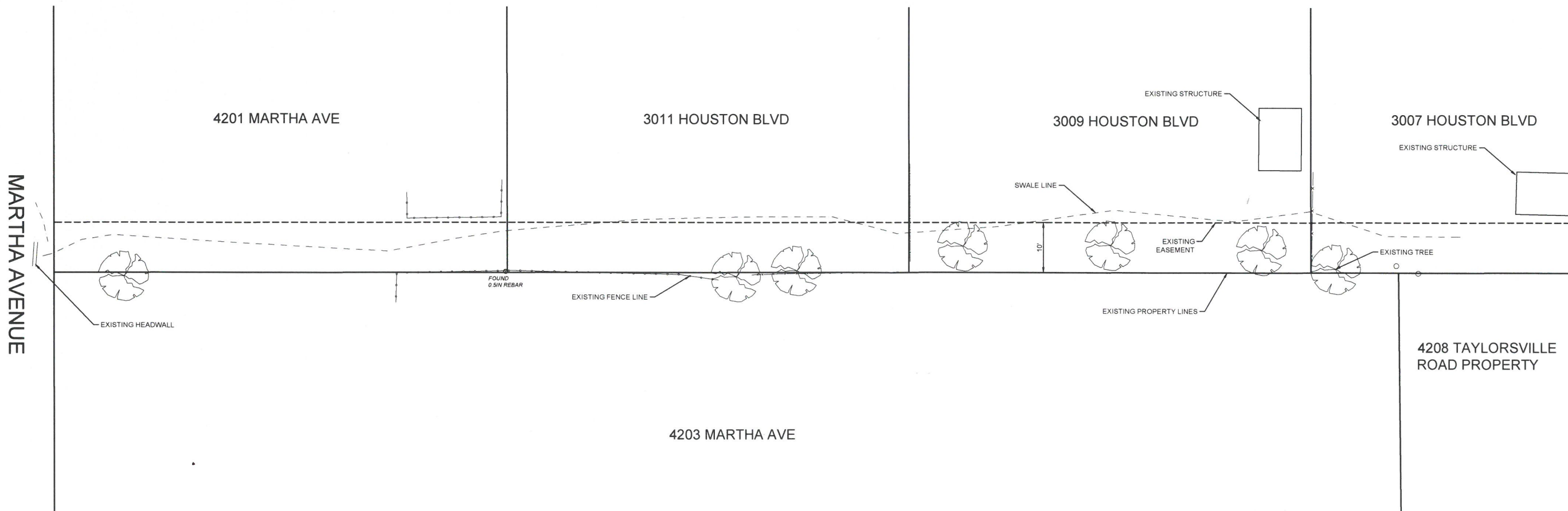
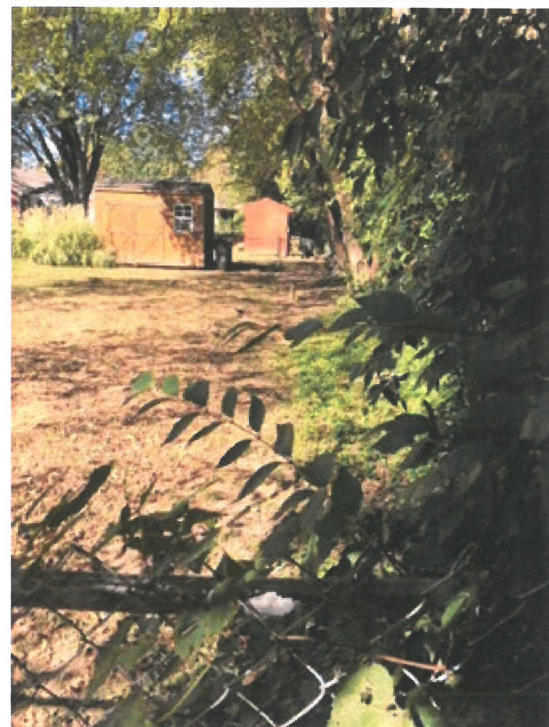
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EASEMENT EXHIBIT

TAYLOR COVE

4208 TAYLORSVILLE ROAD

Louisville, Kentucky 40220



Revision		
No.	Date	Description

*Submitted by Jon Henney
@ 10/13/16 CDST
also presented*

PROJECT: 41363.01
DATE: OCTOBER 13, 2016

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01
A01

NORTH ELEVATION
Private Townhomes



02
A01

EAST ELEVATION
Private Townhomes



03
A01

SOUTH ELEVATION
Private Townhomes



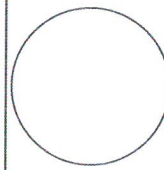
04
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WEST ELEVATION
Private Townhomes

