

**Docket No. 20-ZONE-0005**

Zone change from R-4 to R-5 to allow a 233-lot subdivision on 58.03 +/- acres, which is to be an extension of the existing Heritage Creek Subdivision, on property located at 10001 Cedar Creek Road



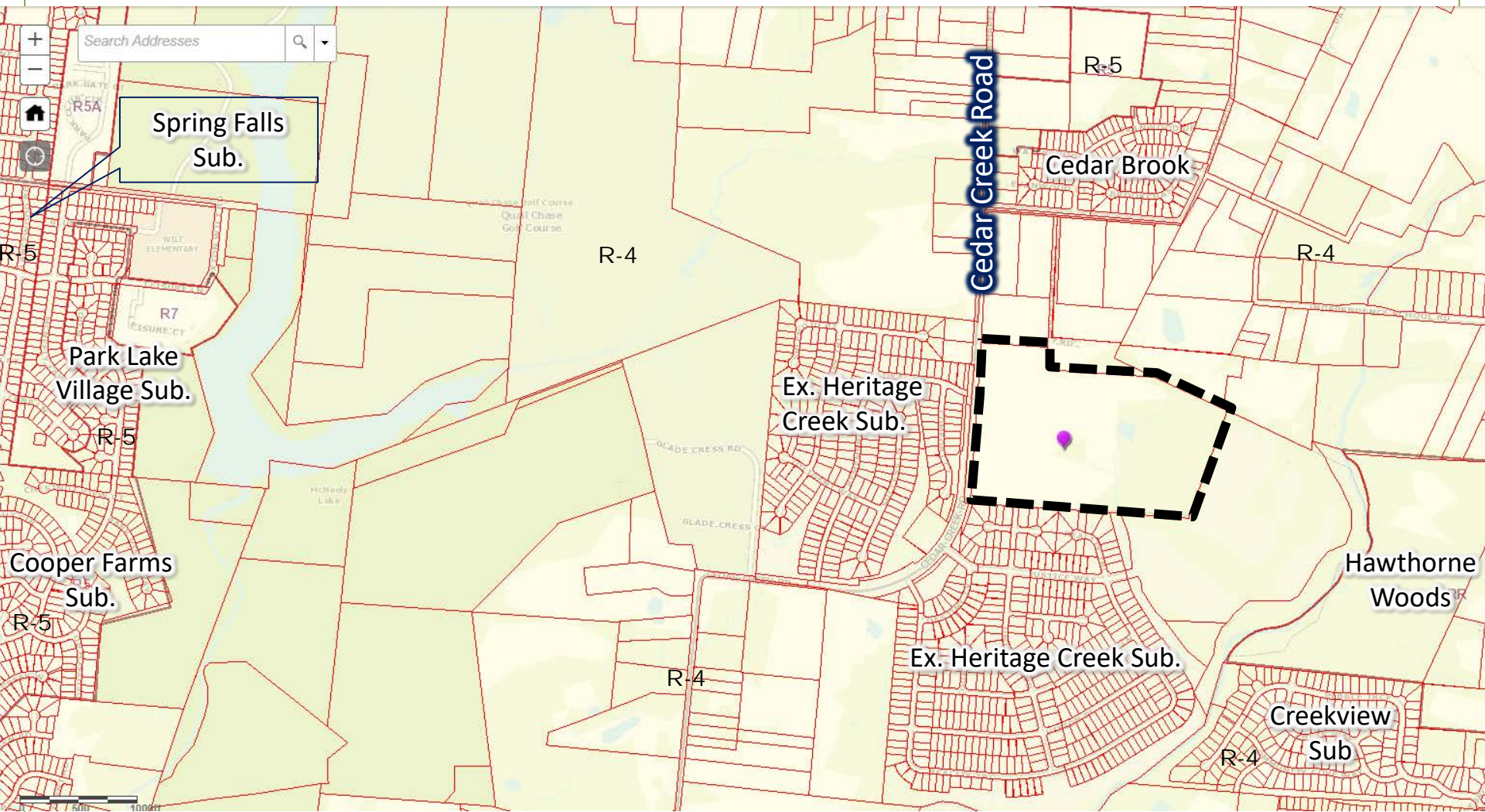
**INDEX**

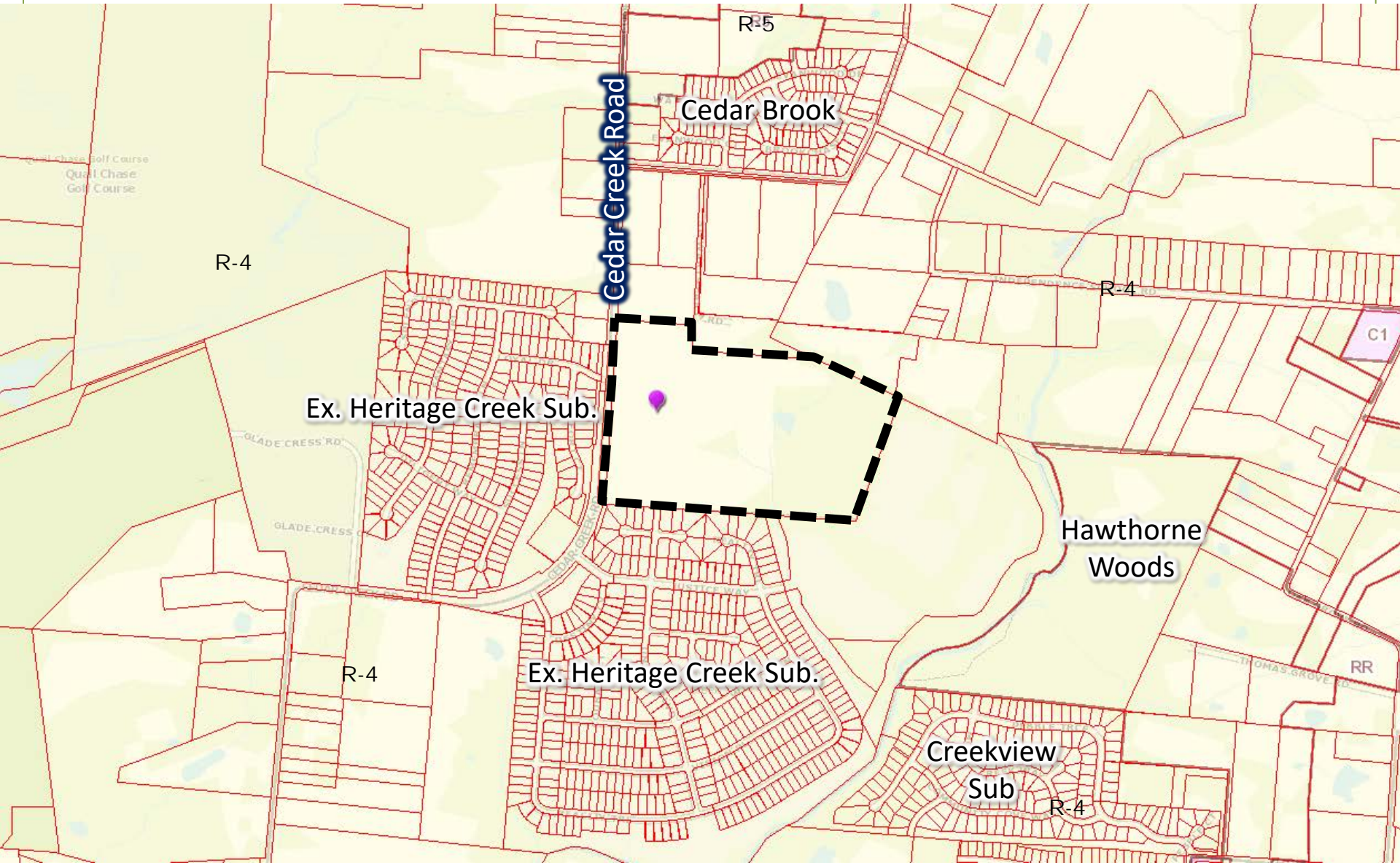
1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
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4. Neighborhood Meeting notice list map, letter to neighbors inviting them to the meeting and summary of meeting
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9. Proposed findings of fact pertaining to compliance with the 2040 Plan



