

Louisville Metro Planning Commission Public Hearing – April 6, 2017

Louisville Metro Land Development & Transportation Committee – March 9, 2017

Neighborhood Meeting – December 15, 2016

Docket No. 16ZONE1078

Zone change from R-4 to R-6 to allow a 52-unit apartment townhome development on property located on the south side of Stonestreet Road, just west of Kennedy Place Townhomes

Greenwood Properties, LLC
c/o Jack Sheidler

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.

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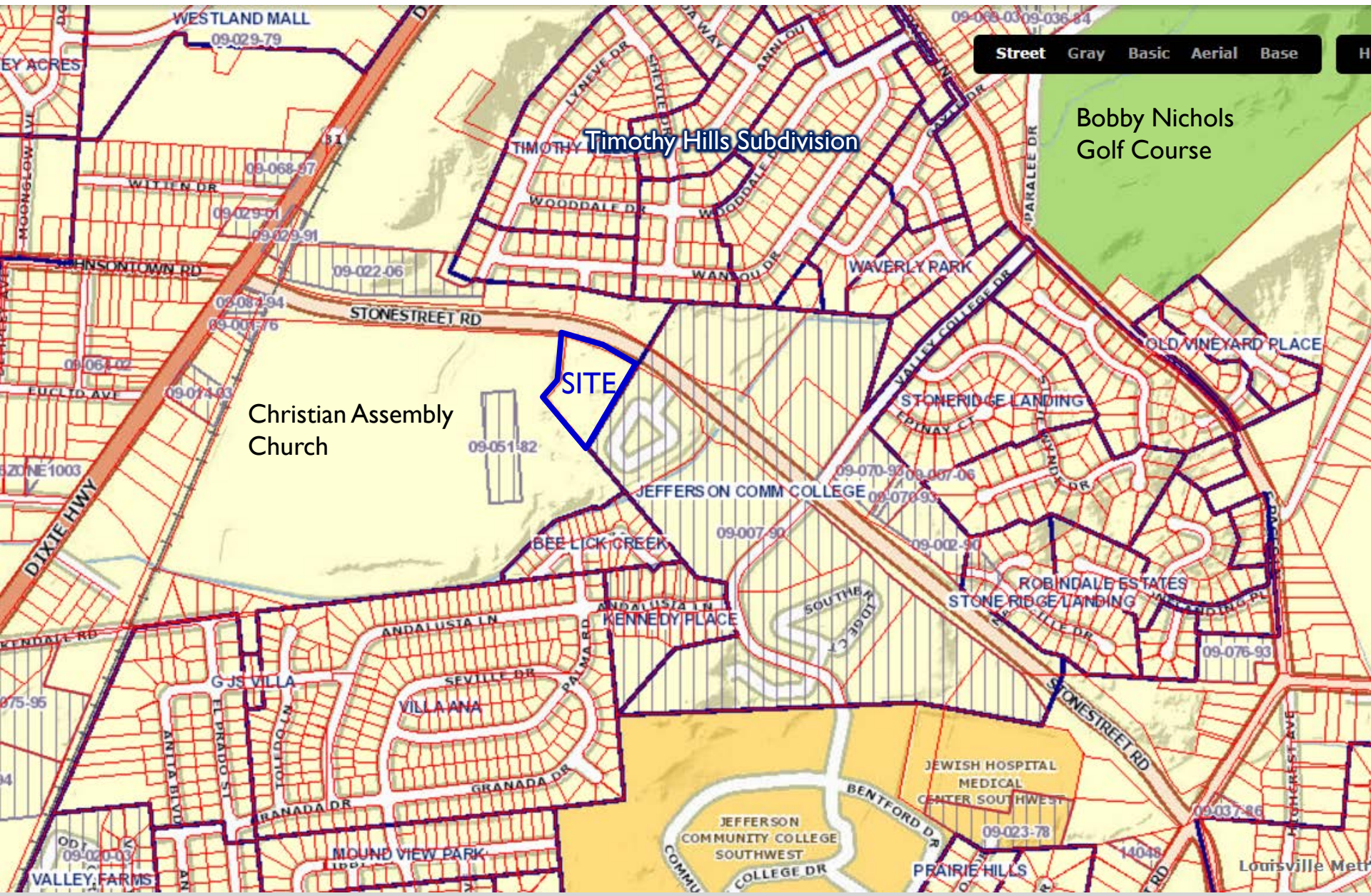
1. LOJIC Zoning Map
2. Aerial photograph of the site and surrounding area
3. Ground level photographs of the site and surrounding area
4. Neighborhood Meeting notice list map and letter to neighbors inviting them to the meeting
5. Development Plan
6. Building elevations
7. Statement of Compliance filed with the original zone change application with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan
8. Proposed findings of fact pertaining to compliance with the Comprehensive Plan