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TEULU
4208 Taylorsville Road
Louisville, KY 40220



RENDERED ELEVATIONS
4208 Taylorsville Road
LOUISVILLE, KENTUCKY

08.03.16

WTS1601

A0.1

NOT FOR CONSTRUCTION

New Construction
WTS1601 Louisville, Kentucky



RENDERED ELEVATIONS
NOT TO SCALE

August 18, 2016

16ZONE1026

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Variance Justification:

The applicant is seeking a variance to reduce the setback requirement between residential and non-residential uses along the east and west lines of the proposed OR-1 area, adjacent to the proposed R-5A (east side) and the existing R-4 (west side). Along the east zoning line, the 15' setback would be maintained for 60% of the zoning line. The remaining 40% would be reduced to 5'. Along the west zoning line, adjacent to an existing residential lot, the setback would be reduced from 15' to 12'.

1. Explain how the variance will not adversely affect the public health, safety or welfare.

The Land Development Code requires a 15' setback between residential and non-residential uses in the Neighborhood Form District. The applicant is proposing a mixed use development, integrating the adaptive reuse of an existing residential structure into OR-1 uses with the construction of 3 new condominium structures. The proposed zoning line separating the OR-1 and R-5A portions of the property are internal to the development so a reduction of the setback along those zoning lines would have no adverse effect on the public. The need for the reduced setback is to allow for the construction of a x bay parking area to serve the proposed OR-1 uses. All landscaping required within these 5' islands would be provided to ensure an appropriate level of screening and visual separation between the parking spaces and the sides of condominium building. The setback reduction along the west zoning and property line from 15' to 12' is to allow the developer to divide the existing entrance drive in order to save two large existing trees. All required additional trees and screening adjacent to the R-4 zoning district will be provided so there will be no adverse effect to the public should this component of the variance be granted as well.

2. Explain how the variance will not alter the essential character of the general vicinity.

The reduction in setback internal to the development will not alter the essential character of the general vicinity because it will not be visible except to the residents of the new development. The 3' reduction in the setback adjacent to the R-4 zone will not alter the character of the general vicinity because of the minor reduction being requested and the fact that by granting the variance, the existing trees, which do add to the essential character of the area, will be maintained.

3. Explain how the variance will not cause a hazard or a nuisance to the public.

The variance request to reduce the 15' will not cause a hazard or a nuisance to the public because a portion of the area impacted is internal to the development where the relationship between the proposed parking and residential building is adequately mitigated through landscape and other design considerations, and the portion adjacent to the R-4 property will be adequately screened and landscaped.

4. Explain how the variance will not allow an unreasonable circumvention of the requirements of the zoning regulations.

16ZONE1026

The variance request to reduce the 15' will not allow an unreasonable circumvention of the requirements of the zoning regulations because only a portion the requirement is being reduced, and that portion will be adequately mitigated through landscape design elements including screening to meet the spirit and intent of the regulation.

Additional consideration:

1. Explain how the variance arises from special circumstances, which do not generally apply to land in the general vicinity (please specify/identify).

The proposed development seeks to offer an appropriate level of density and intensity to transition between Taylorsville Road, a major arterial, and the single family development of Houston Acres. To achieve this transition requires two new zoning designations on the existing lot. The mix of uses is being designed as part of a master planned development rather than piece meal, so the zoning lines internal to the development and their associated setbacks have become somewhat arbitrary. The request to reduce the setback adjacent to the R-4 zoned property arises from the special circumstance that the existing driveway must be widened to meet LDC standards and the only way to accommodate this widening while saving the large existing trees is to split the driveway.

2. Explain how the strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create unnecessary hardship.

Yes. The variance request to reduce the 15' setback would prevent the applicant from being able to construct the project based on the interior relationships intentionally designed between the existing building the proposed parking and the new residential structure while also requiring the removal of large shade trees to accommodate the requirement to widen the existing driveway.

3. Are the circumstances the result of actions of the applicant taken subsequent to the adoption of the regulation from which relief is sought?

