

Louisville Metro Planning Commission - December 17, 2020

Louisville Metro Land Development & Transportation Committee - October 22, 2020

Neighborhood Meetings - September 21, 2020 (w/ new developer); December 10, 2019 (w/ original developer)

Docket No. 20-ZONE-0010

Proposed zone change from R-4 to R-6 to allow a 60-unit apartment community and a proposed closure of Tucker Road on property located at 9311 Old Six Mile Lane

9311 Old Six Mile Lane, LLC
c/o Ramage Company

Attorneys: Bardenwerper Talbott & Roberts, PLLC

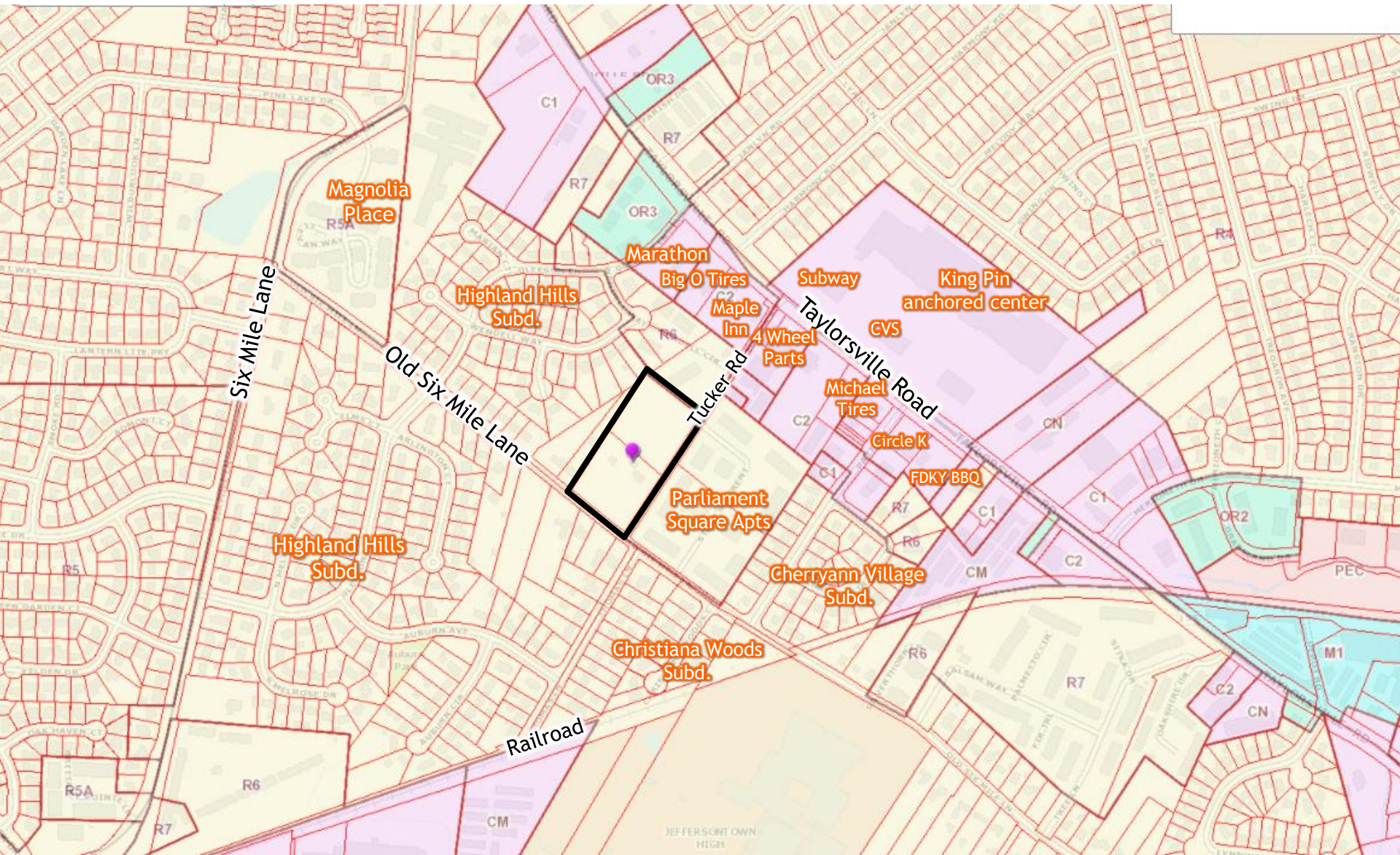
Land Planners, Landscape Architects & Engineers: Mindel Scott & Associates, Inc.

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Tab 1

LOJIC Zoning Map



Magnolia Place

Six Mile Lane

Old Six Mile Lane

Highland Hills Subd.