**Tab 1**

# LOJIC Zoning Map





Cedar Creek Road

Cedar Brook

R-4

R-5

R-4

C1

Ex. Heritage Creek Sub.

GLADE CRESS RD

GLADE CRESS RD

Hawthorne Woods

R-4

Ex. Heritage Creek Sub.

RR

THOMAS GROVE RD

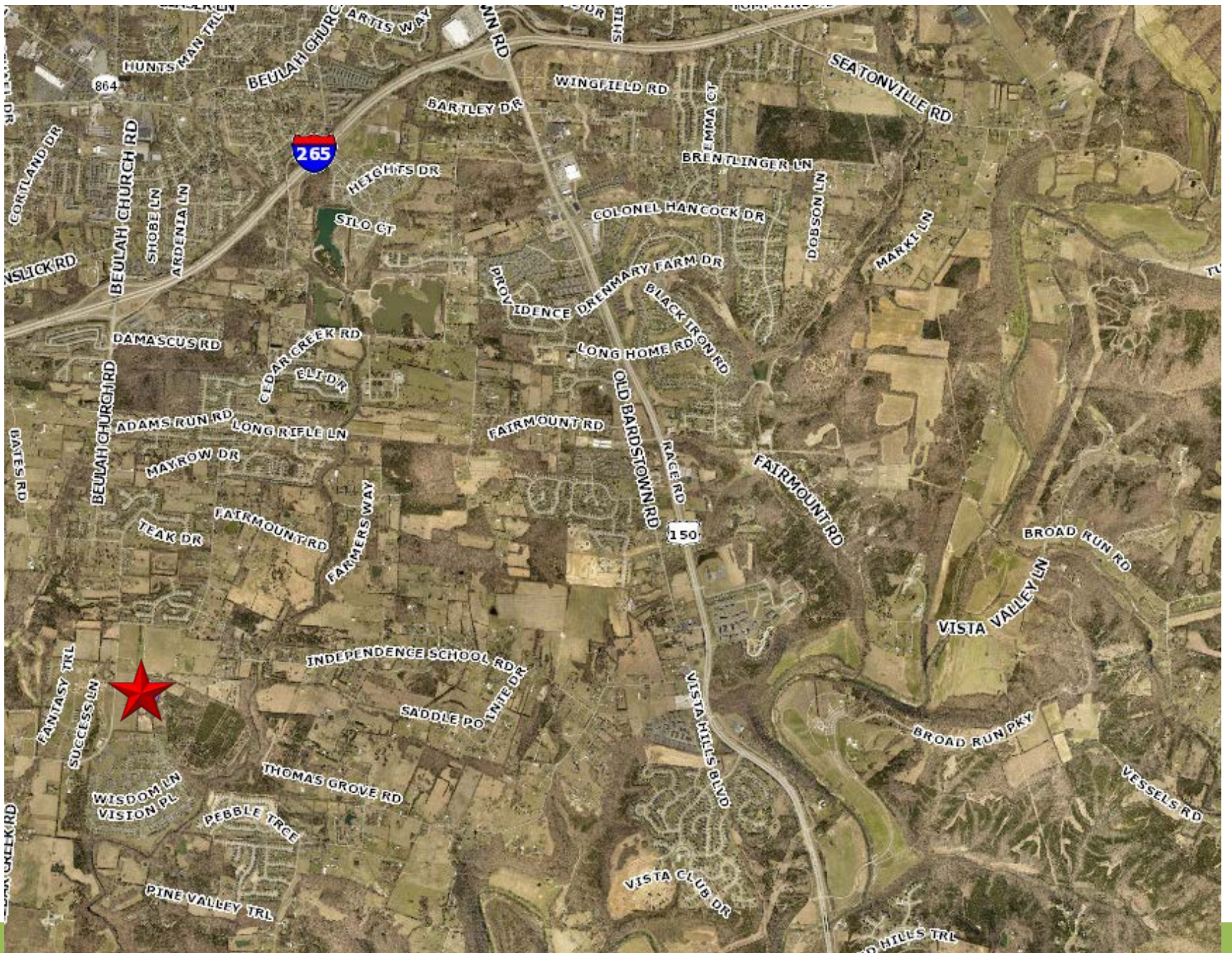
Creekview Sub

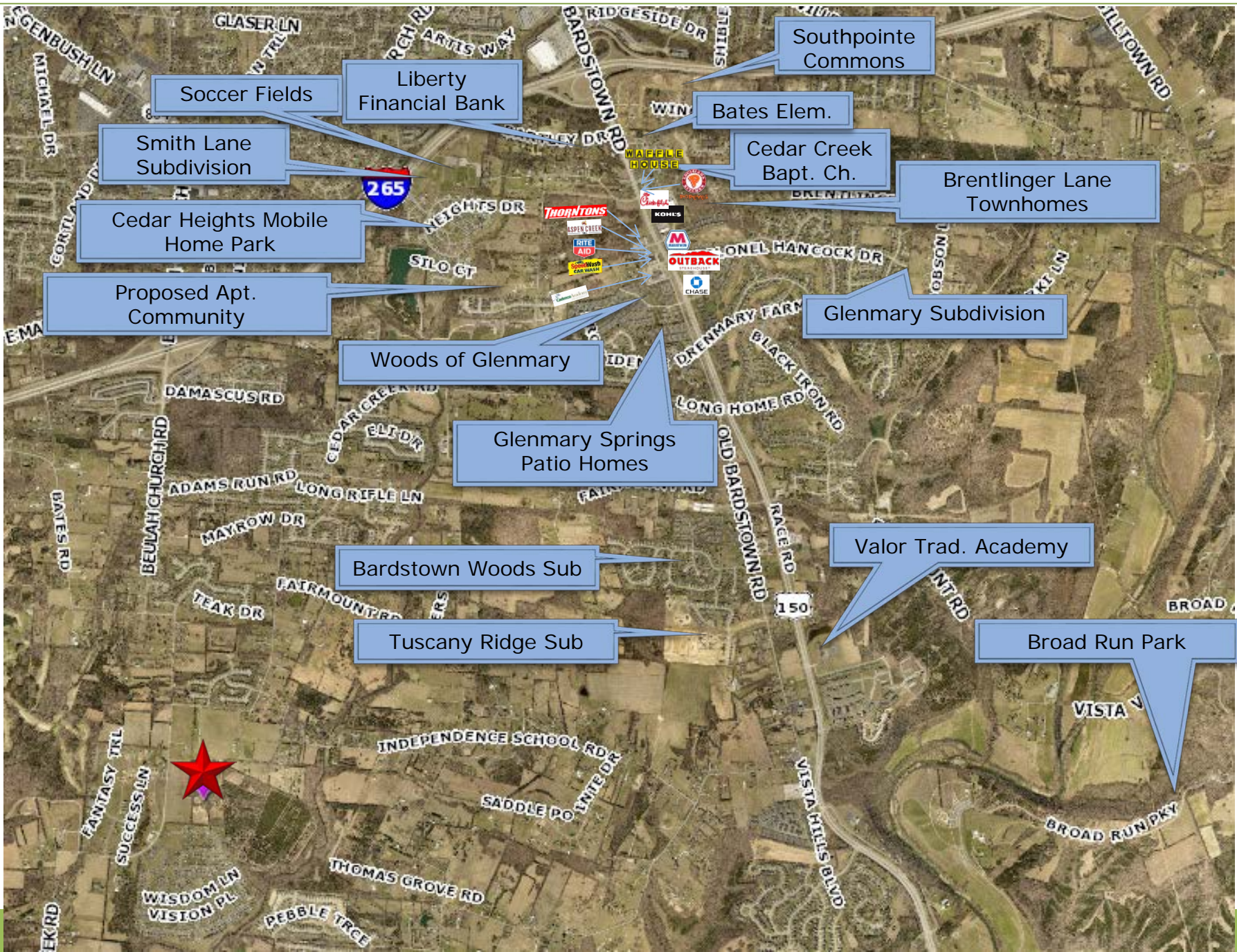
R-4



## **Tab 2**

**Aerial photograph of  
the site and  
surrounding area**





Southpointe Commons

Bates Elem.

Cedar Creek Bapt. Ch.

Brentlinger Lane Townhomes

Glenmary Subdivision

Woods of Glenmary

Glenmary Springs Patio Homes

Valor Trad. Academy

Broad Run Park

Bardstown Woods Sub

Tuscany Ridge Sub

Proposed Apt. Community

Cedar Heights Mobile Home Park

Smith Lane Subdivision

Soccer Fields

Liberty Financial Bank



265

150



Cedar Creek Road

Cedar Brook

Ex. Heritage Creek Sub.

Hawthorne Woods

Ex. Heritage Creek Sub.

Creekview Sub

R-4

R-5

R-4

R-4

R-4





## **Tab 3**

**Ground level  
photographs of the  
site and surrounding  
area**



**SITE**

**View of Cedar Creek Road, looking south. Site is to the left.**

A wide-angle photograph showing a large, flat, green grassy field. In the foreground on the left, a paved road with a white line runs parallel to the field. A utility pole with several power lines is visible on the left side of the road. The field extends to a line of trees in the distance. The sky is blue with scattered white clouds. The word "SITE" is written in large, bold, yellow letters with a black outline, positioned in the middle-left area of the field.

**SITE**

**View of site from Cedar Creek Road, looking north.**



**Existing Heritage Creek subdivision, directly across Cedar Creek Road from site.**



## **Tab 4**

**Neighborhood  
Meeting notice list  
map, letter to  
neighbors inviting  
them to the meeting  
and summary of  
meeting**

Adjoining property owner notice list map wherein 73 neighbors plus those on the DPDS “interested party list” were invited to the neighborhood meeting and subsequent LD&T and Planning Commission public hearing.



# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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John C. Talbott  
Direct dial: 426-0388, ext. 133  
Email: [John@BARDLAW.NET](mailto:John@BARDLAW.NET)

December 19, 2019

Dear Neighbor,

**RE: Proposed change in zoning from R-4 to R-5 to allow a 247-lot single family home subdivision on approximately 58.03 acres on the east side of Cedar Creek Road, across from Heritage Creek Subdivision at 10001 Cedar Creek Road**

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a 247-lot subdivision to be located as above.

