

DOCKET NO. 18ZONE1048

Proposed zone change from R-4 to PRD to allow a 19 attached single family home subdivision (originally proposed for 28 lots) on approximately 3.1 acres at the northeast corner of Taylorsville Rd and McMahan Blvd at 4115 and 4117 Taylorsville Rd.

C/O JEDA HOMES
GRADY STEWART



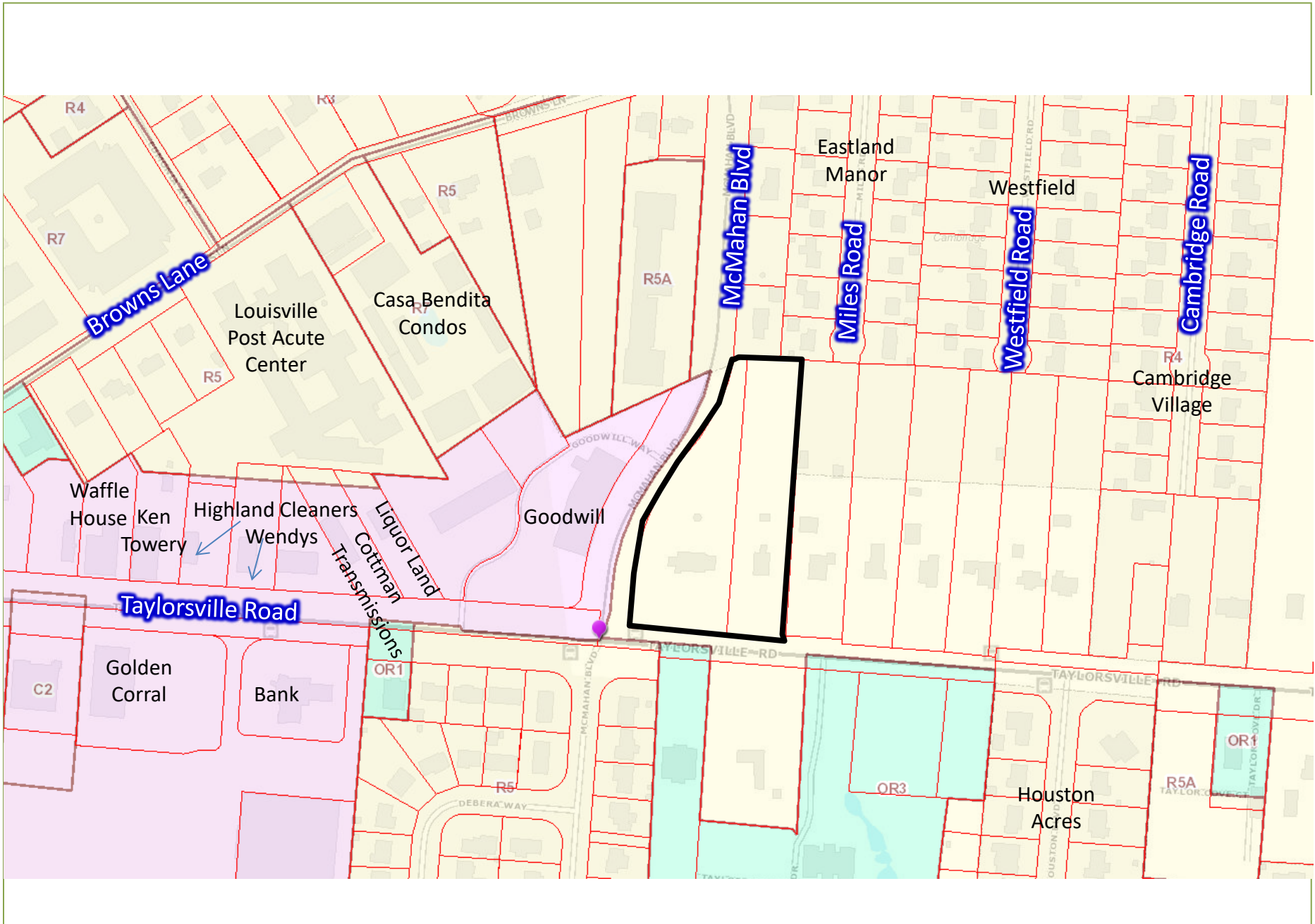
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Tab 1