Marathon

Big O Tires

Maple Inn

4 Wheel Parts

Subway

King Pin anchored center

CVS

Michael Tires

Circle K

FDKY BBQ

Parliament Square Apts

Cherryann Village Subd.

Highland Hills Subd.

Christiana Woods Subd.

Railroad

JEFFERSON TOWN HILLS

Tab 2

Aerial photograph of the site and
surrounding area



Magnolia Place

Marathon

King Pin anchored center

Big O Tires

Subway

Highland Hills Subd.

Maple Inn

4 Wheel Parts

CVS

Hardees

Old Six Mile Lane

Tucker Road

Taylorsville Road

Michael Tires

Circle K

FDKY BBQ

Highland Hills Subd.

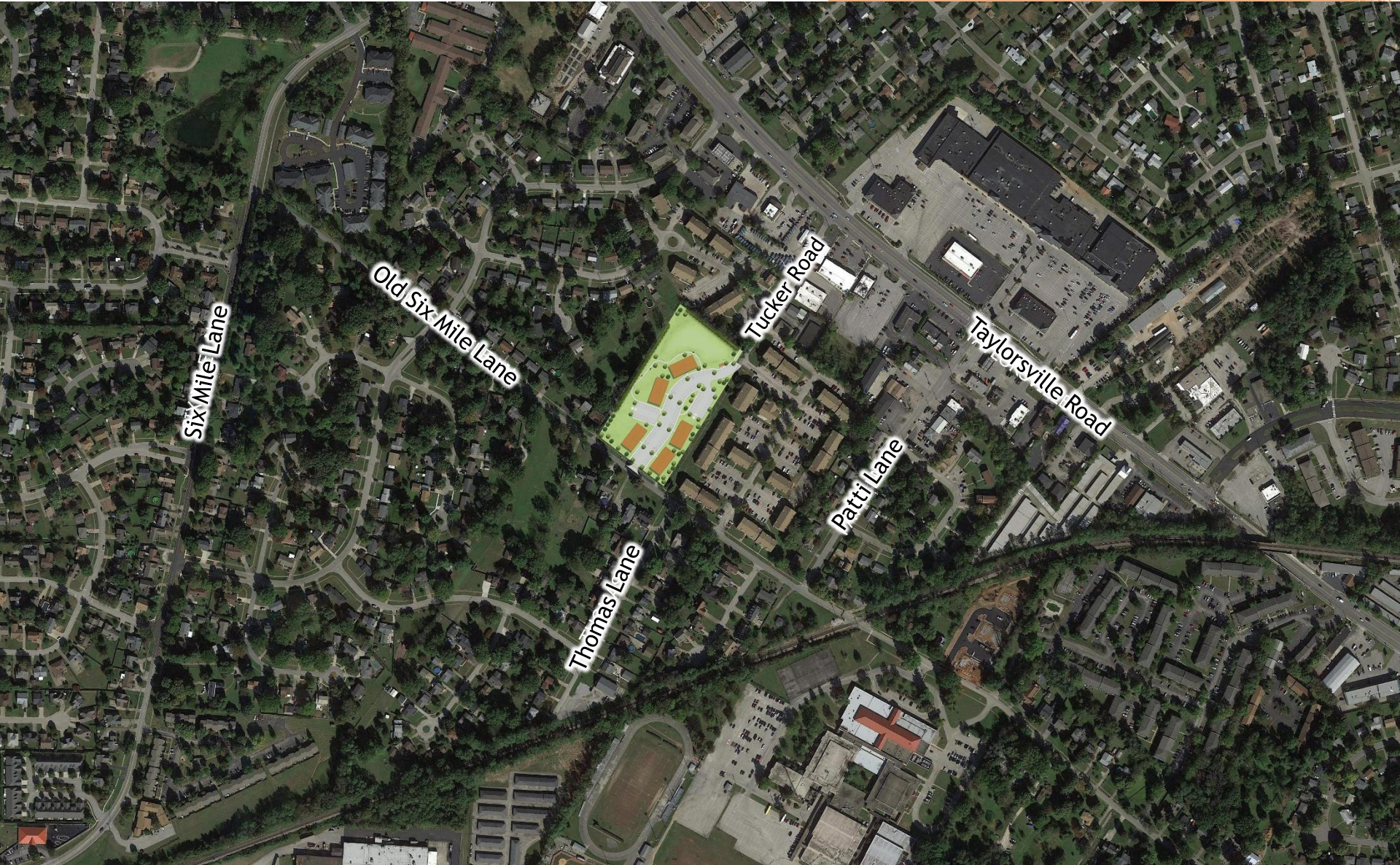
Parliament Square Apts

Cherryann Village Subd.