Tab 1

LOJIC Zoning Maps





Timothy Hills Subdivision

Bobby Nichols
Golf Course

Christian Assembly
Church

SITE

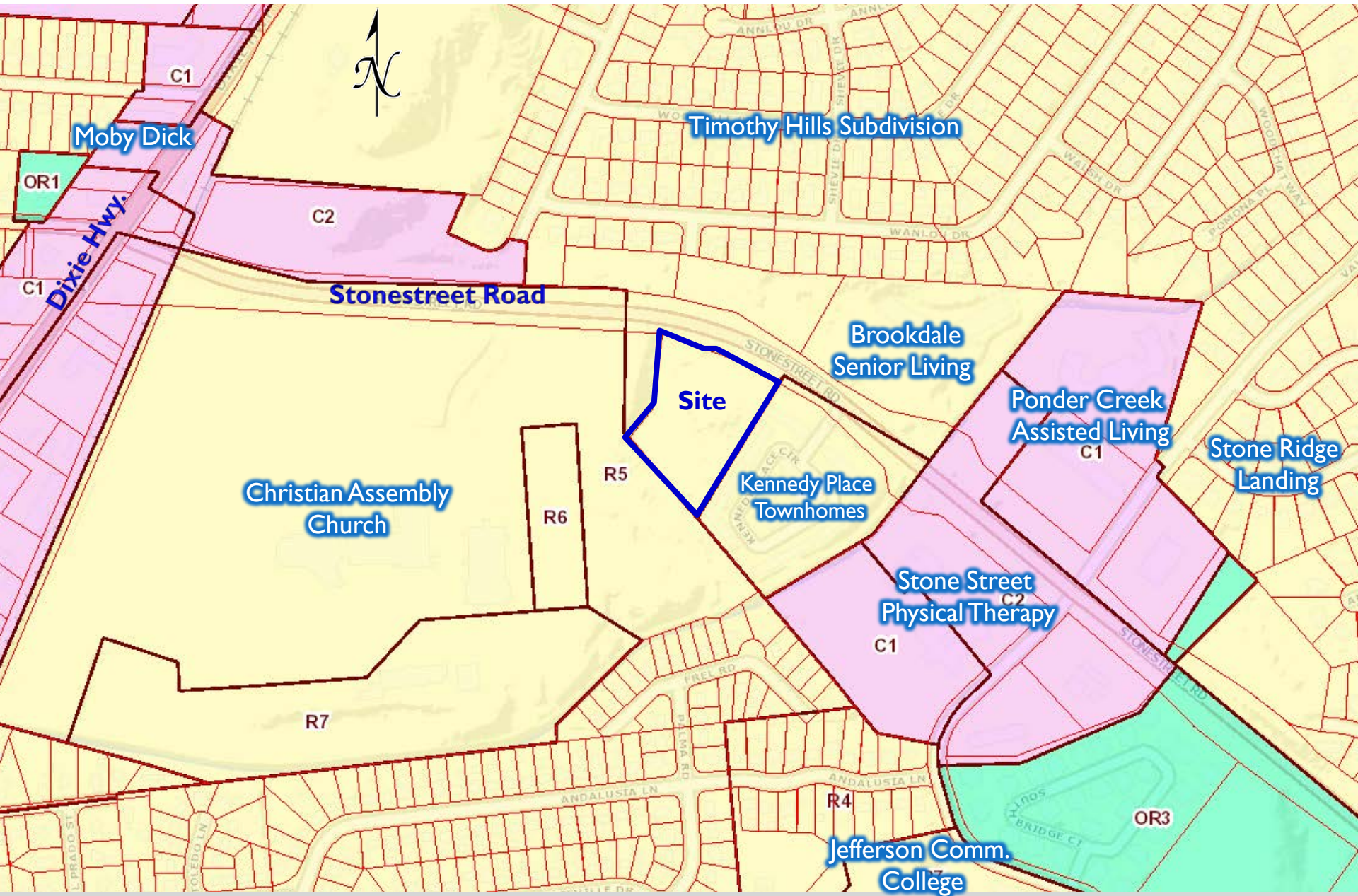
JEFFERSON COMM COLLEGE

JEWSH HOSPITAL
MEDICAL
CENTER SOUTHWEST

JEFFERSON
COMMUNITY COLLEGE
SOUTHWEST

PRAIRIE HILLS

Louisville Metr



Timothy Hills Subdivision

Moby Dick

Stonestreet Road

Site

Brookdale Senior Living

Ponder Creek Assisted Living

Stone Ridge Landing

Christian Assembly Church

Kennedy Place Townhomes

Stone Street Physical Therapy

Jefferson Comm. College

OR1

C1

C1

C2

R5

R6

R7

C1

C1

R4

OR3

Tab 2

Aerial photograph of the site and
surrounding area





Tab 3

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



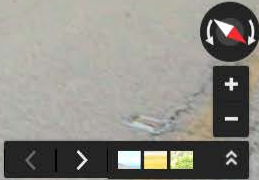


SITE

Stonestreet Road



Google



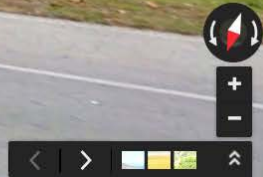
View of site from Stonestreet Road, looking westward towards Dixie Highway.

SITE

Stonestreet Road



Google



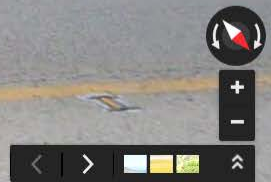
View of site from Stonestreet Road, looking eastward.



Stonestreet Road



Google



View of adjoining Kennedy Place Townhomes.

Tab 4

Neighborhood Meeting notice list
map and letter to neighbors inviting
them to the meeting



Adjoining property owner notice list map wherein 44 neighbors were invited to the various neighborhood meetings and the subsequent LD&T and Planning Commission public hearing.



BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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William B. Bardenwerper
Direct dial: 426-0388, ext. 125
Email: WBB@BARDLAW.NET

December 1, 2016

Dear Neighbor,

RE: Proposed change in zoning from R-4 to R-6 to allow a 52-unit apartment townhome development on property located on the south side of Stonestreet Road, just west of Kennedy Place Townhomes on approximately 3.7 acres

We are writing to invite you to a meeting we have scheduled to present neighbors with our rezoning plan to allow an apartment townhome development to be located as above.

Accordingly, we will file a plan for pre-application review on Monday, December 19th with the Division of Planning and Design Services (DPDS) that will be assigned a case manager and case number. We would also 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 **Thursday, December 15th at 7:00 p.m.** at the **Christian Assembly Church** located at **9020 Stonestreet Road, Valley Station, KY.**

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 Kevin Young and Ann Richard at 426-9374.

We look forward to seeing you.

Sincerely,



William B. Bardenwerper

cc: Hon. David Yates, Councilman, District 25
Brian Davis, Planning Supervisor with Division of Planning & Design Services
Jack Sheidler, Greenwood Properties, applicant
Kevin Young & Ann Richard, land planners with Land Design & Development, Inc.

