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**CASE #21-ZONE-0044 - STATEMENT OF COMPLIANCE WITH PLAN 2040  
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Location: 6406 Leisure Lane  
Proposed Use: Single Family Residential subdivision  
Request: Zone Change from R-4 to R-5  
Owner: Revocable Living Trust of Cleo F Tingle  
Applicant: Mayer Realtors, Craig Mayer

**Community Form: Goal 1 Policies 3, 7 and 9**

The goal is to guide the form and design of development to respond to distinctive physical, historic, and cultural qualities. The subject property is in the Neighborhood Form District, which is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood area. Plan 2040 states that this form district will contain diverse housing types to provide housing choice for different ages, incomes and abilities. This proposal falls just into the range of a medium-density development as low density is defined as single family residential under 5 dwelling units/acre and this request is for a density of 5.1 dwelling units/acre. The R-5 zone allows for smaller lots than R-4, but the density proposed is barely above the low range and is compatible with the surrounding lots which are a mix with R-4 to the south and west and R-5 to the north and east. This proposal will provide 50 new single-family lots for added housing in the area and meets a demand for same. Due to the similarity of the proposal and the surrounding development there are no negative impacts associated with this proposal such as traffic, odors, lighting, and other factors typically associated with a higher intensity development.

**Community Form: Goal 2 Policy 9 and Goal 4 Policies 2 and 3**

The goals are to encourage new developments and rehabilitation of buildings that provide commercial, office and or residential uses and to encourage preservation of distinctive cultural feature. A minor plat shall be recorded to subdivide the existing home onto its own lot, and it shall remain under the R-4 zone and is not included in this request. This proposal will therefore allow preservation of the existing home, as well as construction of new single-family residences.

**Community Form: Goal 3 Policies 1, 2, 6, 7, 8, 9, 10 and 13**

This goal is to enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources. This subdivision complies with the intent and these policies as the layout proposed includes the creation of approximately 1.2 acres of open space. This open space

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includes preservation of the existing pond and integrating this feature in the development. It will provide for the detention of storm water for the subdivision by accommodating increased storm drainage. The homeowner's association will maintain the open space area.

A report by Redwing Ecological Services and as indicated on the plan, there are existing wetlands on the site. A jurisdictional determination by the local Regulatory Branch of the Army Corps of Engineers determined that these features were not to be considered "waters of the U.S." and are not regulated under the Clean Water Act. These areas shall be developed in conformance with applicable requirements of the Division of Water and guidelines established by MSD as regulated during the construction plan review process.

In addition, there are no severe, steep, or unstable slopes as well as no flood prone areas on the site. A site survey has identified no potential sinkholes or karst features.

**Mobility: Goal 1 Policy 1, Goal 2 Policies 3 & 4, Goal 3 Policies 7 & 21**

The Mobility goals are to implement an accessible system of alternative transportation modes, to provide a safe and accessible transportation system, and to encourage patterns that connect and support future growth. This subdivision complies with the intent and applicable policies in that it allows for the extension of Meadow Run Road thru the site to connect with Leisure Lane. It provides residents south of the site an alternate vehicular and pedestrian route to Leisure Lane. Sidewalks are proposed to be constructed along all road frontages within the subdivision to provide safe pedestrian circulation.

This development extends an existing stub, will not result in access through lower intensity, and shall provide adequate right of way as required by the Land Development Code for all streets within the development.

**Community Facilities: Goal 2 Policies 1, 2 and 3**

The proposed subdivision complies with the intent and applicable policies identified in the Community Facilities plan element since the subdivision is in an area served by existing utilities. These utilities, including water, sewer, gas, electric, telecommunication lines and cable, can be extended to serve the development.

**Livability: Goal 1 Policies 2, 5, 17, 19, 26 - 28 and 30**

The goal of this element is to protect and enhance the natural environment and integrate it with the built environment as development occurs. The existing pond on the site shall be maintained and designed to provide detention for the increased stormwater. A survey of the site identified no potential sinkholes or karst features. The site is not located in the regulatory floodplain.

Prior to proceeding before the Planning Commission, the plan will be reviewed by and receive preliminary approval from MSD regarding the storm and sanitary sewer system proposed for the site. By this review MSD will ensure that post-development runoff rates do not exceed pre-



development rates and therefore that this development will not have a negative impact on existing stormwater systems. At construction review, MSD will ensure that the proposed subdivision plans will indicate that Best Management Practices are utilized, will include measures to address water quality and comply with MSD's soil erosion and sediment control standards. For these reasons, the proposed subdivision complies with this goal.

**Housing: Goal 1 Policies 1 & 2, Goal 2 Policies 1 & 2 and Goal 3 Policies 1-3**

The goals of this element are to expand and ensure a diverse range of housing choices, facilitate the development of mixed-use neighborhoods, and ensure long-term affordability and livable options in all neighborhoods. The proposed subdivision allows for the construction of homes on a smaller lot than allowed on the surrounding R4 developments and therefore potentially at a lower cost and appealing to lower income individuals. This provides a unique opportunity for buyers because demographic changes throughout the years and the ongoing covid pandemic have created economic consequences causing many to move to smaller, more moderately priced homes. Additionally, the smaller lot is one that is likely to appeal to both families with children and empty nesters, thus being multi-generational.

Though the site is not served by public transit it is in relatively close proximity, being within a 2-mile radius, to area workplaces, shopping, and other neighborhood supportive facilities. These are found in the Suburban Marketplace Corridor and Suburban Workplace Form Districts found on and near Preston Highway just outside or south of I-265/Gene Snyder Freeway.

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