Christiana Woods Subd.

Railroad







GLEESON LN

Tucker Road

Taylorsville Road

Patti Lane

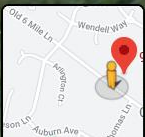
Old Six Mile Lane

Tab 3

Ground level photographs of the site
and surrounding area



9308 Old 6 Mile Ln
Jeffersonton, Kentucky
Google
Street View

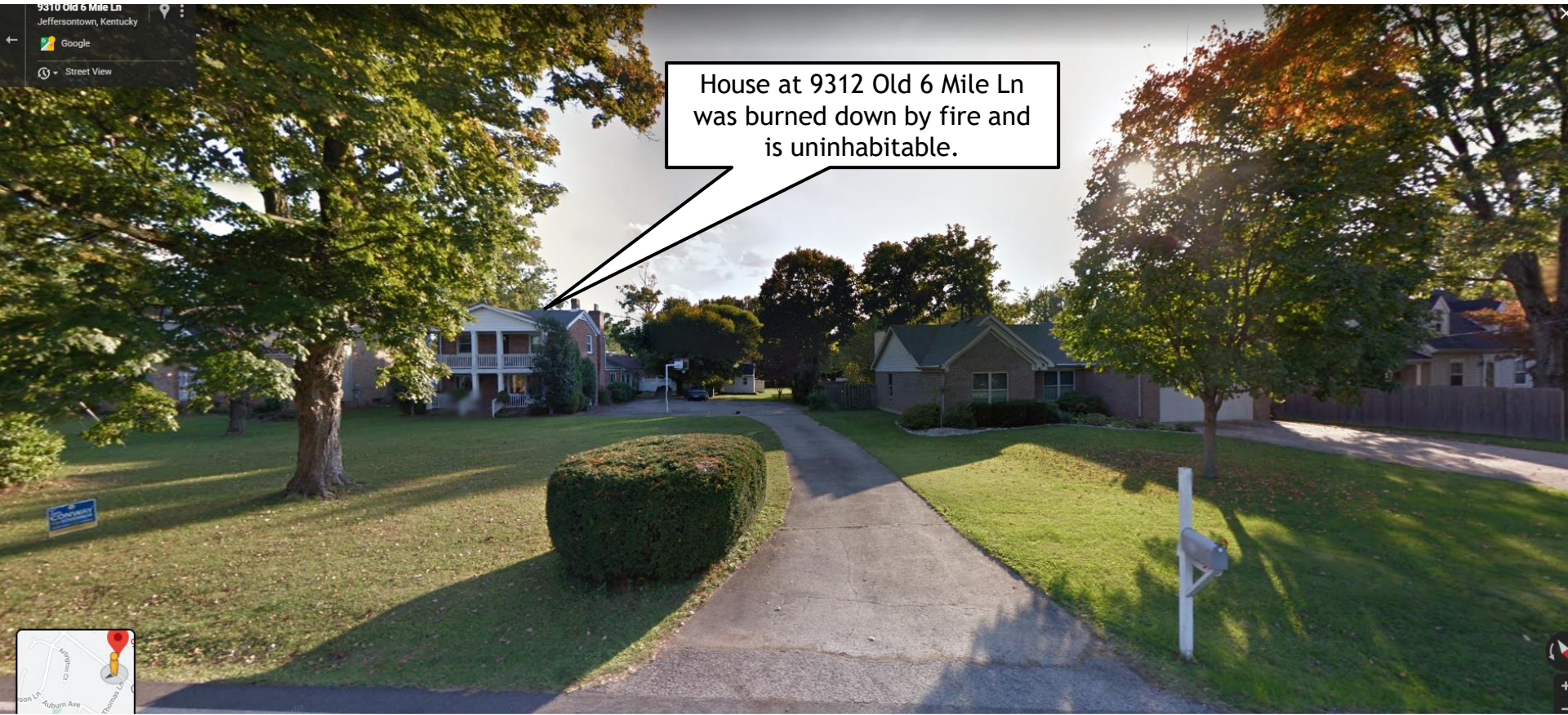


Google

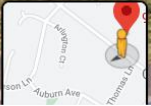
View of site



View of adjacent Parliament Square Apartments east of subject site



House at 9312 Old 6 Mile Ln was burned down by fire and is uninhabitable.