Yes, the applicant is seeking a rezoning of the property

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1620W61026

EXHIBIT A
GENERAL WAIVER APPLICATION
JUSTIFICATION STATEMENT FOR WAIVER REQUEST

The applicant is requesting waivers from:

i) Section 10.2.4(A) of the Land Development Code to allow parking to encroach into a portion of the required buffer between R5-A and OR-1. (10.2.4.A requires 15' buffer between OR-1 and R5A and a regular spacing of large trees and a 6' screen to be provided in that buffer). 1. This request has no impact on the existing surrounding R-4 property owners and due to the nature of the redeveloped OR-1 zone (having a residential appearance - renovated 1907 structure) the need for the required buffer is not evident and the waiver should be granted; 2) The waiver does not violate the comprehensive plan; 3) the waiver requested is the minimum required to afford the requested relief to the applicant, and 4) the applicant has incorporated other design features by increased green space and grassy retention areas on-site to compensate for the requested waiver.

ii) Section 10.4 (A) of the Land Development Code to allow for a access drive into development to encroach up to 13' into the required buffer between R4 and R5A and OR1. (10.2.4.A requires a 20' buffer between OR-1 and R-4, and a 15' buffer between R5A and R-4). This request is to create an enhanced entry into the development by preserving three (3) extremely old and attractive trees that currently exist along the drive into the site. By dividing the entry into a two land entrance exist with the trees acting as a divider by placing the exit on the east side of the tree line / existing entry (waiver required), the trees can be preserved and the entry can be enhanced. 1) The preservation of the trees warrants the granting of the waiver and there is no significant negative impact on the adjoining property owner. The waiver is justified for those reasons; and 2) The waiver does not violate the comprehensive plan; 3) the waiver requested is the minimum required to afford the requested relief to the applicant, and 4) the applicant has incorporated other design features by maintaining existing mature trees within the waiver area, in addition to increased green space and grassy retention areas on-site to compensate for the requested waiver.

iii) Section 10.2.4 (B) of the Land Development Code to allow the utility easement to occupy more than 50% of the 15' LBA along the west property line. The applicant's drainage easement for the proposed retention basin will extend all the way to the property line. While the plan still provides all the required landscape/screening, the easement will overlap with the landscape buffer 100% for that portion of the west property line, hence a waiver is required. 1) There is no negative impact to adjoining property owners by granting the waiver; 2) The waiver does not violate the comprehensive plan; 3) the waiver requested is the minimum required to afford the requested relief to the applicant, and 4) the applicant has incorporated other design features by increased green space and grassy retention areas on-site to compensate for the requested waiver.

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16 ZONE 1026

JUSTIFICATION STATEMENT FOR CHANGE IN ZONING

TAYLOR COVE

R-4/SNFD RESIDENTIAL TO R-5A and OR-1/SNFD ZONE
4208 Taylorsville Road, Louisville, Kentucky

July 29, 2016

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The applicant, Teulu Homes, LLC, a locally owned Kentucky limited liability company, owns the proposed development site. The property, located at 4208 Taylorsville Road in Louisville's Hikes Point neighborhood between Breckinridge Lane and Hurstborne Lane (25,257 avg daily - KYDOT 2007 traffic count), consist of 1.90 acres in a R-4 Zone and has an existing 2 story house (Built 1907) currently being renovated on a portion of the property which the applicant seeks a change in zoning to OR-1 Zone (.502 acre). The balance of the site (1.395 acre) is proposed as R-5A Zone to permit development of a planned low-density moderately priced condominium project that will provide housing for the growing medical community and meet other housing needs in the immediate area.

For the reasons stated herein, the proposed rezoning from R-4 Residential to OR-1 Office/Residential and R-5A Residential complies with the Cornerstone 2020 Comprehensive Plan and, therefore, should be approved

GUIDELINE 1
COMMUNITY FORM

The site is located in the Suburban Neighborhood Form District. This district is predominantly characterized by low to medium density residential uses, allowing for a variety of housing types such as detached homes, duplexes, townhomes, patio homes, apartments, etc. to provide housing choice for differing ages and incomes. Changes in use from single family to multi family or office is permitted at the interface between commercial nodes and residential uses provided the orientation, design, scale and location of the proposed development are compatible with surrounding uses. The applicant's proposed plan meets these objectives. The increase in proposed density over what is currently permitted in the R-4 Zone is minimal (net 4-5 unit increase); the addition of office / residential (OR-1) to the existing structure is appropriate considering the nature of the Taylorsville Road (traffic counts), proximity to commercial activity, and the existence of other permitted office development along the Taylorsville Road corridor