Tab 5

Development Plan





Ponder Creek Assisted Living

Timothy Hills Subdivision

Brookdale Senior Living

BARB BLANKY

WODDALS DRIVE

MANLOU DRIVE

SHEVIE DRIVE

STONESTREET RD

KENNEDY PLACE CIR

Stone Street Physical Therapy

JEFFERSON COMMUNITY COLLEGE ROAD

Kennedy Place

Stonestreet Road

Christian Assembly Church

ANDALUSIA LANE





Timothy Hills Subdivision

Ponder Creek Estates

Brookdale Stonestreet

Stonestreet Road



Kennedy Place

Stonestreet Physical Therapy

Christian Assembly Church

SHUTE DRIVE

WOODDALE DRIVE

VAUDY DRIVE

SADE BLVD

STONESTREET RD

KENNEDY PLACE CIR

JEFFERSON COMMUNITY COLLEGE ROAD

ANDALUSIA LANE



1" = 100 FT
1" = 200 FT

Emerical, Stonestreek Lodge LLC
 3137 Elliott Ave Ste 500
 Seattle, WA 98121
 D.B. 9305 PG. 0666

1. A Waiver Is Metro Land
 overlap of
 & Drainage
 the south

R4/A
 MI #85716

R4/A
 Dorothy Yates & Nelly Ward
 130 Woodmark Ave
 Louisville, KY 40214
 D.B. 8662 PG. 0231

R4/A
 Christian Assembly Church
 9020 Stonestreet Road
 Louisville, KY 40272
 D.B. 7197 PG. 0214

R7/N
 Monticello Properties LLC
 653 E Main St
 Bowling Green, KY 42101
 D.B. 10475 PG. 0444
DOCKET #09-007-90

R5/R7/N
 Christian Assembly Church of Louisville
 9020 Stonestreet Road
 Louisville, KY 40272
 D.B. 8952 PG. 0862

(WAIVER REQUESTED THIS AREA)

PROPOSED DETENTION BASIN
 7000 SF
 WITH VARIABLE SAND ESMT.
 (WAIVER REQUESTED)

OPEN STAIR AREA
 25,925 SF

RECREATION OPEN SPACE
 7,000 SF

(WAIVER REQUESTED THIS AREA)

DETENTION BASIN CALCULATIONS

$X = \Delta CRA/12$
 $\Delta C = 0.75 - 0.25 = 0.47$
 $A = 3.8 \text{ ACRES}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.47)(3.8)(2.8)/12 = 0.46 \text{ AC.-FT.}$
 REQUIRED $X = 20,084 \text{ CU.FT.}$



Tab 6

Building Elevations





Club House



Club House



Building front elevation





PARAMOUNT

PARAMOUNT

PRECOR

CROSSFIT



Tab 7

Statement of Compliance filed with the original zone change application with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan



BARDENWERPER, TALBOTT & ROBERTS, PLLC

Attorneys at law

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REVISED

STATEMENT OF COMPLIANCE WITH THE APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

<u>Applicant:</u>	Greenwood Properties, LLC
<u>Owner:</u>	Dorothy J. Yates & Wanda L. Nally
<u>Location:</u>	no address per PVA (Block 1048, Lot 2, SL 2)
<u>Proposed Use:</u>	Multi-family residential community
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Requests:</u>	Change in Zoning from R-4 to R-6

GUIDELINE - 1 COMMUNITY FORM

Greenwood Properties, LLC (“Greenwood Properties”) proposes an apartment community consisting of a 54-unit townhome style apartment community on 3.8 +/- acres along the south side of Stonestreet Road between the existing Kennedy Place Townhomes and Christian Assembly Church.

The subject property lies within the Neighborhood Form District and on Stonestreet Road, east of Dixie Highway. The site’s location provides opportunities for this anticipated community of residents to gain quick and easy access to many shopping and dining opportunities and services, to workplace job opportunities along Dixie Highway and to I-265 and its ease of access to other suburban and downtown employment centers. This proposal will provide this area with new, attractive housing choices for residents who desire to live in a rental community. Other multi-family zoning and serving commercial land uses in close proximity to the subject property include Kennedy Place Townhomes.

Greenwood Properties proposes a townhome community, of all 2-story buildings. Gross density will be on the low side of the high density range. Buildings will be constructed of attractive durable building materials (stone and “hardy plank” lap siding) and will feature high end architectural details.