Residences to the south across Old Six Mile Ln from site



SITE

Looking southeast at residences across Old Six Mile Ln from site



Adjacent residence on the west side of site



View of Tucker Road leading into site from the north



View of Tucker Road leading into site



View of area between site and Parliament Square Apts from Tucker Road leading into site

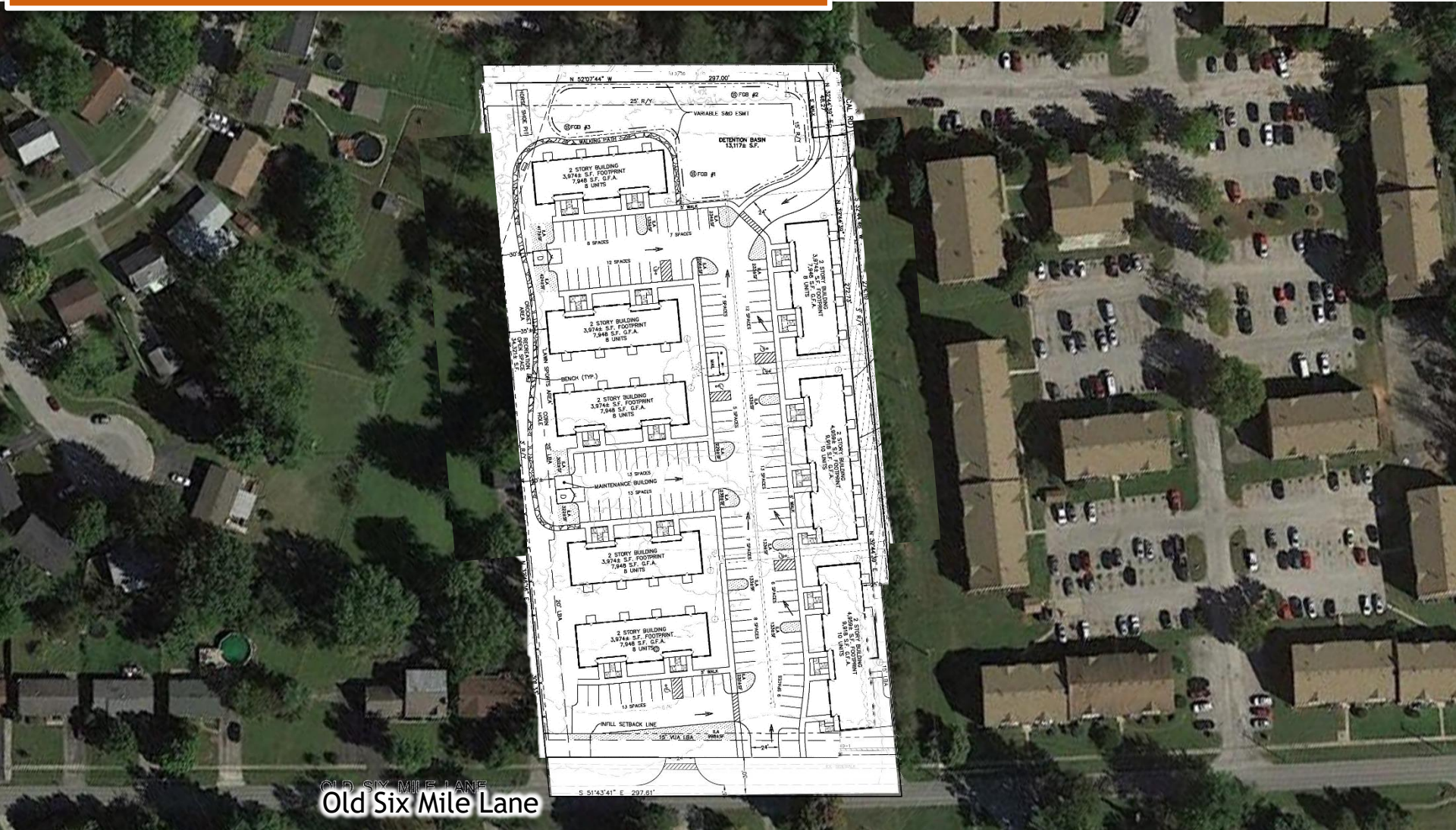
Tab 4

Neighborhood Meeting notice list map

Tab 5

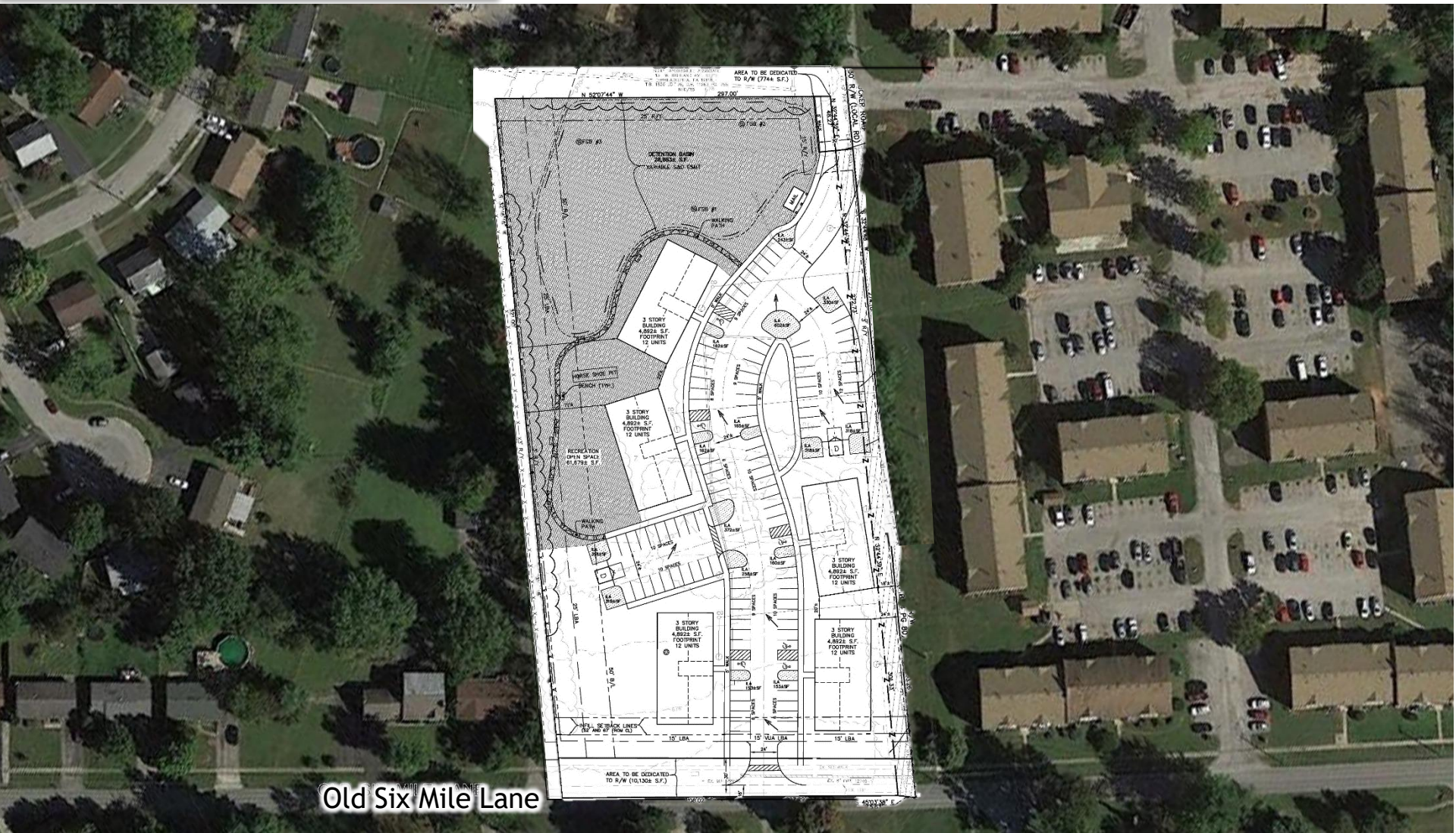
Development Plan

Previous Development Plan - December, 2019



Old Six Mile Lane

Current Development Plan



Old Six Mile Lane

Current Development Plan



Side by Side Comparison

Old Plan

- 68 dwelling units
- Density - 16.31 DU/AC
- Parking - 134 spaces
- Eight 2-story buildings
- Open space - 34,321sf
- Impervious Area - 92,720 sf
- Detention Basin - 13,117 sf

New Plan

- 60 dwelling units
- Density - 14.38 DU/AC
- Parking - 115 spaces
- Five 3-story buildings
- Open space - 73,498 sf
- Impervious Area - 72,287 sf
- Detention Basin - 28,883 sf

Tab 6

Building Elevations



The imagery herein is representative of the conceptual direction of the proposed development site. The development team reserves the right to alter this plan and makes no claim to the overall viability of this project.
Work Architecture + Design © 2020

 RAMAGE
COMPANY

**WO
RK**
ARCHITECTURE
DESIGN +



The imagery herein is representative of the conceptual direction of the proposed development site. The development team reserves the right to alter this plan and makes no claim to the overall viability of this project.
Work Architecture + Design © 2020

