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

Applicant & Owner: Smith Lane Property, LLC

Location: 8700 Smith Lane

Proposed Use: Single Family Subdivision

Engineers, Land Planners and  
Landscape Architects: Mindel Scott & Associates

Request: Zone change from R-4 to PRD

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The purpose of the Planned Development (PRD) District is to provide flexibility in layout and design of residential developments in a manner that promotes implementation of the Plan 2040 Comprehensive Plan for Louisville Metro. The PRD district allows for zero lot line homes, cluster housing, reduced lot sizes and building setbacks, and other innovative designs which meet the intents of the Comprehensive Plan, all of which this development plan complies with. In that regard, the PRD regulation requires that a PRD plan shall meet at least two of the following criteria:

1. The site has certain topographic and landform limitations or environmental constraints and the proposed plan preserves these features from development and disturbance; or
2. The site meets infill objectives consistent with recommendations of an officially adopted neighborhood plan, corridor plan or Urban renewal plan; or
3. The proposal creates a variety of housing styles serving the needs of people of differing ages or incomes; or
4. The proposal expands the diversity of housing types available within a neighborhood; or
5. The proposal creates permanently protected open space that meets outdoor recreation needs, preserves wildlife habitat, or extends a community-wide greenway system.

This proposed PRD home style development meets at least two of the above criteria, notably numbers 3 and 4 because this is a community intended for families with and without children, single owners, and elderly retired people all of whom are looking for well maintained, quiet, safe *and affordable housing*, as opposed to that form of housing that still predominates most of Metro Louisville – i.e., more costly, standard single family homes on larger lots which residents are obtain bank type mortgages and are expected to maintain. This particular area of Metro Louisville is like almost all others where traditional style, detached single family homes are the norm. There are very few affordable options of housing where the areas are also well

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maintained, safe, and quiet in the area that allows homeownership. The proposed affordable home options using manufactured housing on smaller lots thus adds to the diversity of housing types in this area and will supply needed housing under demand for the Louisville Metro community. The owner is also considering renting the lots and the homes, which also would help fill a need for homeowners not wanting ownership. The smaller lots also allow for less yard maintenance and thus add to the affordable nature of this proposed subdivision. The Plan 2040 Comprehensive Plan strongly supports the provision of affordable and appropriate housing, and this new and additional housing option will provide just that being in a different price point than the surrounding residential homes.

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**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 Objectives and Policies 2, 4, 5, 9, and 11 of Goal 1, for these reasons:

This proposal will provide this area with new, attractive, housing choices for residents who desire to live in this community but prefer lower cost, affordable housing with smaller lots. Homes will be constructed of attractive building materials (vinyl siding) and will feature architectural details similar to those in other nearby residential areas in order to ensure that the scale and appearance of this community will be compatible with the existing communities in this area.

Setbacks, lot dimensions, and building heights will be consistent with the mobile home park nearby and that meet the Form District Guidelines. At the same time, the lot size will provide a diversity of densities since many of the nearby residential areas comprise larger lots sizes. The site itself abuts a mobile home park, soccer fields and the I-264 expressway, utilizing an underused property for an economically needed use.

*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 of Goal 2, for the following reasons:

The proposed development is an infill development providing new housing within the southcentral portion of Louisville Metro.

*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 1, 2, 3, 6, 8, 10, 12 and 9 of Goal 3, for these reasons:

The proposed development has been designed to avoid wet soils and it is located on a flat portion of land, avoiding steep slopes and unstable soils. There are no wet or highly permeable soils,

severe, steep or unstable slopes on the subject property that would create erosion problems. The development plan further incorporates open space into the subdivision and development that can be visually enjoyed by the community and ensures transitions between the various surrounding properties

## **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, 3, 4 of Goal 1, for the following reasons:

This proposed rezoning will cater to those potential apartment renters and owners that enjoy a healthy lifestyle through pedestrian travel and through bicycle as a means of transit. Sidewalks are being added to the property to provide pedestrian connections for easy walkability to the adjoining mobile home park. This proposed higher density residential use is located in very close proximity to the marketplace corridors along Bardstown Road, as well as the employment centers in downtown Louisville through its proximity to the interstate road system.

*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 4, 5, and 6 of Goal 2, for the following reasons:

The proposed development will avoid access to development through areas of significantly lower intensity as it will connect with Barn Rd. and have the mobile home park and soccer fields and the immediate neighbors. The entrances will also be compliant with all requirements in the Land Development Code and Metro Works to ensure that all sight lines for entrances will be compatible with traffic, speed, terrain, etc. in street design.

*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 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, and 14 of Goal 3, for these reasons:

The proposed redevelopment of this underutilized property and undeveloped land into a new and vibrant residential community will provide new housing stock critically needed by Louisville Metro to allow its continued growth and also reduce vehicle miles traveled for those moving to the area through its proximity to the previously mentioned employment centers and marketplace options. The subject properties close proximity to the Bardstown Rd. corridor will also help eliminate multiple automobile trips for services offered in that commercial area. Due to this development's opportunity for pedestrian and bicycle travel, this proposal will have a fraction of the demand on the public transportation network that a new development in the outer portions of Louisville Metro would have on this network. The additional residential lots this development

would provide would also help create a larger demand for the existing public transportation options in the Bardstown Rd. area.

### **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 1, 2, and 3 of Goal 2, for these reasons:

The subject property is currently served by existing utilities and has adequate 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 capacity.

### **ECONOMIC DEVELOPMENT**

*Goal 1 & 2 – Provide economic climate that improves growth innovation, investment and opportunity for all, and Cultivates a vibrant city that attracts, retains and develops a highly skilled work-force.*

The proposed zone change complies with the Goals, Objectives and Policies of Goals 1 & 2 to the extent that it provides affordable housing options, diversifying the current type of housing available, and thus supporting a diverse and highly skilled work-force in the Louisville Metro community.

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### **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 5, 10, 17, 21, 31, 32, and 35 of Goal 1, for these reasons:

There are no streams or existing groundwater on the subject property and the surface water runoff will be improved from its current condition through the detention and water quality as shown on the DDDP. The added detention and water quality unit will not only help mitigate the impacts of this development but likely help with the existing floodplains in the area to the extent same exist.

### **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 Policy 1 and 3 of Goal 1, for these reasons:

As stated previously, the proposal is for a new and different housing option for the area, being affordable new manufactured construction residential lacking in Louisville Metro which has the qualities of much higher priced residential, being quiet, family-oriented, safe, and clean environment.

*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 1, 2 and 7 of Goal 2, for these reasons.

This affordable form of residential development provides a housing option for a mixture of residents, including the new family, single persons, and older homeowner that wants to live in close proximity to services near Bardstown Rd. and the Interstate system, and those persons of all ages and incomes that want to live in high-quality, but affordable living environment.

*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 1, 2, 3, 4, 6, 8, 12, for these reasons:

The proposed development will be a different housing option with the ability to rent a lot and a manufactured home, or bring their own manufactured home, than more traditional single-family residential lot that predominates throughout the surrounding area, and thus will have a different and more affordable price point. The proposed development will also have a mixture of housing options, which includes the small and most affordable small manufactured home, to the larger, manufactured home with more amenities. This type of housing options will also help by providing multiple options for the existing residents in the area that want to raise families as well as age in place and in their community in an affordable, safe, quiet, and clean environment.

\* \* \*

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 of the Plan 2040 Comprehensive Plan.

Respectfully submitted,

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