Accordingly, we have filed a plan for pre-application review on Monday, December 9, 2019 with the Division of Planning and Design Services (DPDS) that has been assigned case number **19-ZONEPA-0092** and case manager, Julia Williams. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Tuesday, January 7<sup>th</sup> at 7:00 p.m. at the Heritage Creek City Hall** located at **8700 Justice Way**.

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or the land planning and engineering firm representatives David Mindel or Nathan Wright at 485-1508.

We look forward to seeing you.

Sincerely,



John C. Talbott

cc: Hon. Larry Webb, Mayor, City of Heritage Creek  
Hon. Robin Engel, Councilman, District 22  
Julia Williams case manager with Division of Planning & Design Services  
David Mindel & Nathan Wright, land planners with Mindel, Scott & Associates, Inc.

## Neighborhood Meeting Summary

A neighborhood meeting was held on Tuesday, January 7th at 7:00 p.m. at the Heritage Creek City Hall located at 8700 Justice Way. Those in attendance included the applicant's representatives, John Talbott, attorney with Bardenwerper, Talbott & Roberts, and David Mindel and Nathan Wright, land planners and engineers with Mindel Scott and Associates, as well as the applicant's representatives from Fischer Homes/Grand Communities, LLC, including Richard Myles, Jason Wisniewski, and Hillary Laffin.

The meeting began with John Talbott showing a PowerPoint presentation of the area and nearby development. He did this so that everyone present was fully familiar with exactly the properties being considered and impacted. He described also the proposed plan for this site, its perimeter buffers and setbacks, the location of lots, and the proposal for points of access.

Major issues raised by neighbors included when the project would begin, when it would be completed, if it would delay the sister subdivision being built by Fischer across Cedar Creek, and materials used on the exterior of the homes and cost point. It was explained that the sister project would be completed first and would not be delayed by this new project. The exterior materials were also described. We explained the look of the entrance way and the use of a fence along Cedar Creek to closely resemble what is currently on Cedar Creek and to improve the view from the road.

Mr. Mindel and Mr. Wright explained why the project would not add to any drainage issues because of the on-site detention basin assuring that post-development peak rates of runoff to will not exceed pre-development conditions. It was also explained that the greenspace/open space with the retention basin would be open to all of the residents of Heritage Creek, benefitting everyone.

