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**CASE #21-ZONE-0022 - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Project Name and Location: Crosby Farm Subdivision, 9300 Old Bardstown Road

Proposed Use: Single Family Residential subdivision

Request: Zone Change from R-4 to Planned Residential District (PRD)

Owner: Quartz Enterprises Inc.

Applicant: Flynn Brothers Contracting, Inc

Project Description and PRD Justification

Located outside the Gene Snyder Freeway in south central Louisville, the Crosby Farm subdivision consists of 119 buildable lots on approximately 23.5 acres. Sixty nine smaller lots with attached 2-family dwellings are proposed on the eastern half of the site and 50, larger lots with standard, detached home on the west and south portion are proposed. The overall net density for the subdivision will be 6.3 dwelling units per acre and includes 6 open space lots of varying sizes provided throughout the development. Though some of the open space is restricted by the location of the existing gas line easement the open space provided is 5 times the minimum required by the zoning district.

The site is located within the Fern Creek Small Area Plan which was prepared in 2001 and at that time recommended that a second study be completed to consider the creation of an overlay district to address the area residents desire to preserve the rural character and agricultural land. A few years back this property operated as Crosby Horse Farm, but the business sadly went bankrupt and was acquired by the bank. This proposal to develop it as a PRD subdivision will assist in addressing a Louisville demand for more housing and to provide housing options as described above that are not currently found in the vicinity all while preserving a significant amount of open space.

The developer, Flynn Brothers Contracting, Inc., a long-established construction company in the Louisville area plans to coordinate the construction of this PRD subdivision with Fischer Homes. Fischer Homes has been in the business of building quality homes for over 35 years, is the nation's 30th largest new home builder and has one of the highest customer service ratings in the industry. At Crosby Farm, these 2 team up to provide a subdivision that will address market demand for less lot and more house for the price. Homes similar to those in the adjacent Tuscany Ridge are proposed on smaller lots in the 50 lots on the western half of the site. Attached 2-family units with each unit on its own lot are envisioned to complete the eastern half of the development thereby creating a diversity of housing styles not otherwise found in the vicinity. The two-family units will appeal to people of differing ages and incomes; to seniors,

empty nesters, young couples looking for a 1st home as well as snowbirds, who maintain a home locally while traveling to warmer climates in the winter months.

The intent of the Planned Residential District, PRD, *“is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes, by providing flexibility in design of residential developments. The section allows zero lot line, townhouse, cluster housing, reduced lot sizes and building setbacks, and other innovative designs which meet the intent of the Comprehensive Plan.”* This regulation allows for greater diversity of housing styles and price points more reflective of market demand while providing permanently protected open space.

In compliance with the PRD regulation the proposed development is required to comply with 2 of the 5 listed criteria. This development complies with 3 of these features. The first is met with the introduction of the attached 2 family dwellings located on the smaller lots. They create a variety in the available housing styles and would serve the needs people of differing ages or incomes. The second criteria is again met with the attached 2-family dwellings as they expand the diversity of housing types available within the neighborhood. The third criteria met is addressed in this proposal with the preservation of permanently protected open space that meets the outdoor recreation needs of the community.

Community Form: Goal 1 Policies 3, 4, 5, 7 and 9

The subject property is located in the Neighborhood Form District, which is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood area. Plan 2040 states that this form district will contain diverse housing types in order to provide housing choice for different ages, incomes and abilities. This proposal, at 6.3 dwelling units/acre, falls just into the range of a medium-density development as low density is defined as single family residential under 5 dwelling units/acre and characterizes the existing surrounding developments. The PRD zone allows for smaller lots and a higher density than R-4, but in this case open space lots are provided throughout the subdivision to offset the higher density.

