



DESIGNED FOR YOU.  
ENGINEERED FOR SUCCESS.

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

www.MindelScott.com

**CASE #21-ZONE-0086 - STATEMENT OF COMPLIANCE WITH PLAN 2040  
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Project Name and Location: Mount Washington Road Apartments and Single Family Residential. 5604, 5606, 5612, 5614, 5616 Mount Washington Road

Proposed Use: Multi-Family Residential and Single-Family Residential

Request: Zone Change from R-4 to R-5 and R-7

Owner: Gloria Jr. Walker and Clinton P. Walker Sr. and Bobby E. Wilson

Applicant: Highgates Development

**Project Description**

Located on the south side of Mount Washington Road, the total site area includes 5 tracts at 5604, 5606, 5612, 5614 & 5616 Mount Washington Road for a total land area of approximately 36 acres. The proposal is to rezone these properties, located on the south side of Mount Washington Road, from R4 to R5 and R7. Specifically, the proposal includes 16 +/- acres to be rezoned to R5 for single-family residential and the remaining 20 +/- acres to be rezoned to R7 for multi-family development. The proposed R5 includes 80 buildable lots with a density of 6.14 dwelling units per acre where 7.26 is allowed, while the proposed R7 has a density of 18.79 dwelling units per acre.

The predominant use around the site is single family residential. With Cooper Farms, Walnut Circle, and other R5 subdivisions located all around, the proposed single family lots will match the spirit and intent of the area, while the multi-family residential proposal provides a transition of use and intensity to the existing single-family lots in the area. Both proposed uses will generate residents to serve the nearby commercial uses off Preston Highway.

**Community Form: Goal 1 Policies 7 and 9**

The goals are to locate higher density and intensity uses near major transportation facilities, employment centers, activity hubs, etc, and ensure an appropriate transition between uses that that are different in scale and intensity. The multi-family portion of this proposal, at 18.79 dwelling units/acre, creates a higher density development that gives an otherwise low-density area a much different scale and intensity. Additionally, the site is located on a primary collector,

Mount Washington Road, and is in the proximity to the commercial that exists at nearby Preston Highway.

**Community Form: Goal 2 Policy 9**

The goal is to encourage new developments and rehabilitation of buildings that provide commercial, office, and/or residential uses and to encourage preservation of historic sites and distinctive cultural features. The multi-family portion of the development will feature 354 new multi-family units and provide options for homeowners not currently found in the area.

**Community Form: Goal 3 Policy 10, Goal 4 Policies, and Goal 5 Policy 3, and 4**

This goal is to encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure. No severe, steep, or unstable slopes are evident on this site, and no portion of the site lies within a flood hazard area. The goal is to preserve distinctive cultural features, but no such features are found on the site.

**Mobility: Goal 1 Policy 1, Goal 2 Policy 4**

The goal is to encourage higher densities and intensities near activity centers and avoid access to development through areas of significantly lower density. The proposal in general would bring additional residents in the area to support the nearby commercial off Preston Highway, and the proposed multi-family will bring about higher densities to serve this purpose as well. Access to the site is via Mt. Washington Road, a primary collector at this location. Access to the site is not through areas of significantly lower intensity or density development.

**Mobility: Goal 3 Policies 2, 5, 6, 9, 10, and 21**

The goal is to improve overall mobility, reduce congestion, and encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians, etc. The site is easily accessible by car, and the proposed sidewalk along the frontage will enhance future site accessibility. In addition, all drive lanes and sidewalks within the site will be designed in accordance with Metro Public Work and Transportation Planning requirements. Because the site is only accessed from Mount Washington Road, a primary collector, there will be no direct residential access to high-speed roadways.

**Community Facilities: Goal 2 Policies 1, 2 and 3**

The proposal complies with the intent and applicable policies identified in the Community Facilities plan element since the development is in an area served by existing utilities that can be

extended to serve the development including water, sewer, gas, electric, telecommunication lines and cable. The developer will work with and obtain approval from the utilities to appropriately extend these services.

### **Livability: Goal 1 Policies 5, 17, and 21**

The goal of this element is to encourage development that recognizes and incorporates unique characteristics of identified general landscape types, determine site susceptibility to erosion, and mitigate negative impacts to the integrity and regularity of the floodplain. The 159,931+/- SF of open space provided in the multi-family portion of the site will protect and preserve the existing vegetation and help reduce the possibility of erosion. Review of this plan by MSD will ensure that the drainage system will be designed to serve the runoff generated by this development and accommodate any through drainage. Additionally, the site is not located within the floodplain and amenities such as the clubhouse, splash park, picnic area, pool, and views of natural environment will assist in the health and well-being of residents.

### **Housing: Goal 1 Policies 1 & 2, Goal 2 Policies 1 & 2 and Goal 3 Policies 1-3**

The goals of this element are to expand and ensure a diverse range of housing choices, facilitate the development of mixed-use neighborhoods, and ensure long-term affordability and livable options in all neighborhoods. The proposed development will provide a multi-family housing choice that is very much lacking in the immediate vicinity, and it will complement the existing area with new single-family units. This proposal offers a variety of housing options often identified with young couples, seniors, empty nesters, or single parents. It is appropriately located with direct access to Mount Washington Road with the potential for future transit and located near jobs, services, and amenities. This development will not displace any existing residents and will expand the variety of housing options within the surrounding neighborhood. This proposed multi-family development will therefore promote an increase of fair and affordable housing.