The largest objections and concern came from the owner of the farm to the north of the subdivision. They were concerned that people, particularly children, would be inclined to come onto the electric fence and bother the horses which were currently there. It was explained that the properties had a significant existing tree buffer currently on a large part of the common boundary, but where there were none new trees would be added. It was also explained that the property is currently zoned R-4, so those concern would exist regardless of the rezoning to R-5.

Mr. Talbott also explained how the DPDS "Case Management Review Process" works, how agencies such MSD and others, will review the submitted plan and how those agencies' preliminary stamps of approval are required prior to this application being docketed for public meetings and hearings. He said that those attending this meeting, and who have received notice thus far, will receive official notice of those meetings so that they can appear to comment on the application finally filed.





**Tab 5**

# Development Plan

Cedar Brook

Cedar Creek Road

Ex. Heritage Creek Sub.

Ex. Heritage Creek Sub.



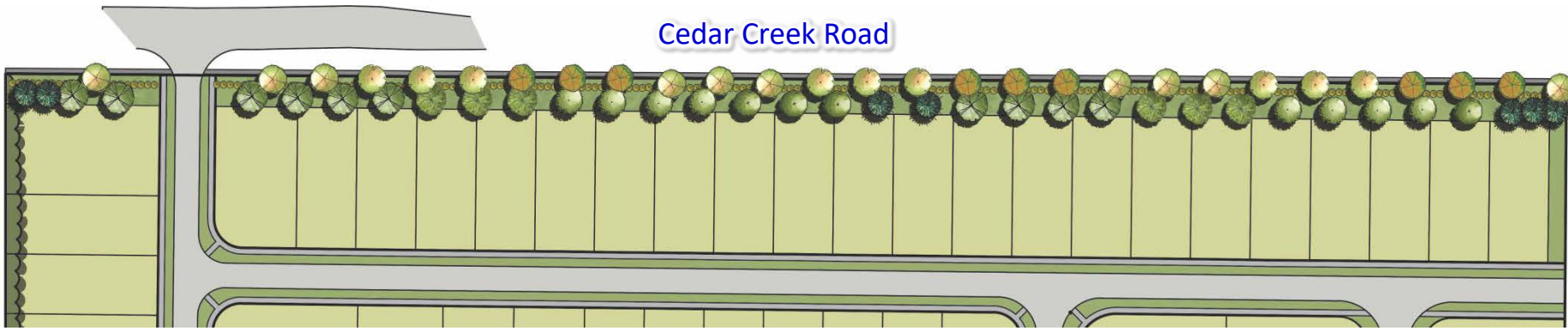
Cedar Creek Road

Ex. Heritage Creek Sub.



Ex. Heritage Creek Sub.

# Scenic Corridor Landscaping exhibit



	<u>R-4 existing</u>	<u>R-5</u>	<u>Heritage Creek Extension</u>
Density	4.84 du/a max	7.26 du/a	<b>4.02 du/a gross</b> <b>5.89 du/a net</b>
Acres	<b>Net 39.55</b> (Gross 58.03)	Same	Same
Lot Count (net)	191 +/- Lots	287	<b>233</b>
Lot Width	60 ft. min.	50 ft. min	<b>50 ft</b>
Lot SF	9,000 sf min	6,000 sf	No lot less than 6,000 sf
Open space	0% provided	0% provided	<b>6.39 acres</b> ( <b>11%</b> preserved open space)



**Tab 6**

# Home Style & Desing





























**Tab 7**

# Traffic Study

final report

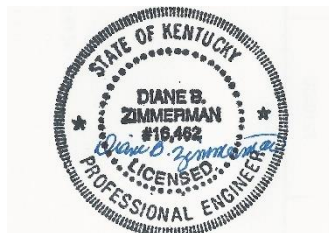
February 19, 2020

## Traffic Impact Study

*Heritage Creel Extension  
1001 Cedar Creek Road (KY 864)  
Louisville, KY*

Prepared for

**Louisville Metro Planning Commission  
Kentucky Transportation Cabinet**



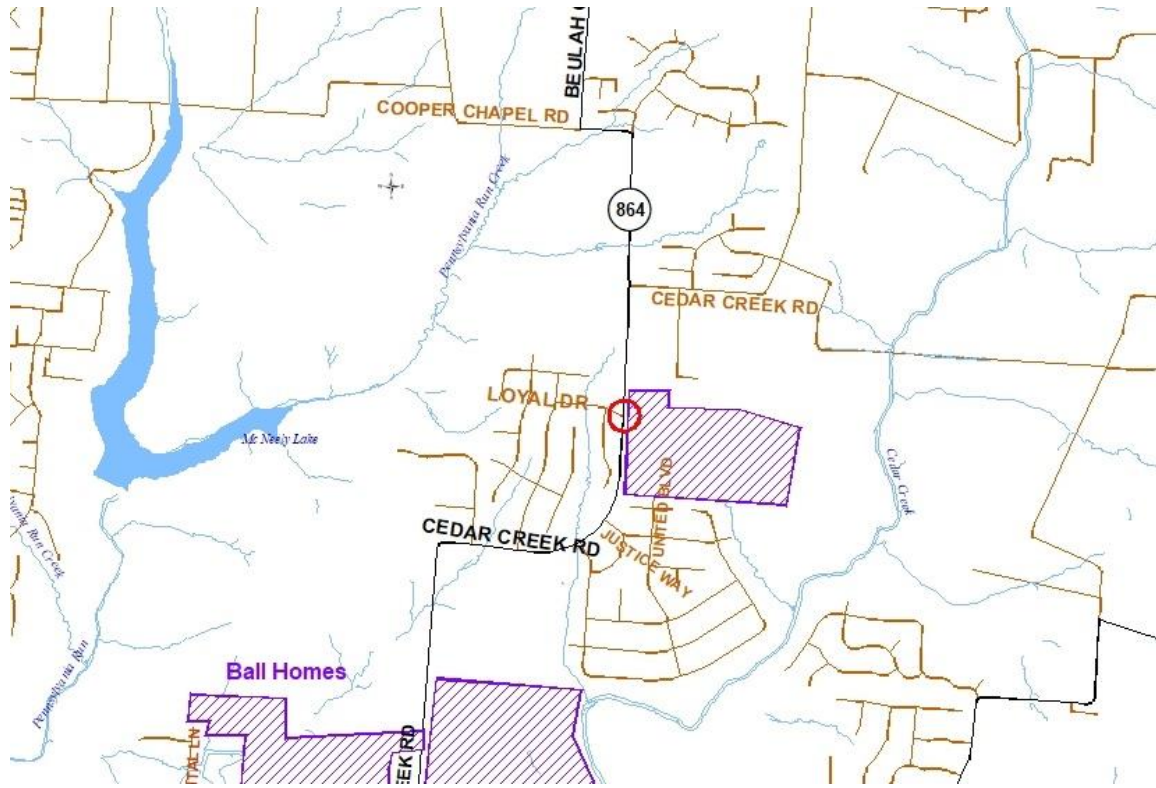
**DIANE B. ZIMMERMAN**  
Traffic Engineering, LLC

12803 High Meadows Pike  
Prospect, KY 40059  
502.648.1858  
diane zim@att.net



## INTRODUCTION

The site plan for the proposed Heritage Creek Extension subdivision shows 247 single-family lots on Cedar Creek Road (KY 864) in Louisville, KY. **Figure 1** displays a map of the site. Access to the site will be from an entrance on Cedar Creek Road (KY 864). A connection will be made to United Boulevard to the south. The purpose of this study is to examine the traffic impacts of the development upon the adjacent highway system. For this study, the impact area was defined to be the intersection of Cedar Creek Road with Loyal Drive and the proposed entrance.



