**Statement of Compliance with Plan 2040**

**LDG Multifamily, LLC**

**6500 Forest Cove Lane and 7301 River Road**

**Proposed Change in Zoning from R-5A Multifamily, OR-1 Office Residential,**

**R-4 Single Family Residential to R-7 Multifamily and C-1 Commercial**

The proposed development, Prospect Cove, consists of a single three-story building containing 178 dwelling units, service areas and amenities, and associated parking. The subject property is over 9 acres in size but the proposed development will use approximately half of that area, leaving the remainder as open space and tree canopy preservation area. The proposed development complies with all aspects of the Plan 2040 Comprehensive Plan and should be approved.

## COMMUNITY FORM

The subject property is in the Village Form District, a form that includes a blend of densities, mixed uses and open spaces.

> Village Form is characterized by predominantly residential uses where the pattern of development is distinguished by open spaces such as parks [and] greenways.... The Village Form should have a small scale village center with a mixture of uses such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district.

The subject property has frontage on both River Road and Timber Ridge Drive. River Road is classified as a minor arterial, and Timber Ridge Drive as a local road. Although the Village Form contemplates "higher" densities in certain areas, it does not contain any baseline for where low, medium or high density uses ought to be located. However, the Neighborhood Form, which is catty corner across River Road from the subject property, provides some guidance. Within the Neighborhood Form, "High-density uses will be limited in scope to minor or major arterials...." The proposed density is, therefore, appropriate for the subject property.

The proposed development is compatible with the scale and site design of nearby development. The subject property is surrounded by a Kroger Fuel Center, a Kroger-anchored shopping center with a mixture of commercial uses, a church, a pre-school, single family residential property, and two other multifamily properties. The building materials of these properties vary somewhat but are all high quality. The proposed development will, likewise, use a mixture of high quality building materials, including masonry and cement siding.

The proposed development will also bring needed density to this section of our community. In order to create appropriate transitions between the proposed development and nearby

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developments, the applicant has proposed to maintain a significant buffer along River Road, to set the proposed building back from Timber Ridge Drive and to provide plantings and buffering along the south and east borders of the subject property. These buffers will also provide protection from any light or noise associated with the parking areas surrounding the proposed building. In addition, the building has been designed to be residential in character, further blending in with the surrounding residential uses. The proposed development will also serve as a transition between the commercial areas of the Village Center and the surrounding multifamily and single family residential uses to the south and west of the Village Center.

Goal 2 of the Community Form Plan Element also includes Policy 8, which states "Encourage residential land uses in designated centers." Here, the subject property is directly across Timber Ridge Drive from a major shopping center and near a variety of other uses, including churches, offices, restaurants and retailers. Plan 2040 defines an activity center as "An area of concentrated, mixed-use activity that often has a residential component." The area in which the subject property sits fits this definition precisely.

**MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Forest Cove Lane, which provides direct access to Timber Ridge Drive. The building will share an access point with the adjacent Kroger Gas Station and ample parking spaces will be provided around the proposed building. The proposed development provides walkable access to the development's common open spaces and to the sidewalks that line Timber Ridge Drive. In addition, the applicant will work with Louisville Metro Public Works and interested parties on a suitable pedestrian access along River Road or an alternative that will maintain the look and feel of River Road while providing additional pedestrian access in the area.

**COMMUNITY FACILITIES**

The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities, including water and sewer.

**ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element and will provide new housing options near commercial uses and many employers. A diversity of housing options in the community will serve employers and employees alike. The subject property is part of the existing activity center that anchors this part of the community, including the mixed uses between US-42 W and River Rd. from Harrods Creek north to where the two roads intersect.

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**LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development includes recreational open space and a large tree preservation area. The applicant will comply with the tree canopy sections of the LDC and will provide sidewalks within the proposed development and to provide connections to adjacent uses, like the shopping and office uses located directly adjacent to the subject property. The development will incorporate appropriate landscape design and buffering as necessary in addition to the tree preservation area.

**HOUSING**

The proposal further complies with the intent and applicable policies of the Housing Plan Element. The overarching goal of the Housing Plan Element is to ensure that people have the opportunity to live in all parts of our community and that a variety of housing types be available throughout the community. The proposed development will add a needed option to this part of our community. The proposed development will further Goal 1, Policy 3, which states "Develop a variety of housing types that meet the needs of all residents including an adequate supply of affordable housing and physically accessible housing."

Goal 2, Policy 1 states "Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area." In this part of our community, there are a variety of uses, a variety of single family housing options and a small amount of multi-family housing options. The proposed development will provide a more affordable multi-family housing option, a missing piece in this part of our community. In addition, Goal 2, Policy 2 encourages higher density near multi-modal transportation corridors and in or near activity centers. The subject property is located in an activity center with access to several daily needs, including grocery, pharmacy, offices, churches, etc. The subject property also has access to sidewalks along Timber Ridge Drive and will likely have access to a trailhead for the Louisville Loop in the near future. In addition, TARC provides service along US 42.

Goal 3, Policy 1 states "Encourage provision of fair and affordable housing by providing a variety of ownership options and unit costs throughout Louisville Metro." The proposed development will provide an affordable alternative in this part of Louisville Metro.

For the reasons set forth above, the proposed development complies with the Plan Elements of Plan 2040 and should be approved.

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