

Clover Senior Residential Development

Case #18ZONE1086

8700 Old Bardstown Road & 10115 Fairmont Road Louisville, KY

Clover has an option to purchase 7.39+/- acres of property from the 13.90+/- acre property at 8700 Old Bardstown Road and 10115 Fairmont Road (Parcel ID numbers: 065700150000 and 065700870000). The property is zoned "R-4" Residential Single-Family District and is within the "N" Neighborhood Form District. Clover is requesting a zone change to "R-6" Multi-Family District to allow the construction of a senior apartment development.

Project Description:

The 7.39+/- acre site is proposed to be developed with a 3-story 137,300+/- square foot building (45,800+/- square feet per floor). The building proposes 128 age-restricted residences with additional common lounge areas for residents. A total of 128 parking spaces are provided (88 surface parking spaces and 40 garage spaces). One driveway is proposed along Old Bardstown Road. The proposed development will utilize some of the natural landscape that exists on the site. Remaining unpaved areas of the site will be landscaped in accordance with the Louisville Development Code.

The units for the building include 24 two-bedroom/1.5 bathroom; 100 two-bedroom/one bathroom; and 4 one-bedroom/one-bathroom units. Each unit in the building features a full kitchen complete with all stainless-steel appliances and a breakfast bar. Access to a private patio or balcony is available to every residence. The units will also feature safety pull cords located in the bathrooms and bedrooms. Units can be converted to be handicapped accessible as necessary. The building also provides a central elevator system.

The development will have a community room on the first floor that features a kitchen, library, and sitting area with an adjacent common patio area. The second level will have a community family room and the beauty salon while the third floor contains the game room. In addition to each unit having laundry facilities, a central laundry facility is available along with trash collection. Planned activities for Clover residents include trips and outings, parties, movie nights, and other social activities. To assure residents' security, the front desk will be staffed from 9:00 AM to 5:00 PM, Monday through Friday. After that time, a pass key will be required to enter the building and have a TV-monitored entry system. In addition, maintenance staff is on call 24 hours a day, seven days a week. Water, heat, and cable are included in the monthly rent.

The proposed building is a 3-story wood framed structure with a sprinkler system. The facades are designed to provide aesthetically pleasant residential proportions rather than an institutional feel. They boast a combination of heavy-duty vinyl siding and cultured stone on visible elevations done in complementary color schemes. The contrasting multi-sized gables interplaying with the apartment patios creates a pleasant texture to the facades and avoids the flat institution feel of some developments. Along with warm multi-colored siding, the facades are complemented with double-hung windows, many of which are accented with decorative shutters

done in a contrasting color. Although the main roof is a 5:12 pitch, gables with a 12:12 pitch are added to emphasize the residential nature of the facility. Decorative railings and entrance columns highlight the main entrance for ease of access. The roof of the building is clad with architectural asphalt shingles. The building is designed to stress energy efficiency and create pleasant aesthetics for residents.

The project complies with Cornerstone 2020, Plan 2040, and the Fern Creek Small Area Study as follows:

Guideline #1 – Community Form

The project complies with the intent and policies identified in Guideline #1. The proposed project is within the “Neighborhood” Form District. Higher densities are permitted when open space, appropriate housing and economic development goals are met. Diversity of housing types to provide housing choices for people of different ages and incomes is encouraged in this form district. This proposal further expands the mix of uses and housing options in the immediate vicinity while maintaining the neighborhood character of the area. While the proposed development may not be a single-family residence, the development is unique as it lends the opportunity to free up housing stock in the adjoining neighborhoods by allowing older residents to downsize within their community. Given the arrangement of the building, setbacks from the adjoining homes and the remaining open space on the lot, this development will have limited to no impact on the adjoining neighborhood or the impact to the adjoining street network.

Guideline #2 – Centers

The proposed zoning district change will be to a residential form district and will not create a new center. The proposed development provides a medium density development and promotes a compact development style. Clover’s experience in senior housing has taught them the typical Clover resident has one vehicle with a few couples still having two cars. Trip generation from similar projects is 24-30 trips during the weekday peak hour. Whereas a general apartment development or single-family housing development typically averages three cars per household, and trip generation is likely double or possibly triple the amount of traffic produced by the proposed senior apartment project.

Guideline #3 – Compatibility

The proposed development complies with the intent and policies of Guideline #3 as follows:

- The proposed development is generally compatible with the scale and site design of nearby properties. The property is in an area surrounded by single-family homes. There is an age in place community, Traditions at Beaumont, that operates a similar type of multi-family development within their community. The proposed Clover building appears to be consistent with the size of the main building of Traditions at Beaumont.
- The facades of the proposed senior residential development are designed to provide an aesthetically pleasing look that contributes to the fabric of the adjoining properties. The proposed building has a combination of vinyl siding and cultured stone on visible elevations in complementary color schemes, similar to the single-family homes surrounding the property. A majority of the homes near the proposed development utilize similar materials and use vinyl siding and brick as their primary materials. The proposed building utilizes a main roof pitch and gables to emphasize the residential nature of the

building. The roof is clad in architectural shingles. Along with warm multi-colored siding, the facades are complemented with double-hung windows, many of which are accented with decorative shutters done in a contrasting color.