LOJIC Zoning Map





Browns Lane

McMahan Blvd

Myles Road

Westfield Road

Cambridge Road

Taylorville Road

Louisville Post Acute Center

Casa Bendita Condos

Eastland Manor

Westfield

Cambridge Village

Waffle House
Ken Towery

Highland Cleaners
Wendys

Liquor Land
Cottman Transmissions

Goodwill

Golden Corral

Bank

Houston Acres

R4

R7

R5

R5

R5A

R4

C2

OR1

R5

OR3

R5A

OR1

DEBERA WAY

TAYLORSVILLE RD

TAYLORSVILLE RD

TAYLORSVILLE DR

McMAHAN BLVD

TAYLORSVILLE RD

TAYLORSVILLE RD

HOUSTON RD

TAYLORSVILLE DR

BROWNS LN

McMAHAN BLVD

MILES RD

WESTFIELD RD

CAMBRIDGE RD

GOODWILL WY

McMAHAN BLVD

TAYLORSVILLE RD

TAYLORSVILLE RD

TAYLORSVILLE DR

TAYLORSVILLE DR

DEBERA WAY

HOUSTON RD

TAYLORSVILLE DR

Tab 2

Aerial photograph of the site and surrounding area





Search Addresses



GOODWILL WAY

MCMAHAN BLVD

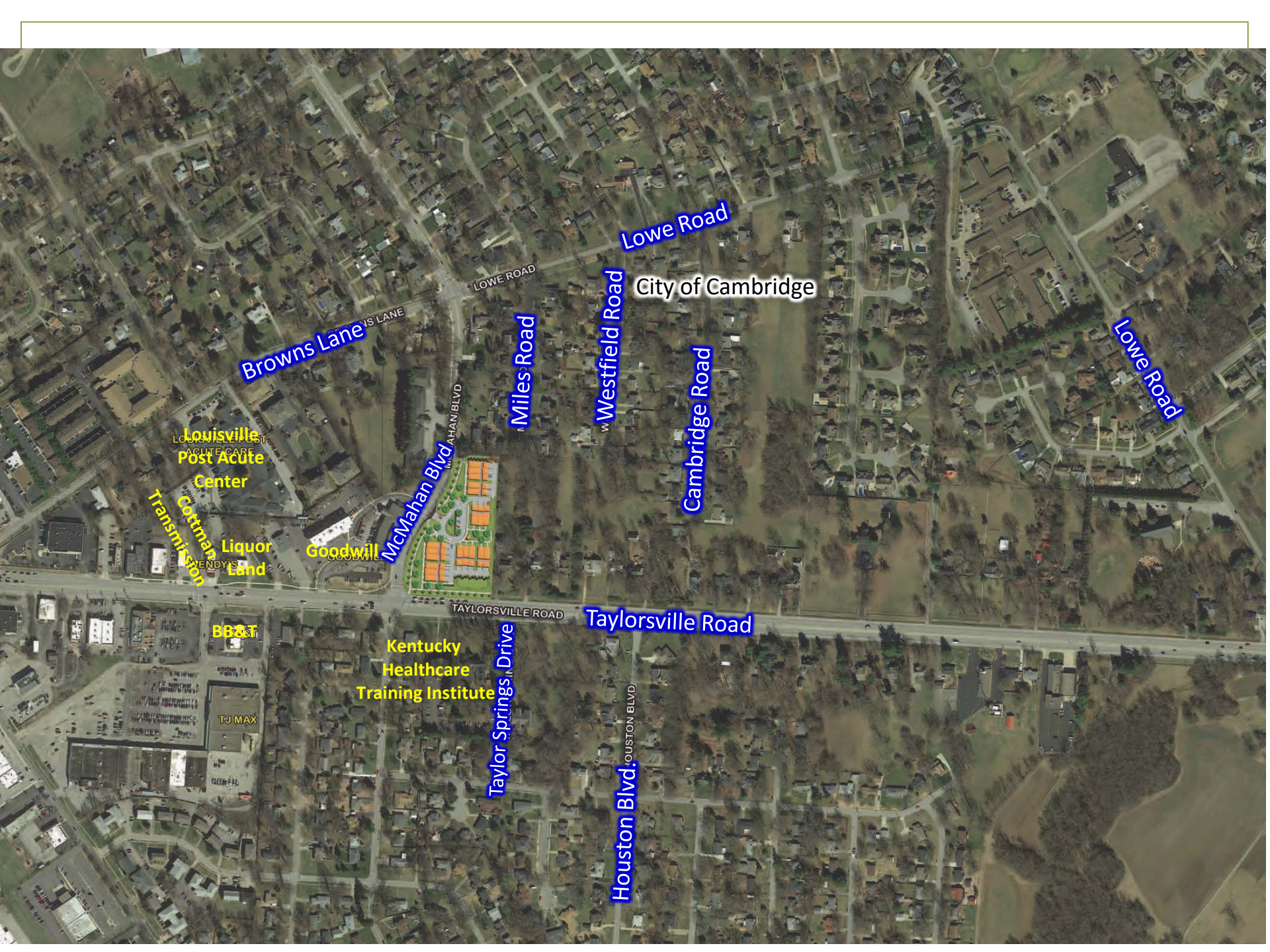
MCMAHAN BLVD

TAYLORSVILLE RD 155

MCMAHAN BLVD

SITE





Browns Lane

LOWE ROAD

Low Road

City of Cambridge

Westfield Road

Cambridge Road

Low Road

Louisville Post Acute Center

Cottman Transmission

Liquor Land

Goodwill

Kentucky Healthcare Training Institute

B&B

TJ MAX

McMahan Blvd

Miles Road

TAYLORSVILLE ROAD

Taylorsville Road

Taylor Springs Drive

Houston Blvd

Tab 3

Ground level photographs of the site and surrounding area





Image capture: Oct 2015 © 2017 Google United States T

Existing house at corner of McMahan Blvd and Taylorsville Rd (4115 Taylorsville Rd).



Existing house at 4117 Taylorsville Rd.



View of Taylorsville Road looking east. Site is to the left (north).



View of site from Taylorsville Road looking north.

SITE



View of site from McMahan Blvd looking south towards Taylorsville Road



View of site from corner of McMahan Blvd and Taylorsville Road

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 85 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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Nicholas R. Pregliasco
Direct dial: 426-0388, ext. 139
Email: NRP@BARDLAW.NET

June 25, 2018

Dear Neighbor,

RE: Proposed change in zoning from R-4 to PRD to allow a 28 attached single family home subdivision on approximately 3.4 acres at the northeast quadrant of Taylorsville Rd. and McMahan Blvd.

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a 28 attached single family home subdivision to be located as above.

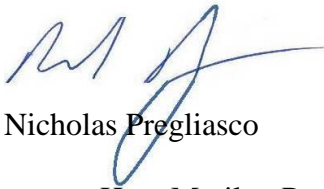
