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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, GUIDELINES AND POLICIES OF THE PLAN 2040 COMPREHENSIVE PLAN

<u>Applicant/Owner:</u>	Long Run Creek Properties, LLC
<u>Location:</u>	205 (a//k/a 2405) Echo Trail
<u>Proposed Use:</u>	Single Family Residential Subdivision
<u>Engineers, Land Planners and Landscape Architects:</u>	Mindel Scott & Associates
<u>Request:</u>	Zone change from R-R to R-4

COMMUNITY FORM

Goal 1 – Guide the form and design of development to respond to distinctive physical, historic, and cultural qualities.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 7 and 9, for these reasons:

This zone change application complies with this Goal because the site is located in the Neighborhood Form District which encourages a diversity of housing types, ranging from low-density residential to higher density providing a range of housing opportunities. This proposed development and the rezoning from R-R to R-4 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area, particularly when it is taken into consideration that the property had been zoned R-4, like those in the area, prior to the voluntary downzoning in 2008. The proposal is for a similar density/intensity of the surrounding land uses and school. The surrounding neighborhood properties are zoned R-4 and R-R. The property is located on a primary collector roadway of Echo Trail and is served by existing transportation infrastructure with access to amenities, employment opportunities and services. The proposed plan shows a return to the prior R-4 zoning district, along with a density transfer subdivision application due to the steep slopes on the property. Because the proposed use fits within and is compatible with the surrounding properties, the DDDP demonstrates that the proposal attempts to provide screening and buffering of the neighboring subdivision, the JCPS school, the 21st Century Park across Echo Trail, and to the one adjacent owner to the north, to the extent possible.

Goal 2 – Encourage sustainable growth and density around mixed-use centers and corridors.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policy 9 because the area is being developed by several other subdivisions providing needed residential options for those working in the I-64 and I-265 and other commercial corridors, and the demand to be close to the school. With the JCPS middle

school, providing much needed housing in close proximity allows sustainable growth compared to providing the needed housing at a distance from the school such that larger travel times are required. Further, the property preserves a large amount of open space (43% of the site) due to the 707,601 square feet of proposed open space.

Goal 3 – Enhance neighborhood by protecting and integrating open space, watershed, and other natural resources.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policy 10 for these reasons:

The proposed development plan has been designed to preserve the open space areas shown on the plan, which includes 707,601 square feet of open space, while at the same time providing a very substantial vegetative buffer along Echo trail and Floyds Fork Creek. These open space areas were also designed to be in areas that protect the natural features on the property and reduce the impacts of stormwater drainage utilizing the detention basins on the adjacent property under development (18-SUBDIV-1023). The result of these proposed detention basins is the fact that this plan exceeds those of other subdivisions in the area as to stormwater management. The areas of steep slopes are preserved within the open space and clusters the development away from environmentally sensitive land features. These open spaces will be owned by the proposed owners in common and maintained by the homeowners association. There are no wet or highly permeable soils and the steep slopes on the subject property are proposed as natural resource open space to avoid erosion problems.

Goal 4 Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposal complies with all of the applicable Objectives and Policies of Goal 4 specifically Policies 2 and 3 because there are no distinctive cultural features that will not be retained and there or no distinctive historic resources. 43% of the site is preserved within open spaces including preservation of mature trees exceeding the LDC minimums.

MOBILITY

Goal 1 – Implement an accessible system of alternative transportation modes.

The proposed zone change complies with all of the applicable, Objectives and Policy 4 of Goal 1, for the following reasons:

This proposed rezoning and DDDP will cater to those who want to live in close proximity to the I-64 and I-265 corridors. This low-density single-family development is not directly served by public transit. Sidewalks are being provided along the Echo Trail frontage and on the internal streets as shown on the plan, and will allow pedestrian access to the JCPS school.

Goal 2 – Plan, build and maintain a safe, accessible, and efficient transportation system.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policy 4, for the following reasons:

The plan proposes a new subdivision connecting to the roads as shown on the recently approved subdivision (18-SUBDIV-1023). The internal streets were designed to maximize both the

pedestrian connectivity and sense of place, but also to provide the best vehicular connectivity with least impervious surface.

Goal 3 – Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 5, 6, 9, 10 and 21, for these reasons:

This proposed single-family development will provide needed infill housing very close to the activity centers in the area and an approved JCPS middle school to be constructed in the near future. The location of this subdivision close proximity to area activity centers will provide those working in the area with additional housing options and an opportunity to purchase a new home with an incredible housing shortage currently in the market. Housing is needed in Louisville Metro to allow its continued growth to reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers, marketplace options, and the 21st Century Park. The subject property's close proximity to the above will also help eliminate multiple automobile trips (vehicle miles travelled) for such services and new roads and infrastructure will be constructed. Improvements to the existing roadway will be determined by Metro Works. Additional right of way will be dedicated to Echo Trail as shown on the plan, as well as the addition of a turning lane at the entrance, which is an improvement over the existing condition. The proposed zoning is compatible with existing and proposed transportation networks in the area.

COMMUNITY FACILITIES

Goal 2 – Plan for community facilities to improve quality of life and meet anticipated growth.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 1, 2, and 3 for these reasons:

The subject property will be served by existing utilities with sufficient capacity for this proposed development as will be confirmed through all utility providers through this rezoning process. These confirmations specifically include the Louisville Water Company's confirmation of sufficient water service capacity and the Metropolitan Sewer District's confirmation of adequate sanitary sewer capacity with the sanitary line that is under construction to serve the JCPS school and this property.

LIVABILITY

Goal 1 – Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 5, 17 and 21 for these reasons:

The proposed development will add new native species landscaping as shown on the development plan and as demonstrated on the landscape plan that will ultimately be prepared and submitted for approval. The plan preserves 43% of the site within open spaces and preserves mature trees exceeding the LDC minimums. Additional on-site detention is being provided to

ensure no adverse effects to Long Run Creek. There is no existing groundwater on the subject property and the surface water runoff will be improved from its current condition. The added detention and water quality units exceeding the MSD MS-4 requirements will help mitigate the impacts of this development. A karst survey has been conducted by Travis A. Brown, PE on 8/23/18 and mitigation methods will be undertaken in the construction phase. The site has a small floodplain area which is wholly within the protected open space.

HOUSING

Goal 1 – Expand and ensure a diverse range of housing choices.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 1, 2, and 3, because the proposed plan will add to the variety of housing types in the area providing more options to age in place in a newer home on a smaller lot with less maintenance obligations supports aging in place as well as mixed-income and inter-generational living. It is located in close proximity to the I-64 and I-265 corridors which provide goods, services including medical offices and other supportive services as well as transportation options.

Goal 2 – Facilitate the development of connected, mixed-use neighborhoods.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 1 and 2 because its design does encourage inter-generational and mixed-income development that is connected to the adjacent developing neighborhood and surrounding area with access a transportation network providing safe and convenient access to employment, services, and amenities via Echo Trail to US-60 and south to Taylorsville Road.

Goal 3 – Ensure long-term affordability and livable options in all neighborhoods.

The proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, including Policies 1, 2, and 3 because the proposed development provides a variety of fair and affordable home ownership and unit costs with an opportunity for people to live in quality, variable priced housing in this area of Metro Louisville and will not displace existing residents with a plan providing smaller lot sizes to enable affordable housing.

* * *

For all of these and other reasons set forth on the Detailed District Development Plan/preliminary subdivision plan accompanying this application and in accordance with evidence presented at Planning Commission public hearings, this application will comply with all other applicable Guidelines and Policies of the Plan 2040 Comprehensive Plan.

Respectfully submitted,

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