



DESIGNED FOR YOU.
ENGINEERED FOR SUCCESS.

5151 Jefferson Boulevard
Louisville, KY 40219
(502) 485-1508

www.MindelScott.com

**CASE #23-ZONE-XXXX - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Location: 7009 S. Watterson Trail
Proposed Use: Multi-family Residential/Townhomes
Request: Zone Change from R-4 to R5A
Owners/Applicant: Watterson Gardens LLC

Project Description

The site was previously owned by the Wesleyan Camp Meeting Association of Kentucky who purchased the original tract in 1938 and 2 additional parcels in 1954. They used the property as a church retreat/camp. It included numerous larger buildings and cabins all of which have been removed. The change of zoning will allow Watterson Gardens LLC to create an 86 unit condominium community with a density of 12.27 dwelling units per acre.

The property is composed of 3 lots, a total of approximately 8.37 acres. It is in the Neighborhood Form District with an existing zoning of R-5 single family residential. It also lies within the Highview Neighborhood Plan area and just outside the Highview Town Center Planned Development District. This development is appropriately located off South Watterson Trail which is classified as a Primary Collector level roadway. It is well located to provide a transition between the adjacent church and commercial development to the south and the single-family residences that otherwise surround the site. There is a high demand for residential housing. This development would help fill the need for housing and provide a diversity of housing not otherwise found in the area.

Applicable recommendations from the Highview Neighborhood Plan (adopted in June 2015) include land use policy 7, "Limit multi-family residential to within or immediately adjacent to the Town Center and Neighborhood Activity Centers/Nodes." Though this site is not in the Highview Town Center or in an identified activity center, it is within 700' of the town center area and located on a primary collector level roadway.

In addition, the Highview Neighborhood plan recommends that the projects identified in the Kentuckiana Regional Planning and Development Agency's long range transportation plan be incorporated in new development. One of these is to reconstruct and widen S. Watterson Trail from 2 to 3 lanes (3rd lane will be a center turn lane) from KY 1747 (Hurstbourne Parkway) to Glaser Lane. With the dedication of right-of-way, this development creates the possibility to

widen S. Watterson Trail along its frontage. The possibility to provide/extend the center turn lane as recommended by the Highview Neighborhood plan would benefit travel in the area.

Community Form: Goal 1 Policies 3.1.3, 4, 5, 6, 7, 9, 11, 12 &17

The policies of this goal indicate that the Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. It will contain diverse housing types to provide housing choices, allow a mixture of densities as long as their designs are compatible, discourage non-residential expansion, locate higher density uses near major transit corridors or near activity centers, ensure appropriate transition between uses that are substantially different in scale, intensity or density are provided, that setbacks, lot dimensions and building heights are compatible with those of nearby developments, that parking is appropriately located and screened and to mitigate adverse impacts of traffic from proposed development on nearby existing communities.

This proposal complies with these requirements in that the subject proposal is for a medium density multi-family community located adjacent to a primary collector level roadway. It will consist of a combination of buildings all 2 stories in height with a mix of 5 - 8 attached dwelling units. Each unit will have an attached 1 or 2 car garage and either 2 or 3 bedrooms. Quality building materials are proposed, and the design and height are consistent with and compatible with the existing residences in the area. Appropriate transitions for the mass and increased density are addressed with the provision of all required setbacks and landscape buffers. The development's location on S. Watterson Trail, a collector level roadway is appropriate. The widening of the right of way across the site's frontage allows for the future extension of a center turn lane, an improvement that will assist in mitigating the impact of any resulting increase in traffic.

In addition, transit service as well as a wide variety of services, schools, churches and employment opportunities are found in close proximity to the site, making it an ideal location for housing. The reduced travel distance allows for walking and biking opportunities and contributes to improved air quality and quality of life.

Community Form: Goal 2 Policies 6, 9, 11, 13, 16 &17

The objectives of this Goal encourage sustainable growth and density, diverse land uses and higher density development is incentivized around appropriate infrastructure. This development encourages growth with a type of new residential housing that is not currently found in the area. It is appropriately located on a collector level roadway and though it is not in an activity center it is within close proximity to one. Located about a half mile from Outer Loop Plaza and close to several schools, churches, service centers and commodities makes this an ideal location for new residential development.