- The arrangement of the buildings on the property will help screen the development from existing homes. Garages are proposed on the north and south portions of the property and the main building is setback over 200' from the adjoining dwellings. This combination, along with the required landscaping, will provide adequate screening from adjoining properties.
- In addition to the site arrangements, the proposed development can act as buffer between the established residential areas and future commercial growth along Bardstown Road/Old Bardstown Road.
- A sidewalk is proposed along the street frontage and a connection to the building from the street. Right-of-way and improvements to Old Bardstown Road will be provided with the proposed development.
- The average age of residents is 74 years old and seniors typically go to bed earlier. Our site lighting will be 0 foot-candles along the property lines. Within the site light levels will be reduced and should be designed to accommodate the residents needs and sleeping patterns.
- The proposed development provides a housing option for the aging population and provides an additional use to the adjoining area.
- The proposed development is similar in scale to the existing assisted living facility building located to the north of the property, Traditions at Beaumont. Unlike this property, Clover does not provide senior care services and aligns more with an apartment complex use.
- Potential residents will be allowed to maintain vehicles on-site. In addition to personal vehicles, Clover will provide transportation to residents that may not be able to drive or that do not have vehicles. Additionally, rideshare services are available (Uber, Lyft, etc.). TARC (Transit Authority of River City) has an option that may allow pick up for some residents.

Guideline #4 – Open Space

The development complies with the intent and policies of Guideline #4. The proposed development contains a courtyard for passive open space for the residents located to the rear (west) of the building. This area consists of an outdoor patio with dining space, interior walking trails, and landscaping.

Guideline #5 – Natural Areas and Historic Resources

The proposed development complies with the intent and policies of Guideline #5. The property does not have significant natural features and an attempt will be made to preserve as many of the existing mature trees as possible. The development will intrude a minimal amount into the existing wooded area on the west side of the property. This wooded area will provide a natural buffer between this development and the existing single-family homes. There are no historical structures on the properties that compose the site.

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Guideline #7 – Circulation

The proposed development complies with the intent and policies of Guideline #7. A sidewalk along the street frontage and a connection to the building from the street is proposed. Clover found their similar developments to be a minimal traffic generator with 24 trips anticipated at the morning peak (7:00 a.m. to 9:00 a.m.) and 30 trips anticipated at the evening peak (4:00 p.m. to 6:00p.m.). The project will produce a smaller number of trips than non-age restricted apartments. This use will minimally impact the existing traffic along Old Bardstown Road.

Guideline #8 – Transportation Facility Design

The proposed development complies with the intent and policy of Guideline #8. The development as proposed does not provide access to adjoining developments. Clover is concerned for the safety of their residents and does not want vehicles traveling through their property.

Guideline #9 – Bicycle, Pedestrian, and Transit

The proposed development complies with the intent and policies of Guideline #9. A sidewalk will be installed along the frontage of the property with a connection to the building to encourage pedestrian connectivity. The property is located between the rapidly growing Thixton/Mt. Washington area to the south. The area is also seeing development moving south from Louisville down Bardstown Road. Future development is expected to bring new commercial opportunities and potentially expanding TARC service to these areas, increasing connectivity.

Guideline #10 – Stormwater

The rate of release for the proposed development will meet the existing rate of stormwater release of the current properties. The applicant proposes to use best management practices as instituted through MSD to ensure that sediment from the construction does not impact adjoining properties or rights-of-way.

Guideline #13 – Landscape Character

The proposed development complies with the intent and policies of Guideline #13. The development proposes a courtyard and outdoor patio for residents. Clover will remove some trees along the existing tree line to the west. However, every effort will be made to preserve existing trees on the site. Interior landscape areas are provided throughout the parking area and meet the requirements of the Land Development Code. The dumpster will be adequately screened from view.

Guideline #14 – Infrastructure

The proposed development complies with the intent of Guideline #14. Adequate infrastructure serves the property and is available for the new development. MSD recently completed a sanitary sewer extension project. The property now has a sanitary sewer connection on site. No additional service extension is anticipated with the proposed development.

Clover believes the proposed site on Old Bardstown Road is an excellent location for a senior residential development. We look forward to discussing the project with Metro Planning Commission and Metro Council, and respectfully request approval of the project as proposed.

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