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STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GOALS, OBJECTIVES AND POLICIES OF THE "PLAN 2040" COMPREHENSIVE PLAN

Applicant: Sunshine Builders, LLC c/o Damon Garrett

Owner: 1007 South English Station Road, LLC

Project Name/Location: 1007 S. English Station Road

Proposed Use: Multifamily Residential

Request: Zone change from R-4 to R-5A

Engineers, Land Planners,
Landscape Architects: Land Design & Development, Inc.

Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC

INTRODUCTION

This multi-family community is proposed by a Louisville company controlled by a highly experienced custom home builder who also recently constructed an apartment community elsewhere in Louisville similar to the one planned here. As such, he understands and has committed his life's work to quality design and construction.

PLAN ELEMENT 4.1: COMMUNITY FORM

This "Application Package" complies with Plan Element 4.1, its 5 Goals and their Objectives plus the following Policies.

As to Goal 1, Policies 2, 2.1, 3.1.3, 4, 5, 6, 7, 9 10, 11, 12, 14, 16, 17, 18, 19, 20 and 23, it complies as follows, in addition to the other ways set forth above and below: The site is located in the Neighborhood Form District which encourages even high density uses and a range of housing opportunities, notably including multi-family dwellings which can be rental apartments, which this plan proposes in part. Proposed density in this instance is barely in the medium range, as contemplated by these Policies. Stacked 3-story apartments constitute 168 of the planned units, and patio homes make up the other 58 units. Their designs, square footages and rental rates are also contemplated by these Policies as appropriate for this Form District and this specific neighborhood. Land Development Code required setbacks, height restrictions, both interior and perimeter landscaping, minimum parking and maximum lighting and signage will all be met without variances or waivers. Located as this proposed multi-family zoned community is just a short drive south down S. English Station Road from a sizeable commercial activity center and a very short distance from Christian Academy school, travel distances for purposes of shopping and school are reduced, and walking and biking become very real possibilities. This helps

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contribute to improved air quality. The brick and quality siding components and traditional style and design of these buildings assure compatibility with the north-adjointing patio home style condominium buildings and also nearby apartment buildings across S. English Station Road. Landscaping, screening and buffering beyond the bare minimums also helps assure appropriateness for the neighborhood and compatibility with adjoining residential uses. As a consequence of what surrounds this proposal and the fact that this is a proposed multi-family community, same as the north and west adjoining uses, impacts such as traffic, odors, lighting, noise and aesthetic factors will not prove to be nuisance factors.

As to Goal 2, Policies 1, 2, 3, 6, 7, 8, 9, 11, 12, 13, 14, 15, 16 and 17, it complies as follows, in addition to the other ways set forth above and below: The proposed multi-family community is located in a Neighborhood Form District, very near already built shopping and other multi-family zoned communities and in close proximity to a school. As such, and with good pedestrian and vehicular access along S. English Station Road with street and sidewalk connections to other neighborhoods, the proposed multi-family community is part of a large mixed residential, retail and school activity center. Also, as such, it will add to the opportunities existing and planned in this high growth area to reside in close and convenient proximity to places of employment, food, shopping and education. Given all that is proximate to and surrounds this particular site and given the particular design of this proposed multi-family community, it appears as though this development and the larger community, including activity center of which this development is a part, has the overriding feel of having been always planned this way.

As to Goal 3, Policies 1, 2, 3, 6, 9, 10 and 13, it complies as follows, in addition to the other ways set forth above and below: The detailed district development plan (DDDP) filed with the rezoning application for this proposed multi-family community includes a community clubhouse and communal open space for use by residents. Those spaces will be maintained in perpetuity by the owner of the apartment community.

As to Goal 4, this is not a historic site with historic buildings.

As to Goal 5, this proposed multi-family community is neither large nor public enough to include an element of public art.