Community Form: Goal 3 Policies 9, 10, 11, & 12, Goal 4 Policies 1 & 2

The policies of goal 3 are to encourage development that respects natural features of the site through sensitive site design, and to encourage development to avoid wet or highly permeable soils where potential for severe erosion problems exist. The site is flat with little change in elevation and only minimal slope to offsite ditches resulting in some wet conditions. There are no significant natural resources on the property. Per a site reconnaissance conducted by Redwing in 2010 it was determined that there are no wetlands on the site. Development of this site will include provision of a central open space with a detention basin to accommodate the additional storm water and the provision of a system to provide positive drainage. This improvement and the elimination of any seasonal standing water will also be a benefit by eliminating potential mosquito breeding areas.

The policies of goal 4 encourage the preservation and adaptive reuse of historic resources. Having previously been a church camp with numerous large buildings for fellowship, gathering, and activities as well as cabins for overnight shelter, preservation might have been a possibility but none of these historic structures exist today. There are no cultural features to preserve or reuse.

Mobility: Goal 1 Policy 4, Goal 2 Policy 4

The Mobility policies of these goals are to encourage higher intensities near existing activity centers and employment centers, and to avoid access to development through areas of significantly lower intensity development if such access would create significant nuisances. This proposal is not a high intensity development, the zoning district is the lowest one that allows multi-family development. As a medium density residential development, it will provide a smooth transition between the adjacent single-family residences and the church and commercial development to the south. The site is near the Highview Town Center which includes a variety of services and employment opportunities.

The proposal also complies since the site's only access will be from S. Watterson Trail. There are no streets from the adjacent subdivision to connect to or extend. No access through lower intensity or density will result.

Mobility: Goal 3 Policies 2, 3, 4, 5, 6, 9, 10 & 21

The proximity of this site to the Highview Town Center allows this development to comply with the policies of this goal which are to improve mobility, reduce the amount of vehicle miles traveled, and encourage a mixture of compatible uses that are easily accessible by bike, car, transit, etc. As a community of just 86 dwellings, with its only access off S. Watterson Trail, it will not have a significant or negative impact in the increased number of trips or air quality.

The additional right of way being dedicated allows for the future widening of S. Watterson Trail to provide a center turn lane. Vehicular access to S. Watterson Trail will be restricted to a single entrance. No individual unit driveway will have access to S. Watterson Trail. This development will provide a sidewalk across its S. Watterson Trail frontage and into the site resulting in improved pedestrian circulation.

Community Facilities: Goal 2 Policies 1, 2, & 3

The goals are to locate development in areas served by existing utilities, ensure that all developments have an adequate supply of portable water, and ensure that all developments have adequate means of sewage treatment and disposal. This development complies with the intent and applicable policies identified since it is in an area served by existing community facilities, by utilities that can be extended to serve the development including water, sewer, gas, electric, telecommunication and cable.

A centrally located open space with a pathway and seating is proposed to benefit the community and the needs of the future residents.

Economic Development: Goal 2 Policies 1 & 3

This development will provide new housing, in a form not presently found in the area and that is beneficial especially with its proximity to employment and service centers. It will assist in meeting the current, high demand for housing found throughout the city of Louisville.

Though there are few existing trees on the site, those that can be, will be preserved. New trees will be provided with this development which over time as they mature will assist in reducing the urban heat island affect.

Livability: Goal 1 Policies 5, 17 & 21

The following is proposed to address the above policies of Livability, Goal 1. As previously stated, there are few trees on this site but those trees that can be, will be preserved and new tree plantings will be provided in compliance with the Land Development Code tree canopy regulations.

A geotechnical review of the site identified no karst features, a wetland reconnaissance no wetlands and the site is not located in a floodplain area.

Housing: Goal 1 Policies 1 & 2, Goal 2 Policies 1 & 2 and Goal 3 Policies 1, 2 & 3

The housing goals are to encourage a variety of housing types, to promote housing that supports aging in place, housing located close to shopping and transit, encourage inter-generational, mixed-income development, discourage displacement of existing residents from their community and encourage the production of fair and affordable housing. This development complies with all of these as it increases the variety of housing in the area, it provides a housing option not found that could assist in promoting aging in place with exterior property maintenance handled by and overseen by the developments Home Owner's Association (HOA), in that it is located close to shopping, religious and medical facilities, and in providing an affordable housing option not found in the area. The displacement of residents is identified as a concern, but no residents will be displaced with this proposal.