

Clover Senior Residential Development
Case #19-ZONE-0057
108 Urton Lane, Middletown, Kentucky

Clover has an option to purchase 5.60+/- acres of property from the 9.52+/- acre property at 108 Urton Lane (Parcel ID: 043700080008) in Middletown, Kentucky. The property is zoned "R-4" Residential Single-Family District and is within the Suburban Marketplace Corridor ("SMC") Form District. Clover is requesting a zone change to "R-7" Multi-Family District to allow the construction of an age-restricted apartment development.

Project Description:

The 5.60+/- acre site is proposed to be developed with a 3-story 132,842+/- square foot building (45,800+/- square feet per floor). The building proposes 125 age-restricted residences with additional common lounge areas for residents. A total of 129 parking spaces are provided (including 23 garage spaces). One access point is proposed along Meridian Hills Drive. An emergency ingress/egress access will be provided on the east side of the property. The proposed development will utilize some of the natural landscape that exists on the site. Remaining unpaved areas of the site will be landscaped in accordance with the Louisville Development Code.

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The units for the building include 24 two-bedroom/1.5 bathroom; 97 two-bedroom/one bathroom; and 4 one-bedroom/one-bathroom units. Each unit in the building features a full kitchen complete with all stainless-steel appliances and a breakfast bar. Access to a private patio or balcony is available to every residence depending on which floor they live. The units will also feature safety pull cords located in the bathrooms and bedrooms. Units can be converted to be handicapped accessible as necessary. The building has a central elevator for the residents.

The development will have a community room on the first floor that features a kitchen, library, and sitting area with an adjacent common patio area. The second level will have a community family room and the beauty salon while the third floor contains the game room. In addition to each unit having laundry facilities, a central laundry facility and trash collection will be provided on each floor of the facility. Planned activities for Clover residents include trips and outings, parties, movie nights, and other social activities. To assure residents' security, the front desk will be staffed from 9:00 AM to 5:00 PM, Monday through Friday. After that time, a pass key is required to enter the building and has a TV monitored entry system. In addition, maintenance staff is on call 24 hours a day, seven days a week. Water, heat, and cable are included in the monthly rent.

The proposed building is a 3-story wood framed structure with a sprinkler system. The facades are designed to provide aesthetically pleasant residential proportions rather than institutional. They boast a combination of heavy-duty vinyl siding and cultured stone on visible elevations done in complementary color schemes. The contrasting multi-sized gables interplaying with the apartment patios creates a pleasant texture to the facades and avoids the flat institution feel of some developments. Along with warm multi-colored hardi-plank siding, the facades are complemented with double-hung windows, many of which are accented with decorative shutters done in a contrasting color. Although the main roof is a 5:12 pitch, gables with a 12:12 pitch are

added to emphasize the residential nature of the facility. Decorative railings and entrance columns highlight the main entrance for ease of access. The roof of the building is clad with architectural asphalt shingles. The building is designed to stress energy efficiency and create pleasant aesthetics for residents.

The project complies with Plan 2040 as follows:

Community Form Goals

The proposed project is within the Suburban Marketplace Corridor Form District and intended to promote high quality design and a more visually attractive environment. The pattern of development is distinguished by a mixture of medium-to-high intensity uses. The plan advises this form may include medium-to-high density residential uses that are designed to be compatible with both the non-residential uses along the corridor and lower-density residential uses in adjacent form districts. The plan also recommends medium residential uses may serve as a transition from lower to higher density residential uses. The proposed development is a medium residential development located just off the Shelbyville Road Corridor. Like the “SMC” Form District encourages, this development is compatible with both lower density residential, non-residential uses, and is similar to higher density developments found in the immediate vicinity. The scale and design of the proposed development is consistent with the other general apartment developments adjoining the site and acts as a transition between the commercial uses to the north and east and the residential areas to the west.

The proposed development will have limited impact on the adjoining properties and the adjoining street network as senior housing is traditionally a low traffic generator. The development proposes a sidewalk extension along Meridian Hills portion of the property. A pedestrian connection from the building to the street will be provided.

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The proposed development complies with the Land Use and Development policies:

- The proposed development is consistent with the scale and site design of existing and proposed developments adjoining the site. The facades of the proposed senior residential development are designed to provide an aesthetically pleasing look that promotes a more residential feel than the neighboring buildings (north of the property) that have a commercial and light industrial feel. The proposed building has a combination of hardi-plank siding and cultured stone on visible elevations in complementary color schemes, similar to single-family homes in the Middletown area. Many of the other apartments near the proposed development utilize similar materials and use vinyl siding and brick as their primary materials. The proposed building utilizes a main roof pitch and gables to emphasize the residential nature of the building. The roof is clad in architectural shingles. Along with warm multi-colored siding, the facades are complemented with double-hung windows, many of which are accented with decorative shutters done in a contrasting color.
- The developments immediately adjoining the proposed senior residential development are general apartment developments. The proposed development will provide appropriate buffers and vegetative screening as required.

