

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

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

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

<u>Applicant:</u>	Pulte Group
<u>Owner:</u>	Jefferson Economic Development
<u>Location:</u>	3608 College Drive
<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 CTC2 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 Plan 2040 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. The Jeffersontown 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 J-Town area that allow this type of 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 Plan 2040 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.

GOAL 1 - COMMUNITY FORM

The proposal complies specifically with Policies 7 and 9 because it is not for a district that would permit higher densities and appropriate transitions are provided. The developer in this case proposes a connection to the project from College Drive. Located in the Town Center Form District, the site's location ensures easy access to Watterson Trail and Taylorsville Road and the Jeffersontown Gaslight District "an activity center" east of the site. This proposal will provide this area with new, attractive, housing choices for residents who desire to live in this community but prefer lower maintenance, less demanding maintenance free living. Major commercial land uses recently approved and planned, 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 expansion of services and infrastructure in the Jeffersontown area 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 the College Drive frontage 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. This proposal also greatly reduces (by 50% or more) the amount of peak hour traffic otherwise generated by a standard single family development of larger homes intended for families of working age residents. 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.

GOAL 2 – COMMUNITY FORM

The proposed development conforms with the overall intent of, and specifically with, Policy 9 of Goal 2 for all the reasons listed above and because it permits new development providing residential uses and will make efficient use of available property that lies within the Town Center Form District and is located in an extremely popular area where residents currently seek new housing options and have easy access to Jeffersontown commercial and employment centers as well as the Bluegrass and Blankenbaker Parkway business parks. The variety of 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 emerging in the Jefferstown “activity center” and, via I-265, 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, signature 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.

GOAL 3 – COMMUNITY FORM

The proposed development conforms with the overall Intents of and specifically with Policy 10 of Goal 3 because there are no wet or highly permeable soils, or severe, steep or unstable slopes on the property

GOAL 4 – COMMUNITY FORM

The proposed development conforms with the overall Intents of and specifically with Policies 2 and 3 because there are no distinctive cultural features on the site and there are no historic assets evident on the site.

GOALS 1, 2 and 3 - MOBILITY

The proposed development conforms with the Policies of Goals 1, 2 and 3 and Policies thereunder because the proposal does not permit higher intensity use with access through an area of similar density and intensity; is easily accessible by bicycle, auto, transit and pedestrians and is an improvement for access with people with disabilities. No public roadway improvements are required and there is no direct residential access to high-speed roadways.

GOAL 2 – COMMUNITY FACILITIES

The proposed development conforms with policies 1, 2 and 3 because all necessary utilities are available to the site including potable water and water for fire suppression and public sewers are available by lateral extension.

GOAL 1- LIVABILITY

The proposed development conforms with Policies 5, 17 and 21 because landscaping will be provided in conformance with the LDC utilizing native species wherever possible; a site visit was conducted by Derek Triplett, RLA on November 17, 2021 and no evidence of Karst features was observed and the site is not located in a regulatory floodplain.

GOALS 1 AND 2 - HOUSING

The proposed development conforms with the applicable Policies because the proposed zoning district permits a variety of housing types and increases the variety of housing in the neighborhood and supports aging in place by providing smaller homes which are available to aging residents who seek fewer maintenance obligations and encourages inter-generational

mixed-income development connected to the surrounding area and is in proximity to multi-modal transportation corridors.

GOAL 3 - HOUSING

The proposed development complies with applicable Policies because it encourages the provision of fair and affordable housing by increasing the supply of a variety of ownership options and unit costs throughout Metro Louisville; no existing residents will be displaced and the PRD district permits innovative forms of housing.

For these and other reasons to be presented at LD&T and the public hearing, this application also complies with all other applicable Goals and Policies of the Plan 2040 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

St. Germain, Dante

From: Steve Rusie <srusie@jeffersontownky.gov>
Sent: Thursday, March 17, 2022 9:50 AM
To: St. Germain, Dante
Cc: Dan Hempel; Mike Kmetz; Derek Triplett; John@bardlaw.net; 'Schuyler Olt'; Williams, Julia; Liu, Emily
Subject: 21-ZONE-0152 Pulte-College Drive

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RE: 21-ZONE-0152

Dante,

We would respectfully request that this case (21-ZONE-0152) be docketed for scheduling a Public Hearing before the Louisville & Jefferson County Metro Planning Commission. Per a review of the submitted plan, we find that the it meets the required criteria for a Planned Residential District.

This development will expand the diversity of housing types available within the neighborhood since the surrounding area provides only multi-family apartments and detached single family residential houses.

The plan provides for passive outdoor recreational uses (picnic areas) in the open space that is being provided. The Planned Residential District (PRD) Zoning does not specifically state what type of recreational use(s) are required.

This plan meets the required criteria for the PRD Zoning District and it is time to have this case docketed for a Public Hearing.

Sincerely,
Stephen Rusie, AICP

Stephen Rusie, AICP

Planning & Zoning

City of Jeffersontown
10416 Watterson Trail
Jeffersontown, KY 40299-3749
Phone: (502) 267-8333
Fax: (502) 267-0547