Perimeter setbacks and landscape buffer areas are provided along all property lines as required by the Land Development Code (LDC), which will screen and buffer resident activities with existing tree masses or new landscaping from and as to adjoining property owners.

GUIDELINE – 2 CENTERS

The proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 4, 5, 7, 8, 9, 11, 13, 14 and 15 of Guideline 2 of the for all the reasons listed above and because it will make efficient use of available property that lies within the Neighborhood Form District and is located in robust area where residents currently seek new housing options that have easy access to the Dixie Highway commercial corridor and nearby Workplace Areas. Future residents will also support the businesses and services in these nearby activity centers. Parking is compact and shared, and walking and biking are convenient. The main internal focal points will be the exercise facility on the development plan.

GUIDELINE – 3 COMPATIBILITY

The proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 21, 22, 23, and 28 of Guideline 3 for all the reasons described above and because this proposed community is in a density range and design comparable to other nearby apartment communities. Buildings will be 2 stories in height and constructed with attractive building materials comparable to residential communities in the area, in this case stone and “hardy plank”. Perimeter landscaping, screening and buffering will be provided and/or retained along all property lines. Buildings are oriented toward internal open spaces, will have ease of access to the exercise facility and on 3 sides will adjoin existing vegetative and/or newly landscaped areas, admittedly much of it on the adjoining large and existing treed church property.

Sidewalks will be provided where required, and accommodations will be made for pedestrian and bicycle transportation as well as the handicapped and elderly. Odors won’t exist as in commercial industrial developments, and air quality concerns related to traffic congestion or delay will be mitigated by the fact that this is a residential development and that internal roads and sidewalks are efficiently organized to control traffic flow and prevent delays. Refuse will be picked up on a regular basis. Lighting will be residential in character and directed down and away from adjoining properties in conformance with LDC regulations. All signage will be in conformance with LDC regulations. No waivers or variances are sought.

GUIDELINE – 6 MARKETPLACE

The proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 2 and 6 of Guideline 6 because, as noted above, future residents will support and be supported by the businesses, services, schools and churches in and around the nearby activity center of the very robust Dixie Highway, an increasingly popular place along which to work, live and play. This proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services. The apartment community, as proposed, will have easy access to Stonestreet Road and Dixie Highway and several other roads in the area, and from there to other Louisville employment and commercial centers.

GUIDELINES – 7 (CIRCULATION), 8 (TRANSPORTATION FACILITY DESIGN), and 9 (BICYCLE, PEDESTRIAN AND TRANSIT)

The proposed apartment community conforms with the overall Intents and applicable Policies of Guidelines 7, 8 and 9 because the proposed Detailed District Development Plan (DDDP) has been designed in conformance with all Metro Public Works and Transportation Planning design

policies. Good internal circulation, appropriate access, sight distances, corner clearances and parking are provided. Stonestreet Road has adequate traffic-carrying capacity, with a center left-turning lane to provide safe access. Sidewalks and bike racks will be provided as required. The DDDP will require the stamp of approval from Metro Transportation Planning, prior to official review by the Planning Commission, thus assuring compliance with all Metro Public Works standards addressed by these Guidelines.

GUIDELINES – 10, 11 and 12 - FLOODING AND STORMWATER, WATER QUALITY and AIR QUALITY

The proposed apartment community conforms with the overall Intents and applicable Policies of Guidelines 10, 11 and 12 because, all drainage will run to internal catch basins and then to a sufficiently sized detention basin, and from there to an existing drainage channel and in that way will comply with all MSD storm water management requirements. Therefore, post development peak rates of stormwater discharge will not exceed peak pre-development rates. Moreover, this DDDP must receive the preliminary stamped of approval by MSD prior to docketing for LD&T review. Louisville Water Company will provide water to the site. A soil erosion and sediment control plan will also be implemented to further manage sediment and drainage during construction. MSD water quality regulatory requirements will also be addressed. Air quality is addressed by virtue of the referenced shorter commuting distances explained hereinabove.

