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

Applicant: JS Acquisition, LLC

Owner: Parker Living Trust; Estate of Doris Ann Parker

Location: 10212 and 10302 Oak Grove Road

Proposed Use: Single Family Residential Subdivision

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

Request: Zone change from RR to R-4

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 RR to R-4 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area, particularly when it is taken into consideration that the property had been zoned R-4, like those in the area, prior to the voluntary downzoning in 2008. The surrounding neighborhood properties are zoned R-4 and RR. The proposed plan shows a return to the prior R-4 zoning district, along with a density transfer subdivision application due to the steep slopes on the property. 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 area is being developed by numerous other subdivisions providing needed residential options for those working in the Bardstown Road and other commercial corridors. Further, the property preserves a large amount of open space along Cedar Creek due to the 687,000 square feet of proposed open space and 587,000 square feet of natural resource open space.

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, which as said, includes 687,000 square feet of open space and 587,000 square feet of natural resource open space, while at the same time providing a very substantial vegetative buffer along Cedar Creek. 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 with two very large detention basins being provided onsite despite other developments in the immediate area draining directly into Cedar Creek. The result of these proposed detention basins is the fact that this plan exceeds those of other subdivisions in the area as to stormwater management. 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 and the severe, steep or unstable slopes on the subject property are proposed as natural resource open space to avoid erosion problems. All streambank setback buffers are being provided in full.

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 there 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 the Bardstown Road corridor and the Cedar Creek Road corridor. Sidewalks are being provided along Oak Grove Road frontage and on the internal streets as shown. 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 secondary collector road (Oak Grove Road) and a primary collector road (Thixton Lane). Connections into the adjoining Creekview Estates subdivision to the south and stub streets are provided for future development south of the site along Thomas Grove Road. Oak Grove Road has been reviewed for roadway width and the applicant is proposing to widen the few areas of Oak Grove Road with less than 18' of roadway width. 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 provided 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 with an incredible housing shortage currently in the market. As such, many of the residents will likely live 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.

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 21for 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. The existing Cedar Creek to the west will have all streambank setbacks provided along with additional on-site detention to ensure no adverse effects to Cedar Creek. There is no 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.

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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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