 RAMAGE
COMPANY

 **WO
RK**
ARCHITECTURE
DESIGN

Tab 7

Street Closure



Area shaded green is the unimproved portion of Tucker Road proposed for closure

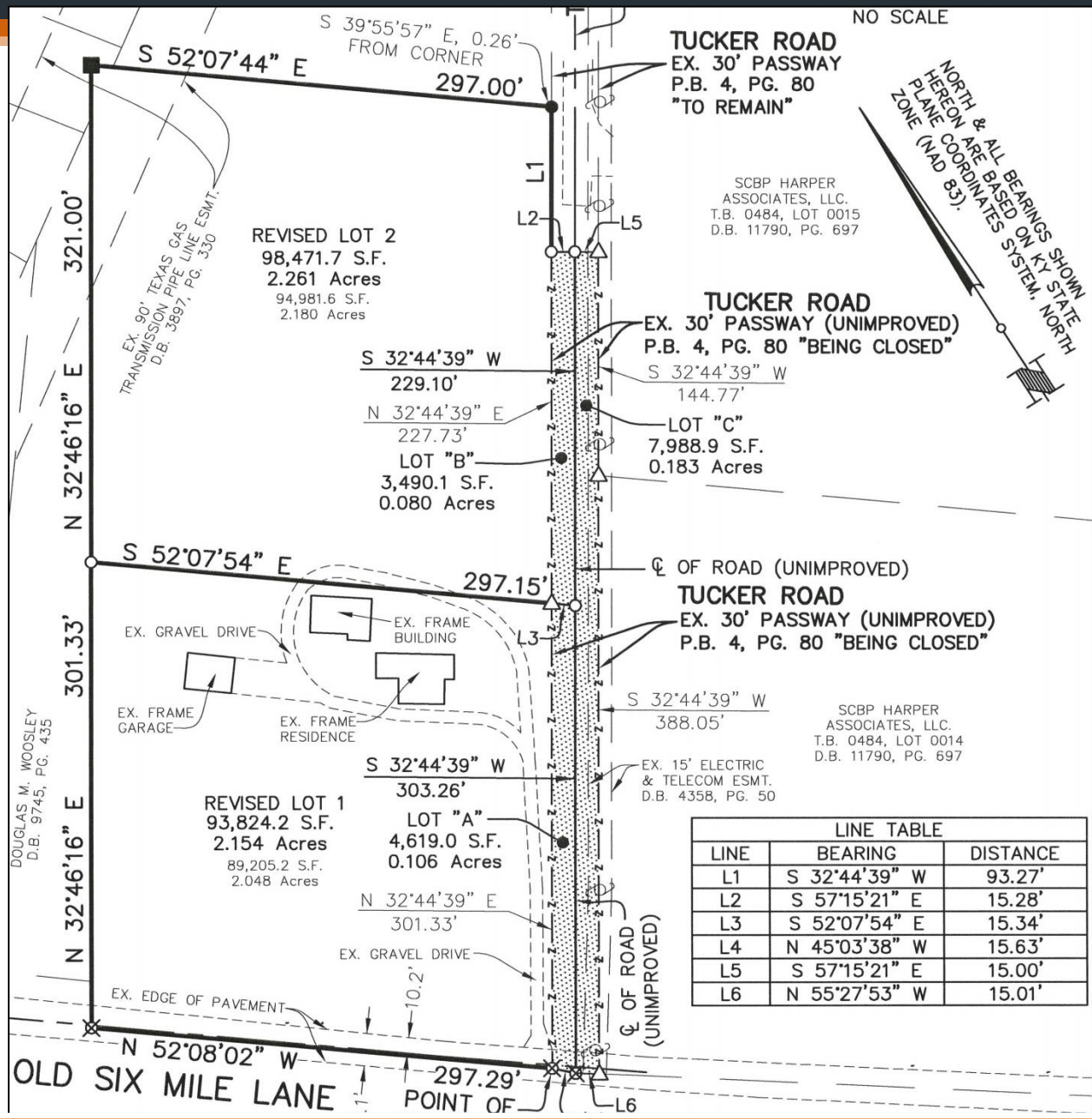


Unimproved road to be closed

SITE



Unimproved road to be closed



Road closure plat

Tab 8

Traffic Impacts

Traffic Impacts

60 apartments in 3 story buildings will generate:

- 21 AM Peak hour trips with 5 entering and 16 exiting
- 27 PM Peak hour trips with 16 entering and 11 exiting

Traffic would be evenly split between Taylorsville Road and Old Six Mile Lane.

Tab 9

Statement of Compliance filed with the original zone change application with all applicable Goals of the 2040 Plan and Waiver Justification

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

REVISED

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

<u>Applicant & Applicant:</u>	9311 Old Six Mile Lane, LLC
<u>Location:</u>	9311 Old Six Mile Lane
<u>Proposed Use:</u>	Residential apartment community
<u>Engineers, Land Planners and Landscape Architects:</u>	Mindel Scott & Associates, Inc.
<u>Request:</u>	Zone change from R-4 to R-6

INTRODUCTION

The applicant is proposing an apartment community consisting of 5 three-story buildings with a total of 60-units on 4.24 acres located at the intersection of Old Six Mile Lane and Tucker Road. The current plan replaces a previously filed plan and reduces the number building, units and density. It provides much more open space, including recreational open space, creates more separation from existing single-family uses, decreases impervious surfaces and eliminates the previous request for a variances from the infill setback requirement. The apartment buildings face toward the interior of the site, and parking is also located in the interior in front of the buildings. This is an area of Old Six Mile Lane with apartment communities and condominium developments, along with other commercial properties nearby.