Accordingly, we have filed a plan for pre-application review on Monday, June 18th with the Division of Planning and Design Services (DPDS) that has been assigned case number **18ZONE1048** and case manager, **Joel Dock**. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Monday, July 9th at 7:00 p.m. at the McMahan Fire Station** located at **4318 Taylorsville Road**.

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or the land planning and engineering firm representative Ann Richard at 426-9374.

We look forward to seeing you.

Sincerely,



Nicholas Pregliasco

cc: Hon. Marilyn Parker, Councilwoman, District 18
Hon. Sherry Tyler, Mayor, City of Cambridge
Joel Dock, case manager with Division of Planning & Design Services
Ann Richard, land planner with Land Design & Development, Inc.

Neighborhood Meeting Summary

A neighborhood meeting was held on Monday, July 9th at 7:00 pm at the McMahan Fire Station located at 4318 Taylorsville Road. Those in attendance included the applicant's representatives, Nicholas Pregliasco, attorney with Bardenwerper, Talbott & Roberts, and Kevin Young, land planner and engineer with Land Design & Development, Inc.

Nick Pregliasco started off the meeting by providing the docket number, case manager, etc. in case there are questions or anyone wants to contact DPDS for more information. Nick then presented a powerpoint which included the property on an aerial photograph, a LOJIC map of the property and those around it, the proposed development plan superimposed on an aerial, as well as the proposed building elevations. The Powerpoint also included slides of the previously proposed mini-storage facility on the site that Nick and Kevin both worked on. Nick explained the opposition to the mini-storage project to C-2 use with a CUP and how this proposal differs from same being a rezoning to PRD, which is a single family residential zoning district. Nick explained the Planned Residential District (PRD) and discussed in detail how each of the townhomes would be very similar to the neighboring residential lots except with the lots being much smaller and with common maintenance of the open space. Nick discussed these types of homes are what the market is demanding in the Louisville Metro area. Nick provided a detailed explanation of the rezoning process, where the project is currently, and the steps from this point to an ultimate decision by Metro Council, along with anticipated timing of same. Kevin Young then explained some of the more technical details of the plan, and along with Nick explained each of the main objections to the mini-storage commercial zoning and how this plan also addressed same with more buffering, removal of the entrance on Taylorsville Road, etc.

