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CASE #19ZONE1029 - STATEMENT OF COMPLIANCE WITH PLAN 2040 COMPREHENSIVE PLAN FOR LOUISVILLE METRO

Location: 7000 Ridge Creek Road and 6601 Sunnyhill Road

Proposed Use: Multi-Family Residential

Request: Zone Change from R-4 to R-6

Project Description

The subject property in this instance is 2 sites which are located on either side of Hurstbourne Parkway a major arterial road and designated parkway. Both proposals are for a change of zoning to R6 multi-family that allows a maximum density of 17.42 dwelling units per acre. Tract 1, the larger tract at just over 16 acres, is on the north side of Hurstbourne Parkway and in the Neighborhood Form District. Eleven 3-story apartment buildings with 192 dwelling units a clubhouse and pool are proposed. Tract 2 is smaller, only 2 acres, is located on the south side of Hurstbourne Parkway and is mostly in the Suburban Workplace Form District but also in the Neighborhood Form District. A single 4-story apartment building with 16 dwelling units is proposed.

Community Form: Goal 1 Policies 3, 5, 7, 9 and 11

This plan element of Plan 2040 identifies the Neighborhood Form District as “*characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood area. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.*” It further states that this form district, “*will contain diverse housing types in order to provide housing choice for different ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses.*” Tract 1 of this development is for a medium density development with just under 8 dwelling units per acre and though the developer preferred not to connect to Quail Ridge Subdivision the plan now shows the extension of Ridge Creek Road in response to agency comments requiring the connection. In conformance with the Community Form policies, this development provides a housing type not currently found in the immediate area, the higher density is appropriately located adjacent to Hurstbourne Parkway with direct access to it and provides a transition between the intensity of the arterial road and the Quail Ridge Subdivision. In addition, and though not required based on the R6 zoning designation of the adjacent subdivision, a buffer is proposed to ease the transition between the two uses to enhance compatibility. The buffer exceeds the minimum code required width for multi-family adjacent to single family development to ease the transition in density, building size and height.

Tract 2, on the south side of Hurstbourne Parkway, is proposed with a density that falls near the borderline between medium and high-density with just under 13 dwelling units/acre. As with Tract 1, this proposal allows for the construction of a housing type appropriately located near to an arterial level road, one that will provide a transition from a lower density residential development to the impacts of proximity to an arterial road in Hurstbourne Parkway. The Suburban Workplace Form District is identified as a, “*form characterized by predominately industrial and office uses*” and “*often contain a single large-scale use or a cluster of uses of uses within a master planned development.*” This development would provide a transition between future development in the Suburban Workplace Form District to the northwest and the Neighborhood Form District south of the site.

Community Form: Goal 2 Policy 9

Goal 2 is to, “*Encourage sustainable growth and density around mixed-use centers and corridors.*” This proposal complies with this goal and its policy to encourage new residential development with the proposal to construct at both sites a medium to high density residential development adjacent to Hurstbourne Parkway a major arterial / roadway corridor.

Community Form: Goal 3 Policies 1, 2, 6, 7, 8, 9, 10 and 13

This goal is to, “*Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.*” The proposed development complies with the intent and these policies as the layout proposed identifies development that preserves the Fern Creek stream corridor, providing a 100’ stream buffer, by limiting the impact to the stream corridor, the primary areas of steep slopes and to the floodplain with the exception of allowing for storm and sanitary sewer crossings. It includes the preservation of XXX acres of common open space, xx acres in Tract 1 and xx acres in Tract 2. This open space preserves and protects the existing blueline stream, the steep slopes and provides open space for use by the residents. The open space and stream corridors will provide community open space and provide an enhanced transition to the existing and future uses that it buffers the site from. The open space will be maintained by the owners of the development

Mobility: Goal 1 Policy 1, Goal 2 Policies 3 & 4, Goal 3 Policies 7 & 21

The Mobility goals are to implement an accessible system of alternative transportation modes, to provide a safe and accessible transportation system, and to encourage patterns that connect and support future growth. This subdivision complies with the intent and applicable policies in that it will be served by Hurstbourne Parkway, an arterial road, for its primary access and with a connection to the adjacent Quail Run subdivision with the extension of Ridge Creek Road. Sidewalks are proposed throughout the development and along all road frontages to provide safe

and accessible pedestrian access for its residents and providing pedestrian access to Hurstbourne Parkway for Quail Run residents.

Community Facilities:

The development proposed complies with the intent and applicable policies identified in the Community Facilities plan element since it is located in an area served by existing community facilities and by utilities that can be extended to serve the development including water, sewer, gas, electric, telecommunication lines and cable. A clubhouse, pool and pedestrian pathway are proposed to additionally meet the recreational needs of the future residents.

Economic Development:

The development proposed complies with the intent and applicable policies identified in the Economic Development plan element by providing a housing option that will serve employers in the area and their employees and in a location on a major arterial road for easy access and which therefore could potentially be served by mass transit if demand allows.

Livability:

Goal 1 of this element is to, “*protect and enhance the natural environment and integrate it with the built environment as development occurs.*” The large areas of open space provided along the stream bank will protect the stream corridor, preserve the existing riparian zone vegetation for the wildlife that lives in these areas, reduce the possibility of erosion, serve as a filter to catch water borne pollutants and mitigate negative impacts on the stream.

In addition, review of this plan by MSD will ensure that the drainage system will be designed to serve the runoff generated by this development and accommodate any through drainage. The clubhouse, pool, walking trail amenities and views of natural environment will assist in the health and well-being of residents.

Housing:

Goal 1 of this element is to, *Expand and ensure a diverse range of housing choices.* The proposed multi-family developments will provide a housing choice not found in the immediate vicinity. Goal 2 is to, *Facilitate the development of connected, mixed-use neighborhood.* This development will be connected to the existing neighborhood and provide a housing option often identified with young couples, seniors, empty nesters or single parents than the existing single-family homes. It is appropriately located with direct access to an arterial level roadway with the potential for future transit and located in close proximity to jobs, services and amenities.