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 2, 7 and 9 of Goal 1, for these reasons:

This application and the development plan comply with this Goal because the site is located in the Neighborhood Form District which encourages high density uses and a range of housing opportunities, notably including multi-family dwellings as herein proposed. This proposed development and the rezoning from R-4 to R-6 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area. The majority of the properties in the area, and specifically the properties west and south of Old Six Mile Lane are all currently zoned R-4. Property to the north and east are zoned R-6 and R-7. The apartments proposed on the subject property will be very similar to apartments approved and build on Six Mile Lane and proposed at Beulah Church Road.

The proposed use fits within and is compatible with the surrounding properties.

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 1, and specifically with Policy 9 of Goal 2, because the site is located near the commercial corridor of Hurstbourne Parkway (0.8 miles) and Taylorsville Road (902 ft).

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 Policies 2, 7 and 9 of Goal 3, for these reasons:

There are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create erosion problems.

Goal 4 – Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The proposed zone change complies with all of the applicable Objectives and Policies 1, 2, 3 and 6, of Goal 4, because there are no known cultural or historic features on the site. The existing house is greater than fifty years old but is not a likely candidate for National Register or local landmark status.

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:

As previously stated, this proposed higher density residential use is located in very close proximity to the marketplace corridor along Taylorsville Road and is less than a mile from South Hurstbourne Parkway. Public transit is available on Taylorsville Road.

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 Policy 4, because the site is located with access to Taylorsville Road via Tucker Road as well as Old Six Mile Lane where the diversity of housing types will not suffer any nuisance from its access to service and employment centers.

All appropriate site distance standards will be met, and the existing site distance conditions on the properties surrounding the subject property will be improved.

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, 5, 6, 9, 10, and 21 of Goal 3, for these reasons:

The proposed development on underutilized land will provide a new and vibrant residential community with 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 above will also help eliminate multiple automobile trips for such services. Right of Way will be dedicated along the Old Six Mile Lane frontage and no access to high speed roadways will be provided to individual units.

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 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 to serve the proposed development.

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 21 of Goal 1, for 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. There are no streams or existing groundwater on the subject property and the surface water runoff will be improved from its current condition as an unplanned parking lot through the detention and water quality as shown on the development plan. The added detention and water quality unit will not only help mitigate the impacts of this development but likely help with the existing flooding in the area. A karst survey of the site 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 and 2 of Goal 1, for these reasons:

As stated previously, the proposal is for a new and different housing option for the area, being new residential construction lacking in this older area of Louisville Metro. The proposed rezoning will also be an additional option for those looking to age in place, ie., in the community in which they have lived.

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 of Goal 2, for these reasons.

The development provides a housing option for a mixture of residents, including the millennial working downtown that wants to live in close proximity to services and areas, baby boomers that no longer want to cut their grass, and those persons of all ages that want to live where there are multiple accessible modes of transportation.

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, for these reasons:

The proposed development will be a different housing option than the single family residential lot that predominates throughout the surrounding area, and thus will have a different price point. This type of housing option will also help by providing multiple options for the existing residents in the area who want to age in place and in their community.

* * *

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 Goals and Policies of Plan 2040 Comprehensive Plan.

Respectfully submitted,

BARDENWERPER, TALBOTT & ROBERTS, PLLC
Bardenwerper Talbott & Roberts, PLLC
1000 N. Hurstbourne Parkway, Second Floor
Louisville, KY 40223
(502) 426-6688

Tab 10

Proposed findings of fact pertaining to compliance with the 2040 Plan and Waiver criteria

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

PROPOSED FINDINGS OF FACT REGARDING COMPLIANCE WITH ALL APPLICABLE GOALS OF THE 2040 PLAN

Applicant & Applicant: 9311 Old Six Mile Lane, LLC

Location: 9311 Old Six Mile Lane

Proposed Use: Residential apartment community

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

Request: Zone change from R-4 to R-6

WHEREAS, The Louisville Metro Planning Commission, having heard testimony before its Land Development & Transportation Committee, in the Public Hearing held on December 17, 2020 and having reviewed evidence presented by the applicant and the staff's analysis of the application, make the following findings:

WHEREAS, the applicant is proposing an apartment community consisting of 5 three-story buildings with a total of 60-units on 4.24 acres located at Old Six Mile Lane east of Patti Lane; the current plan replaces a previously filed plan and reduces the number buildings, units and density and provides much more open space, including recreational open space, creates more separation from existing single-family uses, decreases impervious surfaces and eliminates the previous request for a variance from the infill setback requirement; the apartment buildings face toward the interior of the site, and parking is also located in the interior in front of the buildings; and this is an area of Old Six Mile Lane with a mix of single family homes, apartment communities and condominium developments, along with commercial properties nearby; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Goal 1, and specifically with Policies 2, 7 and 9 of Community Form Goal 1, because this application and the development plan comply with this Goal because the site is located in the Neighborhood Form District which encourages high density uses and a range of housing opportunities, notably including multi-family dwellings as herein proposed; this proposed development and the rezoning from R-4 to R-6 is compatible and in keeping with the current zoning and use of the surrounding properties and those in the area; the majority of the properties in the area, and specifically the properties west and south of Old Six Mile Lane are all currently zoned R-4; property to the north and east are zoned R-6 and R-7; and the apartments proposed on the subject property will be very similar to apartments approved and build on Six Mile Lane and proposed at Beulah Church Road and the propose use fits within and is compatible with the surrounding properties; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Goal 2, and specifically with Policy 9 of Community Form Goal 2, because the site is located near the commercial corridor of Hurstbourne Parkway (0.8 miles) and Taylorsville Road (902 ft); and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Community Form Goal 3, and specifically with Policies 2, 7 and 9 of Goal 3, because there are no wet or highly permeable soils, severe, steep or unstable slopes on the subject property that would create erosion problems; and

WHEREAS, the proposed zone change complies with all of the applicable Policies 1, 2, 3 and 6, of Community Form Goal 4, because there are no known cultural or historic features on the site; and the existing house is greater than fifty years old but has been determined not to be a candidate for National Register or local landmark status; and

WHEREAS, the proposed zone change complies with all of the applicable Policies 1, 3, 4 of Mobility Goal 1, because as previously stated, this proposed higher density residential use is located in very close proximity to the marketplace corridor along Taylorsville Road and is less than a mile from South Hurstbourne Parkway; and public transit is available on Taylorsville Road; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Mobility Goal 2, and specifically with Policy 4, because the site is located with access to Taylorsville Road via Tucker Road as well as Old Six Mile Lane where the diversity of housing types will not suffer any nuisance from its access to service and employment centers; and

WHEREAS, all appropriate site distance standards will be met, and the existing site distance conditions on the properties surrounding the subject property will be improved; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Mobility Goal 3, and specifically with Policies 2, 5, 6, 9, 10, and 21 of Goal 3, because the proposed development on underutilized land will provide a new and vibrant residential community with 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 above will also help eliminate multiple automobile trips for such services; and Right of Way will be dedicated along the Old Six Mile Lane frontage and no access to high speed roadways will be provided to individual units; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Community Facilities Goal 2, and specifically with Policies 1, 2, and 3 of Goal 2, because 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 to serve the proposed development; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Livability Goal 1, and specifically with Policies 5, 17, and 21 of Goal 1, because 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; there are no streams or existing groundwater on the subject property and the surface water runoff will be improved from its current condition as an unplanned parking lot through the detention and water quality as shown on the development plan; the added detention and water quality unit will not only help mitigate the impacts of this development but likely help with the existing flooding in the area; a karst survey of the site will be provided; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Housing Goal 1, and specifically with Policies 1 and 2 of Goal 1, because as stated previously, the proposal is for a new and different housing option for the area, being new residential construction lacking in this older area of Louisville Metro; the proposed rezoning will also be an additional option for those looking to age in place, i.e., in the community in which they have lived; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Housing Goal 2, and specifically with Policies 1 and 2 of Goal 2, because the development provides a housing option for a mixture of residents, including the millennial working downtown that wants to live in close proximity to services and areas, baby boomers that no longer want to cut their grass, and those persons of all ages that want to live where there are multiple accessible modes of transportation; and

WHEREAS, the proposed zone change complies with all of the applicable Policies of Housing Goal 3, including Policies 1, 2, and 3, because the proposed development will be a different housing option than the single-family residential lot that predominates throughout the surrounding area, and thus will have a different price point; and this type of housing option will also help by providing multiple options for the existing residents in the area who want to age in place and in their community; 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 Goals of the 2040 Plan;

NOW, THEREFORE, the Louisville Metro Planning Commission hereby recommends to the City of Jeffersontown that it rezone the subject property from R-4 to R-6, approve the Detailed District Development Plan and road closure.