The neighbors asked questions as to the proposed townhomes, including size, price, layout, etc. which were answered by the Kevin and Nick to the extent possible. Nick answered questions as to the location of the property and whether it is located in the City of Cambridge, which does not have zoning authority. Nick explained that this not a proposed apartment community, but instead a PRD subdivision with each townhome on its own separate lot. Many attendees were concerned over whether any of the homes could be rented. Nick explained that being like a standard subdivision, all lots are constructed for sale, not rental, and didn't think anyone would purchase to rent due to the price point. In the end, it would be the same as if a neighboring owner wanted to rent their home. Kevin discussed the trees on the site and the substantial trees along McMahan and how the applicant would attempt to keep same to the extent possible with the sidewalk requirement. Nick explained the exterior elevations that would face the neighboring residential homes with Kevin explaining the additional setback that is provided through this PRD compared to a standard subdivision. Many owners on Westfield Road explained their desire not to have a connection and requested fencing, which the applicant indicated they would agree to and provided details. Nick said he would provide an email with answers to questions that they didn't have answers to at this point and agreed to email the powerpoint to all at the meeting. The powerpoint was emailed to all the following day.

Tab 5

Previous and Proposed Development Plan





Original proposed development plan shown at the July 9 neighborhood meeting



Original proposed development plan shown at the July 9 neighborhood meeting



Current proposed single family plan

Trans. Planning req. connection to Miles Rd

Property removed from current development plan

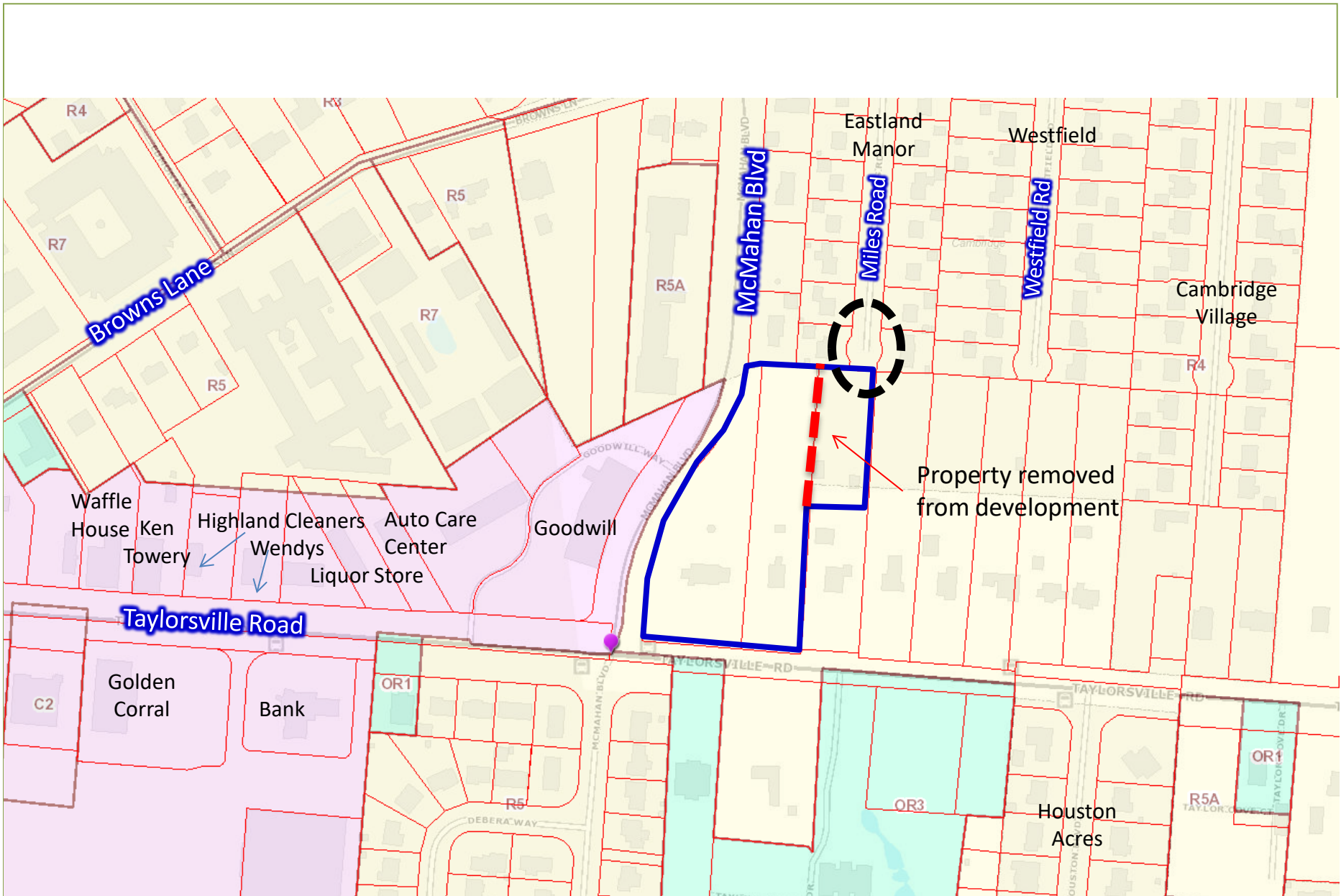
Front entrances facing McMahan Blvd.