**Figure 1. Site Map**

## EXISTING CONDITIONS

Cedar Creek Road, KY 864, is a state-maintained road with an estimated 2020 ADT of 2,400 vehicles per day between KY 2053 (Mt. Washington Road) and Cooper Chapel Road as estimated from the 2018 count at Kentucky Transportation Cabinet at station 279. The KYTC functional classification is Urban Major Collector. The road is a two-lane highway with ten-foot lanes with three-foot shoulders through the study area (provided by the Kentucky Transportation Cabinet). The speed limit is 35 mph. There are no sidewalks. The intersection at Loyal Drive is controlled with a stop sign on Loyal Drive.

Peak hour traffic count for the intersections was obtained on Wednesday, January 15, 2020. The a.m. peak hour occurred between 7:00 and 8:00 and the p.m. peak hour occurred between 4:45 and 5:45. **Figure 2** illustrates the existing a.m. and p.m. peak hour traffic volumes. The Appendix contains the full count data.

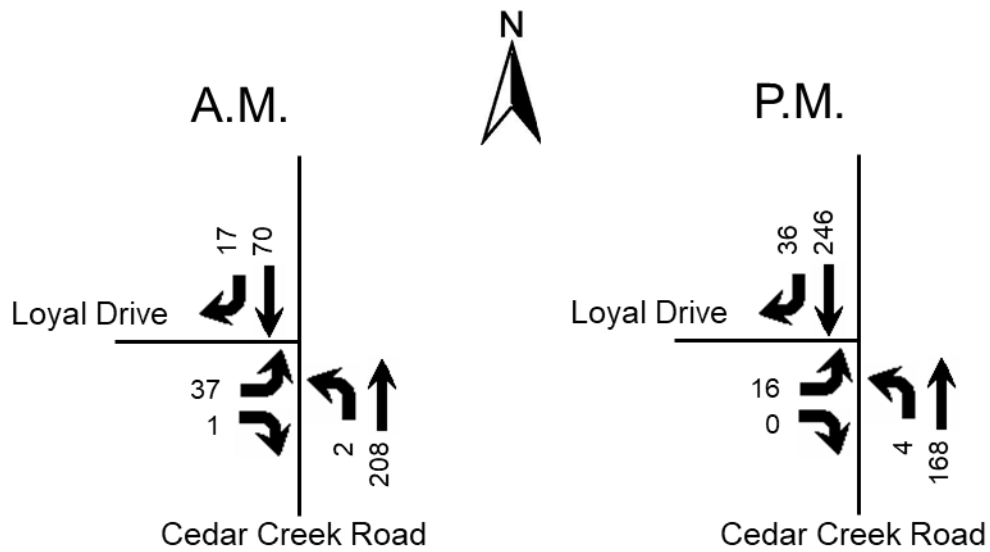


Figure 2. Existing Peak Hour Volumes

### FUTURE CONDITIONS

The project completion date is 2030. An annual growth rate of 2 percent was applied to the 2020 thru volumes. This was determined by the historical growth at KYTC station 279. Trip generation for 523 lots from approved subdivisions to the south were included (see Appendix for detail). Trip generation for the remaining 62 lots to be accessed from Loyal Drive have been included on Loyal Drive. **Figure 3** displays the 2030 No Build peak hour volumes.

