

**Justification Statement/Statement of Compliance with the Cornerstone 2040 Comprehensive Plan**

**Case No. 16ZONE1046**

Project Name: Creeks Edge Apartments

Location: Corner of Applegate Lane and Rochelle Road

Owner: Pleasant Apple, LLC

Applicant: Pleasant Apple, LLC

Proposed Use: Town Homes

Proposed Zoning District and Use: Zoning District Change from R4 to PRD

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The proposed Zoning District change is consistent with the Neighborhood Form District. The proposed PRD zoning is compatible with the demand for moderately priced housing in the Highview Area. There is R5 zoning just behind the houses to the east of the proposed site along Beard Court. In addition, there is a cluster of R5 zoning to the South East along Catalpa Springs Drive. Furthermore, there is R5A zoning on Applegate lane to the west at Delta Circle Drive and to the north east at James Farm Drive. Much of the surrounding zoning remains R4.

The zoning change is compatible with Plan 2040 in the following ways:

- The proposed use is compatible with all adjacent uses in compliance with the Community Form Guidelines and specifically with Policy 3.1.3. This is an appropriately scaled residential use in the Neighborhood Form District, a district which has uses that vary from high to low density. This use will blend compatibly into the existing neighborhood areas and landscape. In addition, the housing type will bring a desired and well-designed housing product to the area, providing needed diversity to the housing stock in the area.
- This site is located in proximity to major transportation facilities and located close to the Jefferson Memorial Forest which is a recreational center. There is a collector level roadway (Applegate Lane) providing site access, which roadway will be enhanced by the bridge widening to be performed by the developers of this project. TARC service is available at Outer Loop. Additional sidewalk along Applegate and Rochelle consistent with the Goals of the Mobility Guidelines in the Comprehensive Plan will help connect the metro area and support future growth and improve mobility in the metro area by reducing vehicle miles traveled.
- The proposed use is designed to be compatible with the immediately adjacent property and with many of the nearby uses, it will not result in damage to the character of the existing neighborhood and will not be a use that will cause a nuisance either, through noise, light or odors. The proposed

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park use at the corner of Applegate Lane and Rochelle Road will provide a nice open space amenity for the entire neighborhood, assisting with public health and enhancing the character of the neighborhood.

- The proposed development complies with the policies that are required and that are applicable pursuant to the Land Development Code. The elevations and renderings included with the application will demonstrate that the proposed buildings will be attractive and compliant with the development code addressing any design or aesthetics concerns. Furthermore, the enclosed site plan demonstrates compliance with set-backs. The applicant will comply with all necessary tree-canopy and landscaping requirements. All buffering requirements will be satisfied except for a waiver in the vehicle use area landscape buffer area for purposes of placing the detention basin. The current Land Development Code design process addresses many of these issues, and also will require lighting be directed down and away from adjoining residential uses. Furthermore, no odors are expected to emanate from the proposed building and all activities will be limited to car traffic, anticipated to be mostly during daylight hours. The proposed buildings are buffered from any near residences and no hazardous materials are anticipated to be used in the buildings.
- This proposed development will comply with applicable water management requirements. First, Storm Water Management requires MSD review and is addressed in detail on the submitted detailed district development plan. Second, Water Quality is also subject to the regulatory authority of MSD and will be addressed by the district development plan. Third, Air Quality is subject to the authority of the Air Pollution Control District and will also be addressed on the district development plan and subject to review by that agency. Any items not addressed on the development plan will need to be addressed in order to obtain building permits (e.g. silt fencing, drainage basin compensation) etc.... The intent of these guidelines is to protect the air and water quality and to ensure damage to streams and nearby properties is minimized by property drainage system design. Since this is a new development all of the appropriate regulatory review will occur and be complied with.
- The proposed use will comply with the Landscape and Tree Canopy requirements in a manner consistent with Community Form Goal 3. Tree canopy will be preserved (consistent with Community Form Goal 4) or added as is appropriate and in compliance with the Land Development Code. The topography of the site dictates that a large portion of the western and northern portions remain undeveloped and vegetated, contributing to and preserving the greenspace of the area. The submitted plans will be further refined and reviewed by Planning Commission staff and the Applicant site engineering firm in order to ensure compliance.
- Pursuant to Section 2.7.3.B the following three PRD criteria are met by the proposed development (at least 2 are required):

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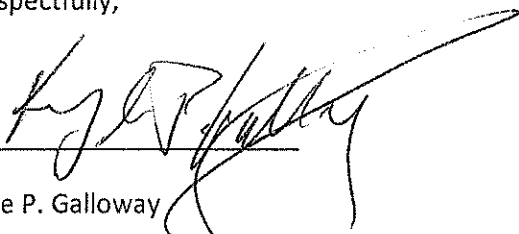
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- The site has a large creek that is part of the Pennsylvania Run Watershed that runs along the edge of its western boundary; the proposed plan preserves the stream and the floodplain areas from development and disturbance, helping protect a watershed that and decrease any impairment being suffered by aquatic life. Furthermore, the oversized detention basin should further diminish downstream flooding and impacts to the watershed, (2.7.3.B.1)
- The proposed housing type is for townhomes (attached single family residential) which is a different housing type from the surrounding properties which are predominately single family residential. (2.7.3.B.4)
- The proposed development creates a combined over 1-acre park area, walking paths and other outdoor recreational areas, preserves trees and wildlife habitat along the creek's edge. (2.7.3.B.5)

For the above reasons, as well as the materials submitted with the application and during the application process as well as the testimony to be given at the upcoming public hearings, this application complies with the intent, the relevant policies and the Guidelines of Plan 2040.

Respectfully,



Kyle P. Galloway

Duncan Galloway Egan Greenwald PLLC  
9625 Ormsby Station Road  
Louisville KY 40223

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