C-1/RC
Incl Industries of KY
1325 S 4th St
Alpharetta, KY 40208
D.B. PC

R-5A/N
Boyspoint Joint
Venture
D.B. PC

R-1/N
Simon, Trank, Telle
4121 Taylorville Rd
Covington, KY 40202
D.O. 10077 PG. 3995

TAYLORSVILLE RD - R/W VARIES
(150' R/W MIN. REQ'D.)



Location of prior Miles Road required connection outlined in black



Proposed 6 ft tall cedar wood fence

Enhanced landscaping

GOODWILL WAY

McMahan Blvd. D

Goodwill

Taylorsville Road

Kentucky Healthcare Training Institute

Current proposed townhome style single family plan

Current proposed townhome style
single family plan



Tab 6

Building Elevations





Tab 7

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



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

<u>Applicant:</u>	Stewart Companies, LLC
<u>Owner:</u>	Jeremy & Sue Ann Pearman
<u>Location:</u>	4115 and 4117 Taylorsville Road
<u>Proposed Use:</u>	Attached townhomes on single family lots
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Requests:</u>	Change in Zoning from R-4 to PRD and submission of a preliminary subdivision plan

INTRODUCTION

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 Cornerstone 2020 Comprehensive Plan. The PRD district allows for zero lot line townhomes, 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 townhome style development meets at least two of the above criteria, notably numbers 3 and 4, because this is a community intended for empty-nesters who most often are elderly retired people who are interested in maintenance free living, as opposed to that form of housing that still predominates most of Metro Louisville – i.e., standard single family homes on larger lots which residents are normally expected to maintain by themselves. 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 maintenance free housing options in the area that allow home ownership. The proposed maintenance free townhomes community of attached housing on smaller lots thus adds to the diversity of housing types in this area.

The Cornerstone 2020 Comprehensive Plan also 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.

GUIDELINE 1 - COMMUNITY FORM

Located in the Neighborhood Form District, the site's location on Taylorsville Road, with access off of McMahan Blvd., ensures easy access to the nearby "activity centers" just west of the site with an abundance of commercial uses. This proposal will provide this area with new, attractive, housing choices for residents who desire to live in this community but prefer lower maintenance and a less demanding style of living. Major commercial land uses to the West and further down Taylorsville Road east of the site in close proximity to the subject property will especially make this an attractive location for townhome buyers, who will include mostly "empty-nesters" and "millennials" that is to say, a few young childless singles and mostly older, often retired, singles and couples. The existing services and infrastructure on the Taylorsville Road corridor makes this area extremely popular.

Gross density will be in the low density range. Buildings will be constructed of attractive building materials (brick and hardy plank/vinyl siding) and will feature architectural details similar to those in other nearby residential neighborhoods in order to ensure that the scale and appearance of this community will be compatible with the existing communities in this area.

Sidewalks are proposed along all Taylorsville Road and McMahan Blvd. that do not exist currently (including no sidewalk at the corner with a TARC stop) and will provide safe areas for pedestrians and bicyclists to travel to nearby neighborhoods. Open space areas are identified on the accompanying development plan and will provide natural space for residents' recreational needs. Perimeter setbacks and landscape buffer areas are preserved along all property lines to screen resident activities from adjoining property owners. The HOA will contract with professional groundskeepers for care of the common areas including the entrance frontage, buffers and open space areas, as is typical for planned condominium communities. These features will further serve to keep resident activities away from adjoining properties and to ensure a positive overall appearance for this proposed community.

GUIDELINE 2 - CENTERS

The proposed development conforms with the overall Intent of and specifically with Policies 4, 5, 12, 13, and 14 of Guideline 2 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 an area where residents currently seek new housing options and have easy access to nearby commercial and employment centers. The townhome style homes that will be available at the development will diversify housing options in this area. Future residents will also support the businesses and services in nearby activity centers. Future residents will find that the ease of access to retail development on Taylorsville Road, Breckenridge Lane and Hurstbourne Parkway, and to other nearby activity centers is an amenity. The proposed development will connect to existing utilities available at the applicant's cost, eliminating the need for costly utility extension and reducing the overall public costs for infrastructure. The landscaped entrance and

well-defined internal streets provided, as well as the architectural building style and natural open spaces provided within the proposed community will combine to provide residents with a sense of place and recreational space. The Taylorsville Road and McMahan Blvd. street frontages have significant trees and buffering, completely screening the property currently, which the applicant will attempt to preserve.