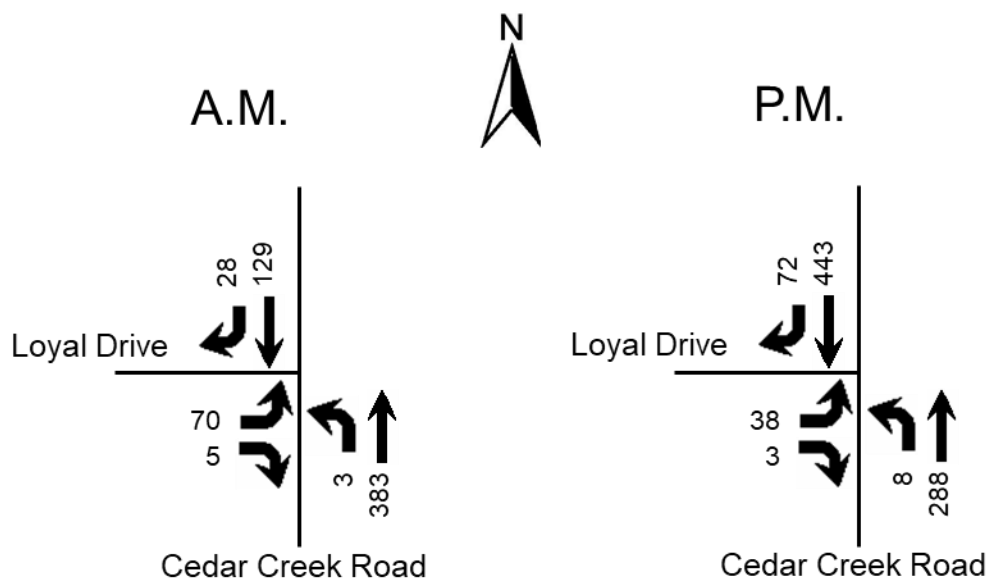


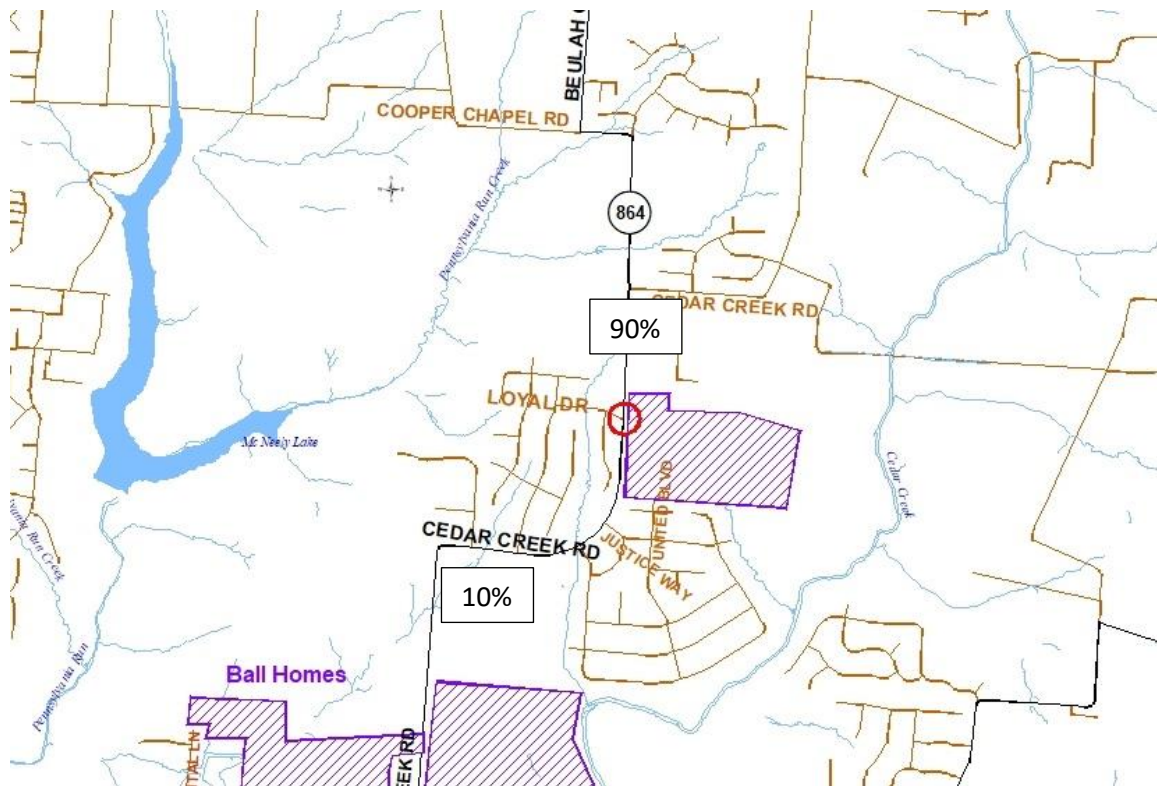
Figure 3. 2030 No Build Peak Hour Volumes

## TRIP GENERATION

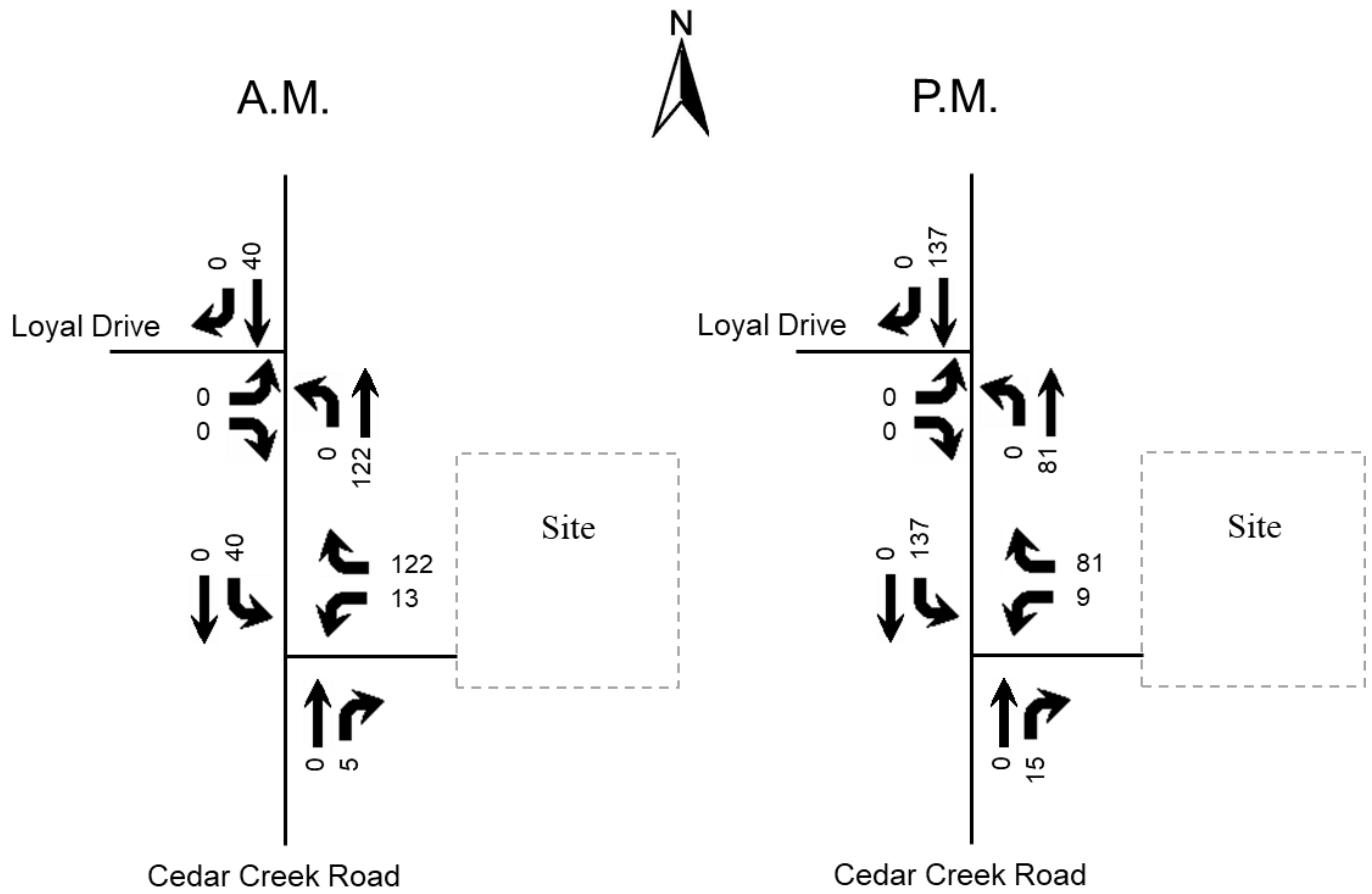
The Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition contains trip generation rates for a wide range of developments. The land use of “Single-Family Detached (210)” was reviewed and determined to be the best match. The trip generation results are listed in **Table 1**. The trips were assigned to the highway network with the percentages shown in **Figure 4**. **Figure 5** shows the trips generated by this development and distributed throughout the road network during the peak hours. **Figure 6** displays the individual turning movements for the peak hours when the development is completed.

