

**Statement of Compliance**  
**Clover Senior Residential Development**  
**Case #16ZONE1083**  
**1408 & 1412 Tucker Station Road**

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**Introduction**

Clover has an option to purchase 6.72+/- acres of property at 1408 and 1412 Tucker Station Road (Parcel ID numbers: 003910190000, 003910180000, & 003904060000). The properties are zoned "PEC" Planned Employment Center District with an "SW" Suburban Workplace Form District Designation. Clover is requesting a zone map amendment to "OR-1" Office-Residential District to allow the development of a 119 unit, age restricted (55 and over) apartment building on the subject property. The project proposes a three story building utilizing quality building materials, passive and active open space, and a total of 135 parking spaces are proposed (90 surface spaces, 40 garages, and 5 ADA compliant spaces). The development has one driveway on Tucker Station Road.

The project complies with Cornerstone 2020 as follows:

**Guideline #1 – Community Form**

The project complies with the intent and policies identified in Guideline #1. The proposed project is located in the "Suburban Workplace" Form District and is for a high density residential development. This development expands the mix of the uses and housing options in the area and provides a transition between the single family residential uses on the east side of Tucker Station Road and the office/service/entertainment uses along Sycamore Station Place. Even though the proposed use is not office or industrial, the requested zoning district allows office uses if the property were to ever redevelop. Office uses are consistent with the intent of the surrounding zoning district and are located immediately adjacent to the property. The proposed development proposes improvements and right-of-way dedications along Tucker Station Road consistent with the improvements immediately north of the site.

**Guideline #3 – Compatibility**

The proposed development complies with the intent and policies of Guideline #3 as follows:

- The proposed development is generally compatible with the general scale of the surrounding development. A majority of the buildings surrounding the subject property are 40' to 50' tall. It appears the buildings used for office are at least 3 stories. The proposed senior apartment building is 3 stories tall. The overall square footage of the proposed senior apartment complex is 141,798 square feet. This appears to be consistent with the size of the FBI office building, the Humana office building, and other developments within Sycamore Station.
- The facades of the proposed senior apartment development are designed to provide an aesthetically pleasing look that contributes to the fabric of the adjoining properties. The building has a combination of heavy gauge, commercial vinyl and cultured stone on visible elevations in complementary color schemes with contrasting, multi-sized gables interplaying with the apartment patios and balconies. 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. Although the main roof is a 5:12 pitch, gables with a 12:12 pitch are added to emphasize the residential nature of the building. Half-round windows and decorative railings highlight the main entrance for ease of access and the building is topped off with pitched roofs covered in architectural asphalt shingles. The building is designed for energy efficiency.

- The project proposes to dedicate right-of-way along Tucker Station Road for future improvements. In addition, a sidewalk is proposed along the street frontage and a connection to the building from the street.
- Clover proposes to install 12' tall light poles with full cut-off fixtures. A majority of the residents are older (average age is 74 years old) and typically go to bed at an earlier hour. Our site lighting needs to be designed so it will not disturb them or the adjoining properties.
- The proposed development provides a housing option for the aging population and provides another use to the adjoining area.

#### **Guideline #4 – Open Space**

The development complies with the intent and policies of Guideline #4. The proposed development proposes a courtyard for active open space for the residents. A walking path/sidewalk is proposed around building. Landscaping is provided around the property boundaries to act as screening and passive open space. The proposed landscaping will meet the requirements of Chapter 10 of the Land Development Code. The property does not have significant natural features. Clover will try to preserve as many of the existing mature trees as possible. Clover proposes a dry detention basin that will meet the landscape standards of the Land Development Code and MSD. The project is within close proximity to Hardy Brinly Park. There are also a number of private recreation facilities located in the vicinity of the development.

#### **Guideline #5 – Natural Areas and Historic Resources**

The proposed development complies with the intent and policies of Guideline #5. Landscaping is provided around the property boundaries to act as screening and passive open space. The proposed landscaping will meet the requirements of Chapter 10 of the Land Development Code. The property does not have significant natural features and an attempt will be made to preserve as many of the existing mature trees as possible. There are no historical structures on the properties that make up the site.

#### **Guideline #7 – Circulation**

The proposed development complies with the intent and policies of Guideline #7. Clover proposes to develop a 119 unit apartment complex for residents over the age of 55. The development proposes one driveway along Tucker Station Road for the project. Clover proposes to dedicate right-of-way along the Tucker Station Road frontage for future improvements. This dedication provides 50' of right-of-way from the centerline of Tucker Station Road. The development proposes a continuous roadway around the building for adequate circulation for residents and emergency vehicles. The development does not propose stub streets or connections to adjoining developments. Clover found the use to be a minimal traffic generator with 24 trips anticipated at the morning peak (7:00 a.m. to 9:00 a.m.) and 30 trips anticipated at the evening peak (4:00 p.m. to 6:00p.m.).

#### **Guideline #8 – Transportation Facility Design**

The proposed development complies with the intent and policy of Guideline #8. The proposed development does not provide access to adjoining developments. Clover is concerned for the safety of their residents and does not want vehicles traveling through their property. The Tucker

Station Road right-of-way will be improved along the property frontage by widening the pavement by 2', installing a new shoulder, and installing a new ditch line. These improvements are consistent with the improvements immediately adjacent to the north. Clover is proposing to contribute to the traffic light installation at the intersection of Tucker Station Road and Bluegrass Parkway.

**Guideline #9 – Bicycle, Pedestrian, and Transit**

The proposed development complies with the intent and policies of Guideline #9. A sidewalk will be installed along the frontage of the property with a connection to the building to encourage pedestrian connectivity. The site is not served by TARC, however the applicant is researching providing additional transportation services to its residents.

**Guideline #10 – Flooding and Stormwater**

The proposed development complies with the intent and policies of Guideline #10. The proposed development proposes a 12,750 SF detention basin anticipated to be 2' to 3' deep. This basin will outlet to an existing storm ditch along Tucker Station Road. The rate of release will meet the existing rate of stormwater release of the current properties. The applicant proposes to use best management practices as instituted through MSD to ensure that sediment from the construction does not impact adjoining properties or rights-of-way.

**Guideline #13 – Landscape Character**

The proposed development complies with the intent and policies of Guideline #13. A 27,600+/- square foot courtyard is proposed. Interior landscape areas are provided throughout the parking area and meet the requirements of the Land Development Code. Landscape buffer areas are proposed along the south and east property lines. These areas will also be landscaped in accordance with the Land Development Code. In addition, the dumpster will be screened from view.

**Guideline #14 – Infrastructure**

The proposed development complies with the intent of Guideline #14. Adequate infrastructure serves the properties and is available for the new development. An 8" sanitary sewer connection is proposed and will connect to the existing pump station to the north. The Louisville Water Company has reviewed the plan and determined there is adequate infrastructure in place to serve the development.

Clover believes the site on Tucker Station Road is an excellent location for independent senior housing. We look forward to discussing the project with Metro Planning Commission and Metro Council, and respectfully request approval of the project as proposed.

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