GUIDELINE 3 - COMPATIBILITY

The proposed development conforms with the overall Intents of and specifically with Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 21, 22, 23, and 28 of Guideline 3 for all the reasons described above and because the proposal is a low density development with compensating open space. Also the buildings will be 2-story and constructed with attractive building materials and in a traditional design styles to blend easily with adjoining neighborhoods. Perimeter landscaping is provided along all property lines, and preserved to the extent possible. The subject property is adjoined on the east and north by residential land uses, and to the west and south by commercial land uses. Unlike a prior rezoning application for this site to C-2, this application, being the start of the residential portion of Taylorsville Road east of McMahan, will remain residential, a prior concern for neighbors. This proposal will support a better selection of housing options in this area. Many “empty nester” and “millennials” resident prefer housing that provides them access to all the positive attributes of a specific community, but do not desire to purchase and maintain a typical single family home, thus requiring alternatives that support a better mixture of residential density and intensity land uses.

Sidewalks are provided along Taylorsville Road and McMahan Blvd will accommodate pedestrian and bicycle transportation as well as support connectivity with nearby communities. Handicap parking, access for the disabled and other safety measures will be provided in accordance with law. Further access and connectivity is ensured as shown on the development plan. Odor and air quality concerns related to traffic congestion or delay will be mitigated by the fact that the internal road and sidewalk system is efficiently organized to control traffic flow and prevent delays with the provision of street connections adjoining communities, sidewalks, and safe access for automobiles, pedestrians and bicycles. Refuse will be picked up on a regular basis. Lighting will be LGE supplied fixtures residential in character in conformance with Land Development Code regulations.

The proposed development conforms specifically with Policy 28 of Guideline 3 because all signage will be in conformance with Land Development Code regulations.

GUIDELINES 4 and 5 -OPEN SPACE / NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposed development conforms with the overall Intents of and specifically with Policies 1, 3, 5, 6 & 7 of Guideline 4 and with the Intents of Guideline 5 for all the reasons described above and because it will feature open spaces interspersed among the buildings that will be available for low impact recreational use by residents and will serve to provide natural areas and an overall positive appearance for the community. Landscaping will also be provided along property perimeters, along street frontage and around buildings. Maintenance of landscaping, natural and open space areas will be done by professionals and contracted for by the HOA. No portion of the subject property has been designated as a natural, historic or scenic preservation site.

GUIDELINE 6 - MARKETPLACE

The proposed development 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 emerging in and around this site and nearby activity centers. This proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services. The development, as proposed, will provide easy access to Taylorsville Road and I-265 and several other roads in the area, and from there to greater Louisville employment and commercial centers.

GUIDELINES 7, 8 & 9 – CIRCULATION; TRANSPORTATION FACILITY DESIGN and BICYCLE, PEDESTRIAN AND TRANSIT

The proposed development conforms with the overall Intents and Policies of Guidelines 7, 8 and 9 because the applicant has limited access to only McMahan Blvd. to avoid issues with an access on Taylorsville Road. The entrance from McMahan Blvd along with the street and sidewalk system will provide safe, controlled and efficient traffic flow to and through the community, as well as accommodate and support the needs of pedestrians and bicycle traffic. Taylorsville Road is adequate to handle the amount of traffic generated by this proposal. By the time of LD&T and the public hearing, the accompanying plan will have received the preliminary stamp of approval from Metro Works, thus further demonstrating this project's compliance with all of the transportation Guidelines and Policies of the Comprehensive Plan.

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

The proposed development conforms with the overall Intents and Policies of Guidelines 10, 11 and 12 because no portion of the site lies within the 100 year floodplain, all drainage will comply with MSD requirements, and this development plan will receive preliminary approval by MSD. Louisville Water Company will provide water to the site. A soil and sediment erosion control plan will also be implemented. Air quality will remain at good levels because, as noted above, the proposed internal road system and controlled entrance will distribute traffic to reduce air quality impacts relating to congestion or delays. Also, townhome style housing generates much less traffic on a per unit basis than standard single family homes, and townhome residents, who are mostly empty-nesters, generally do not have as large an impact on morning and evening peak hour traffic.

GUIDELINE 13 – LANDSCAPE CHARACTER

The proposed development conforms with the overall Intents and Policies of Guideline 13 for all the reasons described above and because landscaping will be provided around buildings, along the McMahan Blvd. entrance and frontage, along public streets internally, and along property perimeters as noted above and to be shown at LD&T and the public hearing. Open space has been preserved for a positive natural appearance and for recreational use by residents and as focal points. Tree canopy requirements have been met, as noted on the development plan.