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GUIDELINE 2

Centers

Guideline 2 encourages mixed land uses organized around existing compact activity centers. The subject property lies east of the activity centers identified as Hikes Point and west of the Hurstborne Lane activity center. The redevelopment of the existing building and reutilization of the property as office/residential will represent significant reinvestment along the Taylorsville Road corridor and will also encourage vitality and a renewed sense of place in the general neighborhood. As a result, this proposal complies with Guideline 2 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 3

Compatibility

The subject property is located in an area between two highly commercialized portions of Taylorsville Road. Several properties fronting Taylorsville Road have previously been granted approval for office/retail uses where appropriate. The mix of uses proposed for this property is also consistent with other development in the area and has taken into consideration the concerns of surrounding property owners in the design of its project. Therefore, the proposed rezoning is compatible with Guideline 3 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINES 4 AND 5

Open Space, Natural Areas and Scenic and Historic Resources

The proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve an existing structure that may be eligible for the National Historic Register. There are no natural areas or scenic resources to be preserved other than what is identified on the development plan (waiver request to preserve 3 large trees at entrance and required open space and detention areas on site). The property is free of any environmental constraints. For these reasons, the proposed expansion complies with Guidelines 4 and 5 of Cornerstone 2020 Comprehensive Plan.

GUIDELINE 6

Economic Growth and Sustainability

Guideline 6 encourages redevelopment and reinvestment opportunities in older neighborhoods that is consistent with the form district pattern. The proposed development utilizes an existing 'aged' facility that requires extensive renovation to repurpose the home for the proposed OR-1 use. It furthers the goal of preserving the existing neighborhood form by providing reinvestment opportunity in this area while

preserving an existing structure. No nuisances will be created and adjacent properties will not be adversely affected. Thus, the proposal complies with Guideline 6 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINES 7 and 9

Mobility/Transportation, Circulation, Bicycle, Pedestrian and Transit

The proposed rezoning is in compliance with Guidelines 7 and 9 of the Cornerstone 2020 Comprehensive Plan because the location of the development ensures adequate and easy access to interstate road systems, public transit, pedestrian access, and bicycle access. Adequate right-of-way and infrastructure exists to serve the subject property. The additional traffic proposed by the rezoning can be accommodated through the existing street, transit and pedestrian networks. As a result, there will be no adverse impacts on existing transportation systems caused by the proposed change in zoning. Adequate parking has been provided on-site. Sidewalks are located along Taylorsville Road, thereby insuring an interconnected network for pedestrian access. For all of the foregoing reasons, this proposal complies with Guidelines 7 and 9 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINES 10 AND 11

Flooding, Storm Water and Water Quality

The entire site will be properly engineered for storm water retention so that there will be no impact on storm water runoff. The proposed buildings and development will be reviewed and approved by the Metropolitan Sewer District to ensure compliance with MSD construction standards. Best management practices as recommended by MSD will be implemented prior to commencing construction of the new addition. For the foregoing reasons, the proposed development complies with Guidelines 10 and 11 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 12

Air Quality

The proposed development complies with Guideline 12 of Cornerstone 2020 because it represents an efficient land use pattern in an area with existing infrastructure to accommodate the proposed development. The proposed development must also be reviewed by the Air Pollution Control District for compliance with its regulations.

GUIDELINE 13

Landscape Character

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The proposed development will meet the landscaping requirements of the Land Development Code. For this reason, the proposal complies with Guideline 13 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINES 14 AND 15
Infrastructure and Community Facilities

The proposed development complies with Guidelines 14 and 15 of the Cornerstone 2020 Comprehensive Plan because the subject property is served by existing infrastructure which has adequate traffic carrying capacity to accommodate the proposed development. The site also has all necessary utilities including water, sewers and electricity. The development also has an adequate supply of potable water and water for firefighting purposes and is served by the Louisville Fire Department.

KRS 100.213 COMPLIANCE

In addition to compliance with all applicable guidelines of the Cornerstone 2020 Comprehensive Plan, the proposed development complies with KRS 100.213 as the R-5A and Office / Residential (OR-1) zoning is in agreement with the adopted comprehensive plan, or, in the absence of such a finding, that there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in the adopted comprehensive plan and which have substantially altered the basic character of such area making the requested use more appropriate.

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