**Table 1. Peak Hour Trips Generated by Site**

Land Use	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Single-Family (247 units)	180	45	135	242	152	90



**Figure 4. Trip Distribution Percentages**



**Figure 5. Peak Hour Trips Generated by Site**

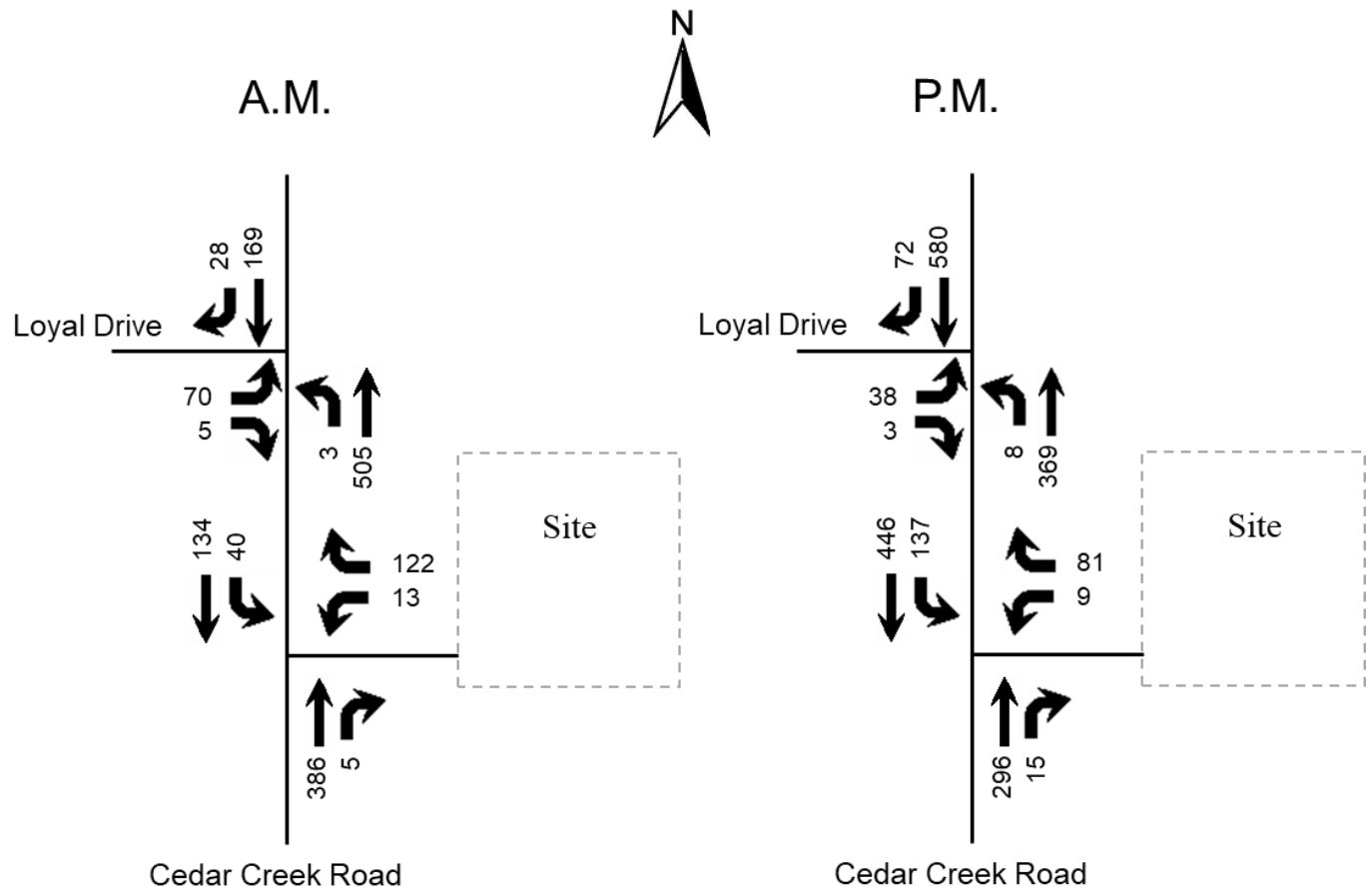


Figure 6. 2030 Build Peak Hour Volumes

## ANALYSIS

The qualitative measure of operation for a roadway facility or intersection is evaluated by assigning a “Level of Service”. Level of Service is a ranking scale from A through F, “A” is the best operating condition and “F” is the worst. Level of Service results depend upon the facility that is analyzed. In this case, the Level of Service is based upon the total delay experienced for lanes at stop-controlled intersections.

To evaluate the impact of the proposed development, the vehicle delays at the intersections were determined using procedures detailed in the Highway Capacity Manual, 6<sup>th</sup> edition. Future delays and Level of Service were determined for the intersections using the HCS Streets (version 7.8.5) software. The delays and Level of Service are summarized in **Table 2**.



**Table 2. Peak Hour Level of Service**

Approach	A.M.			P.M.		
	2020 Existing	2024 No Build	2024 Build	2020 Existing	2024 No Build	2024 Build
<b>Cedar Creek Road at Loyal Drive</b>						
Loyal Drive Eastbound	B 11.0	C 15.2	C 19.3	B 12.3	C 18.6	D 26.8
Cedar Creek Road Northbound (left)	A 7.4	A 7.6	A 7.7	A 7.9	A 8.7	A 9.3
<b>Cedar Creek Road at Entrance</b>						
Entrance Westbound			B 14.2			B 13.7
Cedar Creek Road Southbound (left)			A 8.5			A 8.5

*Key: Level of Service, Delay in seconds per vehicle*

The entrances were evaluated for turn lanes using the Kentucky Transportation Cabinet [Highway Design Guidance Manual](#) dated March, 2017. The traffic impact policy requires using volumes for ten years beyond opening date, or 2030. Using the volumes in Figure 6, a southbound left-turn lane will be required at the entrance.

## CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2030, there will be a slight impact to the existing highway network. A left-turn lane will be required at the entrance. No other improvements are required.



**Tab 8**

**Statement of  
Compliance filed with  
the original zone  
change application  
with all applicable  
Goals of the 2040  
Plan**

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

<u>Applicant:</u>	Grand Communities, LLC
<u>Owner:</u>	Virgil & Frankie Slaughter
<u>Location:</u>	10001 Cedar Creek Road
<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-4 to R-5

### **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-4 to R-5 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area. The surrounding neighborhood properties are zoned R-4 as is the subject property. The proposed plan is an extension of the existing Heritage Creek Subdivisions. 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, 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 proposed lots are integrated with two other sections of Heritage Creek Subdivision with connecting roadways and stubs to adjacent undeveloped properties; it has centrally located open space with a lake and preserved tree masses as well as a scenic buffer along Cedar Creek Road.

*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 has been designed to preserve the open space areas shown on the plan, many of which provide a usable area for the residents, while at the same time providing a visual and spatial buffer to the neighboring property owners. This 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. 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, severe, steep or unstable slopes on the subject property that would create 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 or natural features that will not be retained and their or no distinctive historic resources.

## **MOBILITY**

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

The proposed zone change complies with all of the applicable, Objectives and Policies 1 and 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 Cedar Creek Road corridor. Sidewalks are being provided along Cedar Creek Road. As previously stated, this proposed subdivision is located in close proximity to the Bardstown Road corridor providing convenient access to goods and services, as well as the employment centers in the area.