- The proposed development will meet or exceed the required setback and development standards. The lot is unique as it has a lower elevation than other adjoining residential uses.
- The proposed zoning district change would introduce a new development that is compatible with adjacent properties in use, scale and structure.
- The medium to high density development further diversifies the housing stock in the immediate vicinity as well as the Louisville area. The development proposes landscaping and buffers consistent with the Land Development Code to ensure no nuisance occurs between land uses.
- Trip generation from similar projects is 24-30 trips during the weekday peak hour. A general apartment development or single-family housing development typically averages three cars per household, and trip generation is likely double or possibly triple the amount of traffic produced by the proposed senior apartment project.
- The average age of residents is 74 years old and seniors typically go to bed earlier. Our site lighting will be 0 foot-candles along the property lines. Within the property, site light levels will be reduced and should be designed to accommodate the residents' needs and sleeping patterns.
- Potential residents are permitted to have their own vehicles. In addition to personal vehicles, Clover will also provide transportation to residents that may not be able to drive or that do not have vehicles. Additionally, rideshare services (Uber, Lyft, etc.) are available in the area. TARC (Transit Authority of River City) has an option that may allow pick up for some residents with disabilities.

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While the proposed building does not have a mixed-use component or a “center”, they do offer services to residents such as a beauty parlor, fitness center, and other social activities. Clover does planned trips/outings for residents and may offer delivery of pharmaceuticals or groceries. One driveway connection will be provided to the neighboring fire station for emergency purposes. This driveway will feature a remote-controlled gate for emergency access to the site.

The three-story development focuses on vertical density rather than sprawling density to allow for appropriate recreation/open space around building. The proposed development contains a courtyard for passive open space for the residents. This area consists of an outdoor patio, dining space and landscaping with connection to interior walking trails. Interior landscape areas are provided throughout the parking area and landscaping will meet the requirements of the Land Development Code. Greenspace will be provided between the development, Meridian Hills Drive and all adjoining properties.

The property does not have significant natural, historic, or archaeological features. The land has already been cleared to accommodate the existing ballpark use. There are no historical structures on the properties that compose the site.

Mobility Goals

The proposed facility is located on a local street (Meridian Hills Drive) and the street has a right-of-way width of 80’ which is consistent with the Land Development Ordinance. Meridian Hills Drive is a three-lane roadway (two travel lanes with a center turn lane) and is not part of a designated bike route. No changes to the existing street pattern are proposed.

While it is not typical for Clover residents to walk to their destinations, a sidewalk will be constructed along the Meridian Hills Drive portion of right-of way. A pedestrian connection from the building to the street is also proposed. Installation will provide an alternate for residents of the development and neighbors to walk to commercial uses approximately 1,600' from the site. TARC also provides local and express bus services along Shelbyville Road. The development provides internal sidewalks and walking trails for residents. Clover will also provide transportation to residents that may not be able to drive or that do not have vehicles. Residents are also able to utilize rideshare services such as Uber, Lyft, etc. TARC (Transit Authority of River City) also has an option that may allow pick up for some residents with disabilities.

Clover developments are traditionally a minimal traffic generator with 24 trips anticipated at morning peak hour (7:00 a.m. to 9:00 a.m.) and 30 trips anticipated at evening hour (4:00 p.m. to 6:00p.m.). The project will produce a significantly smaller number of trips than non-age restricted apartments because of the number of residents that do not have or have only one car. Also, residents of the development are retired and generally do not have to leave their apartments during peak times. This use will minimally impact the existing traffic along Shelbyville Road and Meridian Hills Drive. An adequate amount of parking will be provided on site for residents and visitors.

During the initial discussions with the City and the Fire Department, as well as comments received during the neighborhood meeting, residents and business owners were concerned with the potential "cut-through" that would be created by the development. This potential cut-through would create additional traffic issues on Urton Lane as residents from adjoining developments would likely utilize this connection. The proposed development is not designed to accommodate cut-through traffic. Clover is providing a gate-controlled emergency access to the Fire Department.

Community Facilities Goals

The proposed development is in an area with connections to Community Facilities. The local Fire Department is located next door and an emergency connection to the development is provided. Public Parks, Police, and City Hall are located within an 1-2 mile radius of the site. There are a few churches and other places of religious worship in proximity to the site. Clover pays full property taxes and does not have an impact on the local school district.

Housing Goals

The development promotes a range of housing options that may not currently be available. The development is designed for and is limited to seniors ages 55 and over. A typical Clover development has an average resident age of 74 years old. The facility is unique since it is not combined/associated with a nursing home or other managed care facility. Residents of this type of facility are usually active seniors that are looking downsize to a smaller residence. A typical Clover resident comes from a 5-mile radius of the facility.

This type of facility gives residents of Middletown another housing option and promotes healthy turnover of residences to younger buyers. As potential residents vacate their homes to downsize

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into smaller, more manageable homes, the houses/dwelling units they are leaving can be sold to younger families.

Clover believes the proposed development at 108 Urton Lane is an excellent location for a senior apartment development. Given the mix of uses in the vicinity and the form district designation, this development is compatible with the surrounding neighborhood and provides a unique housing option for Middletown residents, over the age of 55, that are looking to downsize from their single-family home or large condominiums. This type of facility also helps support housing stock for prospective buyers interested in moving to the City. We look forward to discussing the project with Metro Planning Commission and the City of Middletown City Council. We respectfully request approval of the project.

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