PLAN ELEMENT 4.2: MOBILITY

This Application Package complies with Plan Element 4.2, its 3 Goals and their Objectives plus the following Policies. As to Goal 1, Policies 1, 2, 3, 4 and 6; Goal 2, Policies 1, 2, 3, 4, 5, 6, 7 and 8; and Goal 3, Policies 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 14, 15, 17, 18, 19, 20 and 21, it complies as follows, in addition to the other ways set forth above and below: This proposed multi-family community (located as it is within an existing and growing mixed use activity center, with good access off both arterial and local streets and thereby well connected as it is proposed to be close to a nearby school, restaurants, retail shopping and other residential developments and communities) is clearly part and parcel of good pedestrian, bicycle and road networks. Locating their development along and with access to and from those networks, the aforementioned developer will at its cost construct sidewalks and to-be-determined S. English Station Road right-of-way improvements. In doing so, it will prepare construction plans that will assure safe access with good site distances and turning radii. Bike racks and handicapped parking

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spots will be installed as and where required near buildings. All drive lanes, parking spaces and stub connections will be designed in accordance with Metro Public Work and Transportation Planning (MPW&TP) requirements. These are preliminarily depicted on the DDDP filed with this application. Also a Traffic Impact Study (TIS) is being completed by Diane Zimmerman and will be submitted in accordance with MPW&TP requirements. TARC service is generally unavailable in areas like this, but is available nearby along Shelbyville Road. All necessary utilities are located proximate to this site and accessible by it via public right of way or easements.

PLAN ELEMENT 4.3: COMMUNITY FACILITIES

This Application Package complies with Plan Element 4.3, its 3 Goals and their Objectives plus the following Policies. As to Goal 2, Policies 1, 2 and 3, it complies as follows, in addition to the other ways set forth above and below: Christian Academy school is located across S. English Station Road with an access road to it situated almost directly across from the proposed principal point of access to this proposed multi-family community. A fire station is located a short distance away down Shelbyville Road at Urton Lane. Public library and community center are located in the heart of Middletown, the nearest municipality to this site.

PLAN ELEMENT 4.4: ECONOMIC DEVELOPMENT

This Application Package complies with Plan Element 4.4, its 2 Goals and their Objectives, plus the following Policies. As to Goal 2, Policies 1 and 3, it complies as follows, in addition to the other ways set forth above and below: As Louisville Metro's population continues to grow, so does demand for housing of all types. This proposed multi-family community is part of a developer response to that demand, and as such both stabilizes and offers increased opportunities for employment in the building trades and associated industries. It also increases the tax base essential to the provision of government services.

PLAN ELEMENT 4.5: LIVEABILITY

This Application Package complies with Plan Element 4.5, its 4 Goals and their Objectives plus the following Policies. As to Goal 1, Policies 5, 7, 8, 10, 11, 12, 13, 15, 16, 23, 26, 27, 28, 29, 30, 31, 32, 33 and 35; and Goal 4, Policies 1 and 2, it complies as follows, in addition to the other ways set forth above and below: The DDDP filed with this application shows how storm water is proposed to be addressed, including where detention is anticipated to be located such that post development rates of run-off will not exceed pre-development conditions. Sanitary sewer service is available at the nearby Floyds Fork regional wastewater treatment plant. It can be accessed via lateral extension to and from an existing nearby manhole. There are no minimally impacted regulated streams or other protected waterways that are directly affected by this proposed development, although measures will be taken to assure that erosion and sediment impacts are fully controlled and/or mitigated. As mentioned above, given the location of this proposed multi-family community in a large existing and expanding activity center, air quality impacts will be minimized because vehicle miles travelled are reduced.

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PLAN ELEMENT 4.6: HOUSING

This Application Package complies with Plan Element 4.6, its 3 Goals and their Objectives, plus the following Policies. As to Goal 1, Policies 1, 2 and 3; Goal 2, Policies 1, 2 and 3; and Goal 3, Policies 1, 3 and 4, it complies as follows, in addition to the other ways set forth above: Designed as it is as part stacked apartment buildings in close proximity to I-64 and part patio homes adjacent to other patio homes, this proposed multi-family community will serve a different role and purpose as other similarly designed patio home and apartment style communities in this area of Louisville Metro. Because of the number of bedrooms, it's possible that renters, taking advantage of proximity to the nearby Christian Academy school, will have children. And because of the different style and design of the patio home units, they can probably expect empty-nesters are their principal occupants.

* * *

For all of the above-stated reasons, those shown on the detailed district development plan and those explained at the LD&T meeting and Planning Commission public hearing, this revised application complies with all other applicable Goals, Objectives and Policies of the "Plan 2040" Comprehensive Plan.

Respectfully submitted,

William B. Bardenwerper
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