GUIDELINE 13 – LANDSCAPE CHARACTER

The proposed apartment community conforms with the overall Intents and applicable Policies of Guideline 13 for all the reasons described above and because landscaping will be provided and/or trees retained around buildings, along the Stonestreet Road entrance and frontage, along internal streets, and along property perimeters as noted above, except where a waiver in the southwest corner of the site has been requested and separately justified. Recreational space is provided through and internal exercise facility. Passive recreational enjoyment will be enjoyed within internal landscaped areas by virtue of the adjoining large open areas on the adjoining church property. Tree canopy requirements will be met.

GUIDELINE 14 – INFRASTRUCTURE

The proposed apartment community conforms with the overall Intents and applicable Policies of Guideline 14 because, as noted above, water, sewer, electric, phone and cable service connections are available by nearby connection to ensure a reduced cost for infrastructure.

For all these reasons those set forth in the applicant's detailed Statement of Compliance with the Cornerstone 2020 Comprehensive Plan, and as evidenced by the DDDP and other evidence submitted with this application and to be presented at LD&T and Planning Commission meetings, the proposed community complies with the specific Intents, Policies and Guidelines of Comprehensive Plan.

Respectfully submitted,

William B. Bardenwerper
Bardenwerper Talbott & Roberts, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, KY 40223

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Tab 8

Proposed findings of fact pertaining to compliance with the Comprehensive Plan



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Attorneys at law

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PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant: Greenwood Properties, LLC

Owner: Dorothy J. Yates & Wanda L. Nally

Location: no address per PVA (Block 1048, Lot 2, SL 2)

Proposed Use: Multi-family residential community

Engineers, Land Planners and Landscape Architects: Land Design & Development, Inc.

Requests: Change in Zoning from R-4 to R-6

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on April 6, 2017 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

GUIDELINE - 1 COMMUNITY FORM

WHEREAS, Greenwood Properties, LLC ("Greenwood Properties") proposes an apartment community consisting of a 54-unit townhome style apartment community on 3.8 +/- acres along the south side of Stonestreet Road between the existing Kennedy Place Townhomes and Christian Assembly Church; and

WHEREAS, the subject property lies within the Neighborhood Form District and on Stonestreet Road, east of Dixie Highway; the site's location provides opportunities for this anticipated community of residents to gain quick and easy access to many shopping and dining opportunities and services, to workplace job opportunities along Dixie Highway and to I-265 and its ease of access to other suburban and downtown employment centers; this proposal will provide this area with new, attractive housing choices for residents who desire to live in a rental community; and other multi-family zoning and serving commercial land uses in close proximity to the subject property include Kennedy Place Townhomes; and

WHEREAS, Greenwood Properties proposes a townhome community, of all 2-story buildings; gross density will be on the low side of the high density range; and buildings will be constructed of attractive durable building materials (stone and "hardy plank" lap siding) and will feature high end architectural details; and

WHEREAS, perimeter setbacks and landscape buffer areas are provided along all property lines as required by the Land Development Code (LDC), which will screen and buffer resident

activities with existing tree masses or new landscaping from and as to adjoining property owners; and

GUIDELINE – 2 CENTERS

WHEREAS, the proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 4, 5, 7, 8, 9, 11, 13, 14 and 15 of Guideline 2 of the for all the reasons listed above and because it will make efficient use of available property that lies within the Neighborhood Form District and is located in a robust area where residents currently seek new housing options that have easy access to the Dixie Highway commercial corridor and nearby workplace areas; future residents will also support the businesses and services in these nearby activity centers; parking is compact and shared, and walking and biking are convenient; and the main internal focal points will be the community exercise facility shown on the detail district development plan (DDDP) ; and

GUIDELINE – 3 COMPATIBILITY

WHEREAS, the proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 21, 22, 23, and 28 of Guideline 3 for all the reasons described above and because this proposed community is in a density range and design comparable to other nearby apartment communities; buildings will be of a townhouse style, 2 stories in height and constructed with attractive building materials comparable to residential communities in the area, in this case masonry and “hardy plank”; perimeter landscaping, screening and buffering will be provided and/or retained along all property lines; and buildings are oriented toward internal open spaces, will have ease of access to the exercise facility and on 3 sides will adjoin existing vegetative and/or newly landscaped areas, admittedly much of it on the adjoining large and existing treed church property; and