GUIDELINE 14 – INFRASTRUCTURE

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

For these and other reasons to be presented at LD&T and the public hearing, this application also complies with all other applicable Guidelines and Policies of the new Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

BARDENWERPER, TALBOTT & ROBERTS, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, Kentucky 40222
(502) 426-6688
Counsel for Applicant/Property Owners

Tab 8

Proposed findings of fact pertaining to compliance with the Comprehensive Plan



BARDENWERPER, TALBOTT & ROBERTS, PLLC

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

<u>Applicant:</u>	Stewart Companies, LLC
<u>Owner:</u>	Jeremy & Sue Ann Pearman
<u>Location:</u>	4115 and 4117 Taylorsville Road
<u>Proposed Use:</u>	Attached townhomes on single family lots
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Requests:</u>	Change in Zoning from R-4 to PRD and submission of a preliminary subdivision plan

The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on December 20, 2018 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

INTRODUCTION

WHEREAS, 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 Cornerstone 2020 Comprehensive Plan; the PRD district allows for zero lot line townhomes, 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; and

WHEREAS, this proposed PRD townhome style development meets at least two of the above criteria, notably numbers 3 and 4, because this is a community intended for empty-nesters who most often are elderly retired people who are interested in maintenance free living, as opposed to that form of housing that still predominates most of Metro Louisville – i.e., standard single family homes on larger lots which residents are normally expected to maintain by themselves; 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 maintenance free housing options in the area that allow home ownership; and the proposed maintenance free townhomes community of attached housing on smaller lots thus adds to the diversity of housing types in this area; and

WHEREAS, the Cornerstone 2020 Comprehensive Plan also 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; and

GUIDELINE 1 - COMMUNITY FORM

WHEREAS, located in the Neighborhood Form District, the site’s location on Taylorsville Road, with access off of McMahan Blvd., ensures easy access to the nearby “activity centers” just west of the site with an abundance of commercial uses; this proposal will provide this area with new, attractive, housing choices for residents who desire to live in this community but prefer lower maintenance and a less demanding style of living; major commercial land uses to the west and further down Taylorsville Road east of the site in close proximity to the subject property will especially make this an attractive location for townhome buyers, who will include mostly “empty-nesters” and “millennials” that is to say, a few young childless singles and mostly older, often retired, singles and couples; and the existing services and infrastructure on the Taylorsville Road corridor makes this area extremely popular; and

WHEREAS, gross density will be in the low density range; buildings will be constructed of attractive building materials (brick and hardy plank/vinyl siding) and will feature architectural details similar to those in other nearby residential neighborhoods in order to ensure that the scale and appearance of this community will be compatible with the existing communities in this area; and

WHEREAS, sidewalks are proposed along all Taylorsville Road and McMahan Blvd. that do not exist currently (including no sidewalk at the corner with a TARC stop) and will provide safe areas for pedestrians and bicylists to travel to nearby neighborhoods; open space areas are identified on the accompanying development plan and will provide natural space for residents’ recreational needs; perimeter setbacks and landscape buffer areas are preserved along all property lines to screen resident activities from adjoining property owners; the HOA will contract with professional groundskeepers for care of the common areas including the entrance frontage, buffers and open space areas, as is typical for planned condominium communities; and these features will further serve to keep resident activities away from adjoining properties and to ensure a positive overall appearance for this proposed community; and

GUIDELINE 2 - CENTERS

WHEREAS, the proposed development conforms with the overall Intent of and specifically with Policies 4, 5, 12, 13, and 14 of Guideline 2 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 an area where residents currently seek new housing options and have easy access to

nearby commercial and employment centers; the townhome style homes that will be available at the development will diversify housing options in this area; future residents will also support the businesses and services in nearby activity centers; future residents will find that the ease of access to retail development on Taylorsville Road, Breckenridge Lane and Hurstbourne Parkway, and to other nearby activity centers is an amenity; the proposed development will connect to existing utilities available at the applicant's cost, eliminating the need for costly utility extension and reducing the overall public costs for infrastructure; the landscaped entrance and well-defined internal streets provided, as well as the architectural building style and natural open spaces provided within the proposed community will combine to provide residents with a sense of place and recreational space; and the Taylorsville Road and McMahan Blvd. street frontages have significant trees and buffering; and

