

**REQUEST FOR DEVELOPMENT PLAN APPROVAL
WILLOW GRANDE**

**1418 and 1426 Willow Avenue; also TB 77A Lot 58
Willow Grande, LLC, Applicant and Owner**

- 1. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites.**

The site has some stands of existing trees. The applicant has agreed to work with the Cherokee Triangle Association and the Olmsted Conservancy to plant new trees on site. The site is not an historic site, except that the historic building at 1426 Willow Avenue will be saved. The site has no steep slopes, streams or water courses, flood plains, wet soils or unstable soils. In addition, no adverse air quality impacts will be caused by the proposal. Views from adjacent residences of Cherokee Park area will not be impacted by the proposed building location, nor would they be impacted by its height.

- 2. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community.**

The Department of Public Works approved the development plan on March 20, 2013. That approval indicates, among other things, that the proposed access and parking areas will be safe and efficient for pedestrians and motorists. Vehicular access from Baringer Avenue provides more safety to motorists and pedestrians than if the access were via the alley to the rear of the subject site. The alley is narrow at 15 feet wide, causing difficulty for 2-way movement of vehicles. That difficulty of movement would lead to occasions of traffic back-ups on Baringer Avenue, compromising motorist and pedestrian safety since pedestrians may be walking in the abutting sidewalk along Baringer Avenue. The proposed access is 22-feet wide, which is an appropriate width.

- 3. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development.**

The development has sufficient open space to meet the needs of the residents in the 24 multi-family units in the Willow Grande building because of the protected patio and pool area in the private yard area and because Cherokee Park is located in the immediate vicinity.

4. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

The Metropolitan Sewer District approved the development plan on March 20, 2013. This approval indicates, among other things, that on-site drainage facilities are sufficient to prevent drainage problems arising from the development impacting the subject site or the community.

5. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land uses or uses within the existing and projected future development of the area.

The Louisville Landmarks Commission mandated the setback of the building from Willow Avenue to be consistent with the existing front yard setbacks of the adjacent Dartmouth and Willow Grande buildings. The proposed Willow Grande building bears a greater architectural relationship with these other high rise multi-family buildings than other multi-family and single-family buildings. In addition, just like the Willow Grande site, both the Dartmouth and the Willow Terrace front on Willow Avenue and are located on the west side of Willow Avenue.

6. Conformance of the development plan with the Comprehensive Plan and the Land Development Code.

The proposal conforms to the Comprehensive Plan for the reasons previously set forth in the Zone Change Justification Statement most recently submitted to the Planning Commission at its February 25, 2015 public hearing.

The proposal conforms to the Land Development Code because all required variances and waivers are appropriate as set forth in the Justification Statements submitted for each variance and waiver. The development plan conforms to all other applicable Land Development Code provisions.