WHEREAS, sidewalks will be provided where required, and accommodations will be made for pedestrian and bicycle transportation as well as the handicapped and elderly; odors won’t exist in the residential community as they might in commercial/industrial development; air quality concerns related to traffic congestion or delay will be mitigated by the fact that this is a residential development and that internal roads and sidewalks are efficiently organized to control traffic flow and prevent delays; refuse will be picked up on a regular basis; lighting will be residential in character in conformance with LDC regulations; and all signage will be in conformance with LDC regulations; and no waivers or variances are requested; and

GUIDELINE – 6 MARKETPLACE

WHEREAS, the proposed apartment community conforms with the overall Intents of and specifically with Policies 1, 2 and 6 of Guideline 6 because, as noted above, future residents will support and be supported by the businesses, services, schools and churches in and around the nearby activity center of the very robust Dixie Highway, an increasingly popular place along which to work, live and play; this proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services; and the apartment community, as proposed, will have easy access to Stonestreet Road and Dixie Highway and several other roads in the area, and from there to other Louisville employment and commercial centers; and

GUIDELINES – 7 (CIRCULATION), 8 (TRANSPORTATION FACILITY DESIGN), and 9 (BICYCLE, PEDESTRIAN AND TRANSIT)

WHEREAS, the proposed apartment community conforms with the overall Intents and applicable Policies of Guidelines 7, 8 and 9 because the proposed DDDP has been designed in conformance with all Metro Public Works and Transportation Planning design policies; good internal circulation, appropriate access, sight distances, corner clearances and parking are provided; Stonestreet Road has adequate traffic-carrying capacity, with a center left-turning lane to provide safe access; sidewalks and bike racks will be provided as required; and the DDDP obtained the stamp of approval from Metro Transportation Planning prior to official review by the Planning Commission, thus assuring compliance with all Metro Public Works standards addressed by these Guidelines; and

GUIDELINES – 10, 11 and 12 - FLOODING AND STORMWATER, WATER QUALITY and AIR QUALITY

WHEREAS, the proposed apartment community conforms with the overall Intents and applicable Policies of Guidelines 10, 11 and 12 because, all drainage will run to internal catch basins and then to a sufficiently sized detention basin, and from there to an existing drainage channel and in that way will comply with all MSD storm water management requirements; therefore, post development peak rates of stormwater discharge will not exceed peak pre-development rates; moreover, this DDDP received the preliminary stamped of approval by MSD prior to docketing for LD&T review; Louisville Water Company will provide water to the site; a soil erosion and sediment control plan will also be implemented to further manage sediment and drainage during construction; MSD water quality regulatory requirements have also been addressed; and air quality is addressed by virtue of the referenced shorter commuting distances explained hereinabove; and

GUIDELINE 13 – LANDSCAPE CHARACTER

WHEREAS, the proposed apartment community conforms with the overall Intents and applicable Policies of Guideline 13 for all the reasons described above and because landscaping will be provided and/or trees retained around buildings, along the Stonestreet Road entrance and frontage, along internal streets, and along property perimeters as noted above, except where a waiver in the southwest corner of the site has been requested and separately justified; recreational space is provided through and internal exercise facility; passive recreational enjoyment will be enjoyed in the inside recreational facility and within internal site landscaped areas, especially by virtue of the adjoining large open areas on the adjoining church property; and tree canopy requirements will be met; and

GUIDELINE 14 – INFRASTRUCTURE

WHEREAS, the proposed apartment community conforms with the overall Intents and applicable Policies of Guideline 14 because, as noted above, water, sewer, electric, phone and cable service connections are available by nearby connection to ensure a reduced cost for infrastructure; 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, this application also complies with all other applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive 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-6 and approves the Detailed District Development Plan.