GUIDELINE 3 - COMPATIBILITY

WHEREAS, the proposed development conforms with the overall Intents of and specifically with Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 21, 22, 23, and 28 of Guideline 3 for all the reasons described above and because the proposal is a low density development with compensating open space; also the buildings will be 2-story and constructed with attractive building materials in traditional design styles to blend easily with adjoining neighborhoods; perimeter landscaping is provided along all property lines, and preserved to the extent possible; the subject property is adjoined on the east and north by residential land uses, and to the west and south by commercial land uses; unlike a prior rezoning application for this site to C-2, this application, being the start of the residential portion of Taylorsville Road east of McMahan, will remain residential, a prior concern for neighbors; this proposal will support a better selection of housing options in this area; many "empty nester" and "millennials" resident prefer housing that provides them access to all the positive attributes of a specific community, but do not desire to purchase and maintain a typical single family home, thus requiring alternatives that support a better mixture of residential density and intensity land uses; and

WHEREAS, sidewalks are provided along Taylorsville Road and McMahan Blvd which will accommodate pedestrian and bicycle transportation as well as support connectivity with nearby communities; handicap parking, access for the disabled and other safety measures will be provided in accordance with law; further access and connectivity is ensured as shown on the development plan; odor and air quality concerns related to traffic congestion or delay will be mitigated by the fact that the internal road and sidewalk system is efficiently organized to control traffic flow and prevent delays with the provision of street connections adjoining communities, sidewalks, and safe access for automobiles, pedestrians and bicycles; refuse will be picked up on a regular basis; and lighting will be LGE supplied fixtures and residential in character in conformance with Land Development Code regulations; and

WHEREAS, the proposed development conforms specifically with Policy 28 of Guideline 3 because all signage will be in conformance with Land Development Code regulations; and

GUIDELINES 4 and 5 -OPEN SPACE / NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

WHEREAS, the proposed development conforms with the overall Intents of and specifically with Policies 1, 3, 5, 6 & 7 of Guideline 4 and with the Intents of Guideline 5 for all the reasons described above and because it will feature open spaces interspersed among the buildings that will be available for low impact recreational use by residents and will serve to provide natural

areas and an overall positive appearance for the community; landscaping will also be provided along property perimeters, along street frontage and around buildings; maintenance of landscaping, natural and open space areas will be completed by professionals and contracted for by the HOA; and no portion of the subject property has been designated as a natural, historic or scenic preservation site; and

GUIDELINE 6 - MARKETPLACE

WHEREAS, the proposed development 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 emerging in and around this site and nearby activity centers; this proposal also reduces public costs for land development by utilizing connections to existing infrastructure for water, sewer, electric and phone services; and the development, as proposed, will provide easy access to Taylorsville Road and I-265 and several other roads in the area, and from there to greater Louisville employment and commercial centers; and

GUIDELINES 7, 8 & 9 – CIRCULATION; TRANSPORTATION FACILITY DESIGN and BICYCLE, PEDESTRIAN AND TRANSIT

WHEREAS, the proposed development conforms with the overall Intents and Policies of Guidelines 7, 8 and 9 because the applicant has limited access to only McMahan Blvd. to avoid issues with an access on Taylorsville Road; the entrance from McMahan Blvd along with the street and sidewalk system will provide safe, controlled and efficient traffic flow to and through the community, as well as accommodate and support the needs of pedestrians and bicycle traffic; Taylorsville Road is adequate to handle the amount of traffic generated by this proposal; by the time of LD&T and the public hearing, the accompanying plan will have received the preliminary stamp of approval from Metro Works, thus further demonstrating this project's compliance with all of the transportation Guidelines and Policies of the Comprehensive Plan; and

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

WHEREAS, the proposed development conforms with the overall Intents and Policies of Guidelines 10, 11 and 12 because no portion of the site lies within the 100 year floodplain, all drainage will comply with MSD requirements, and this development plan will receive preliminary approval by MSD; Louisville Water Company will provide water to the site; a soil and sediment erosion control plan will also be implemented; air quality will remain at good levels because, as noted above, the proposed internal road system and controlled entrance will distribute traffic to reduce air quality impacts relating to congestion or delays; also, townhome style housing generates much less traffic on a per unit basis than standard single family homes, and townhome residents, who are mostly empty-nesters, generally do not have as large an impact on morning and evening peak hour traffic; and

GUIDELINE 13 – LANDSCAPE CHARACTER

WHEREAS, the proposed development conforms with the overall Intents and Policies of Guideline 13 for all the reasons described above and because landscaping will be provided around buildings, along the McMahan Blvd. entrance and frontage, along public streets internally, and along property perimeters as noted above and to be shown at LD&T and the

public hearing; open space has been preserved for a positive natural appearance and for recreational use by residents and as focal points; and tree canopy requirements have been met, as noted on the development plan; and

GUIDELINE 14 – INFRASTRUCTURE

WHEREAS, the proposed development conforms with the overall Intents and Policies of Guideline 14 because, as noted above, water, sewer, electric and phone 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 PRD and approves the subdivision plan.