*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 Policies 3, 4, 5, and 6, for the following reasons:

The access to this single family development is via a primary collector road (Cedar Creek Road) which contains many other single family residential homes. Connections into the adjoining subdivision the north and south and stub streets are provided for future development east and north of the site. The entrance along Cedar Creek Road has been reviewed by Transportation Planning for appropriate sight distances on this primary collector road. 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, 3, 5, 6, 7, 8, 9, 10 and 21, for these reasons:

This proposed single family development will provide needed infill housing very close to the activity centers along Bardstown Road. The location of this subdivision close proximity to Bardstown Road activity centers will provide those working in the area with an opportunity to purchase a new home. As such, many of the residents will likely work in very close proximity to work or their customary marketplace. Housing is needed in Louisville Metro to allow its continued growth in corridors like Bardstown Road to reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options. The subject property's close proximity to the above will also help eliminate multiple automobile trips (vehicle miles travelled) for such services. Due to this development's close proximity to public transportation options along Bardstown Road, as well as the opportunity for pedestrian and bicycle travel, this proposal will have far less demand on the public transportation network than a new development in the outlying areas of Louisville Metro

### **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 is currently 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.

### **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. There are no streams or existing groundwater on the subject property and the surface water runoff will be improved from its current condition. The added detention and water quality unit will not only help mitigate the impacts of this development but likely help with any existing floodplains. A karst survey will be provided.

### **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. It is located in close proximity to the Bardstown Road corridor which provides 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 existing neighborhood and surrounding area within proximity to multi-modal transportation and amenities providing neighborhood goods and services.

*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 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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## **Tab 9**

**Proposed findings of  
fact pertaining to  
compliance with the  
2040 Plan**

# BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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## PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GOALS OF THE 2040 PLAN

<u>Applicant:</u>	Grand Communities, LLC
<u>Owner:</u>	Virgil & Frankie Slaughter
<u>Location:</u>	10001 Cedar Creek Road
<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-4 to R-5

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on August 6, 2020 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

### COMMUNITY FORM

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 2.1, 3.1.3, 4, 5, 7, 9, 10, 11 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, making it appropriate density, scale, design and use for the area; this proposed development and the rezoning from R-4 to R-5 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area, but at the same time provides some mixture of density; the plan also utilizes appropriate landscaping buffers from differing adjoining uses; the surrounding neighborhood properties are zoned R-4 as is the subject property currently; the proposed plan is an extension of the existing Heritage Creek Subdivision; and because the DDDP demonstrates that the proposal attempts to provide screening and buffering, to the extent possible; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 2.1 and 9 because the proposed plan proposes uses, density and design that is compatible with adjacent and surrounding areas as well as subdivisions; and because the proposed lots are integrated with two other sections of Heritage



Creek Subdivision with connecting roadways and stubs to adjacent undeveloped properties; it has centrally located open space with a lake and preserved tree masses as well as a scenic buffer along Cedar Creek Road; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 1, 9, 10 and 13 because the proposed development has been designed to preserve the open space areas as shown on the plan, which provide usable active and passive recreation areas for the residents, while at the same time providing a visual and spatial buffer to the neighboring residents; this 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; these open spaces will be owned by the proposed owners in common and maintained by the homeowners association; the site is not located in a 100-year floodplain and no wetlands are present on the site; and there are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create erosion problems; and

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

**WHEREAS**, 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 or natural features that will not be retained and their or no distinctive historic resources on the site; and

## **MOBILITY**

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

**WHEREAS**, the proposed zone change complies with all of the applicable, Objectives and Policies 1 and 4 of Goal 1, because this proposed rezoning and DDDP will serve those who want to live in close proximity to the Cedar Creek Road corridor; sidewalks are being provided along Cedar Creek Road for safe pedestrian access; as previously stated, this proposed subdivision is located in close proximity to the Bardstown Road marketplace corridor providing convenient access to goods and services, as well as the employment centers in the area; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 3, 4, 5, and 6, because the access to this single family development is via a primary collector road (Cedar Creek Road) which contains many other single family residential homes; connections into the adjoining subdivision the north and south and stub streets are provided for future development east, north, and south of the site; the entrance along Cedar Creek Road has been reviewed by Transportation Planning for appropriate sight distances on this primary collector road; and 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; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, and specifically with Policies 2, 3, 5, 6, 7, 8, 9, 10 and 21, because this proposed single family development will provided needed infill housing very close to the activity centers along Bardstown Road, with multiple access points to the Watterson Expressway for connection throughout Metro Louisville; the location of this subdivision with close proximity to Bardstown Road activity centers will provide those employed in the area with an opportunity to purchase a new home; as such, many of the residents will be able to work in very close proximity to and their customary marketplace; housing is needed in Louisville Metro to allow its continued growth in corridors like Bardstown Road to reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options; the subject property’s close proximity to the above will also help eliminate multiple automobile trips (vehicle miles travelled) for such services; due to this development’s close proximity to public transportation options along Bardstown Road, as well as the opportunity for pedestrian and bicycle travel, this proposal will have far less demand on the public transportation network than a new development in the outlying areas of Louisville Metro; and

### **COMMUNITY FACILITIES**

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 2, and specifically with Policies 1, 2, and 3 because the subject property is currently served by existing utilities with sufficient capacity for this proposed development as has been 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; and

### **LIVABILITY**

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 1, and specifically with Policies 5, 17 and 21 because 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; there are no streams or existing groundwater on the subject property and the surface water runoff will be improved from its current condition; the added detention and water quality unit will not only help mitigate the impacts of this development but likely help with any existing floodplains; and in accordance with LDC 4.9 a karst survey was performed by Travis Brown on January 14, 2020

and existing karst features will be identified and addressed on construction plans which must be reviewed and approved by MSD; and

## **HOUSING**

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

**WHEREAS**, 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 in a newer home on a smaller lot with less maintenance obligations which support aging in place; and it is located in close proximity to the Bardstown Road corridor which provides goods, services including medical offices and other supportive services as well as transportation options; and

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

**WHEREAS**, 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 existing neighborhood and surrounding area within proximity to multi-modal transportation and amenities providing neighborhood goods and services; and

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

**WHEREAS**, the proposed zone change complies with all of the applicable Objectives and Policies of Goal 3, including Policies 1, 2, 3 and 7 because the proposed development provides a variety of ownership and unit costs with an opportunity for people to live in quality, variable priced housing in this area of Metro Louisville and it will not displace existing residents with a plan providing smaller lot sizes to enable affordable housing; and

\* \* \*

**WHEREAS**, for all the reasons explained at LD&T and the Planning Commission public hearing and also in the public hearing exhibit books, on the approved Detailed District Development Plan/Preliminary Subdivision Plan, this application also complies with all other applicable Goals of the 2040 Plan;

**NOW, THEREFORE**, the Louisville Metro Planning Commission hereby recommends to the Louisville Metro Council that it rezone the subject property from R-4 to R-5 and approves the Detailed District Development Plan/Preliminary Subdivision Plan.