The smaller lot sizes introduced provide a transition from the minimum 9,000 sf lot required in area zoned R4 to with this development an average 6,000 sf lot on its western half, with the extension of the Tuscan Ridge subdivisions Kaufman Farm Drive, to the smaller lots on the east half as the site extends toward Old Bardstown Road where the 2 family dwellings are to be constructed. This proposal will provide 119 new single-family lots for added housing in the area and meets a demand for same. Due to the similarity of the proposal and the surrounding development, single family to single family lots, there are no negative impacts associated with this proposal such as traffic, odors, lighting, and other factors typically associated with a higher intensity development.

A high density or intensity use is not being proposed and so proximity to major transportation facilities, transit corridors and employment centers is not required. The site is less than 1.5 miles

from an activity center with a mix of commercial uses and from a transit route in TARC's Bardstown Rd route 7 that runs on both Old Bardstown Road and Bardstown Road north of the site.

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 development will feature 119 new single family residential homes and provide options for homeowners not currently found in the area.

Community Form: Goal 3 Policies 1, 2, 6, 7, 8, 9, 10 and 13

This goal is to enhance neighborhoods by protecting and integrating open space, watersheds, and other natural resources. The proposed development complies with the intent of these policies by including more than 4 acres of open space throughout the development and additionally by providing a walking path and seating area for the recreational use of the tenants. The open space will be maintained by the development, and detention is proposed on site to handle increased drainage flow, to protect adjacent development from any negative effects of potential overflow.

Community Form: Goal 4 Policies 2 and 3

The goal is to preserve distinctive cultural features, but no such features are found on the site.

Mobility: Goal 1 Policy 1, Goal 2 Policies 3 & 4, Goal 3 Policies 7 & 21

The Mobility goals are to implement an accessible system of alternative transportation modes, to provide a safe and accessible transportation system, and to encourage patterns that connect and support future growth. This subdivision complies with the intent and applicable policies in that it allows for the extension of Kauffman Farm Drive thru the site and extends a connection to the primary collector, Old Bardstown Road. A total of 6 stubs streets are provided to both the south and west to adjacent property that will allow for the future extension of development and promote a network of connectivity.

In addition, sidewalks are proposed along all road frontages within the subdivision to provide safe pedestrian circulation throughout the community. The subdivision will include proposed access to areas of similar intensity and density. In addition, the plan has been reviewed by Metro Public Works and Transportation Planning staff to ensure accessibility features, extension of roads and that adequate right of way is provided as required by the Land Development Code.

Community Facilities: Goal 2 Policies 1, 2 and 3

The proposed subdivision complies with the intent and applicable policies identified in the Community Facilities plan element since the subdivision is located 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 2, 5, 17, 26 - 28 and 30

The goal of this element is to protect and enhance the natural environment and integrate it with the built environment as development occurs. The existing site is mostly open land, formerly pastures and this development will result in the planting of trees to ultimately provide 40% tree canopy as required by the Code. In addition, the development includes over 4 acres of open space throughout the development that will be preserved and enhanced with landscaping.

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. Best management practices are shall be incorporated.

Mindel Scott professional engineer, Travis Brown, conducted online research to assess karst potential at the project site. The Kentucky Geologic Map service online characterizes the site as being karst prone to intense karst potential, with no mapped sinkholes on the site but many in the project vicinity. The engineer visited the site on April 30, 2021, performing a visual inspection. walk. The engineer found no obvious presence of sinkholes, however, given the geology and karst potential characterization he recommended to have a geotechnical consultant perform a full karst reconnaissance to map to further analyze the site before construction and that their services be retained during construction.

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 subdivision would provide a variety of housing types, styles, and price points by providing both detached units on smaller lots than the existing development to the north and with the attached dwelling units each on their own lot. The proposal allows for the construction of a homes on smaller lots than allowed on the surrounding R4 subdivisions and therefore is likely to appeal to young couples, seniors, empty nesters, young families, and single parents, thus being multi-generational and more affordable. It is appropriately located with direct access to a primary collector roadway and located in close proximity to countless jobs, services, amenities, and Gene Snyder Interstate Highway.