

STATEMENT OF COMPLIANCE WITH PLAN 2040

Applicant/Owner: One Fourteen LLC
Location: 14015 Old Henry Trail
Proposed Use: 32 Unit Multifamily
Engineer/Land Planners: Land Design & Development, Inc.
Request: Zone change from R-4 to R5A

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The following support is submitted in order to show compliance with Plan 2040 goals objectives and policies.

MOBILITY

Goal 3 – *Encourage land use and transportation patterns that Connect Louisville Metro and support future growth.*

The proposed development change complies with Goal 3 applicable objectives a., b., and e.

Staff question: The site is accessible by car. More information is needed from the applicant regarding the accessibility of the site via bicycle, transit, pedestrians and people with disabilities.

The site is highly accessible by bicycle and pedestrian users via the Old Henry Multi-Use Trail. The sites own trails will be directly tied into the Old Henry Multi-Use trail and allow pedestrians and cyclists a wide range of travel and variety of destinations including businesses accessible by the trail and the Floyds Fork Parklands system. There will be bicycle rack/storage features in the site to promote bicycle use and parking. The prosed site encourages the use and development of the Multi-Use Trail and supports biking and walking uses. (Objective b./ Policy 1, 2, 4)

The site will be accessible by people with disabilities as many of the lower floor units will have enhanced accessibility features which will allow access by persons with decreased mobility. These features will include wider doorways and zero entry showers.

Currently the site is not accessible by mass transit or para transit services. However, there are two bus lines (TARC 31, TARC 64) in near proximity to the site. It is likely that due to increasing growth along the Old Henry Road corridor and coming road widening project that transit service will exist in front of the site within the near future. And if TARC service is expanded down the Old Henry Road corridor there will guaranteeably be a stop at Old Henry

Road and Old Henry Trail in close proximity and walkability from each unit in the proposed development. The proposed site supports the addition of transit services to the Old Henry Road corridor. (Policy 10).

Plan 2040 shows projected job growth in the are of the proposed site which exceeds growth of housing. In order to promote mobility and air quality commutes must be shortened by opening up housing options at a commensurate level with job opportunities. (Objective b., & e./Policy 2, 4.6)

LIVABILITY

Goal 1 – *Protect and enhance the natural environment and integrate it with the build environment as development occurs.*

Staff Question: More information is needed from the applicant regarding how the unique characteristics of the identified general landscape type and native plant communities will be recognized and incorporated.

The site has been a home-site for many years therefore it has not existed as woodland or natural meadow for decades. However, mature oak trees and white pine have been identified on the property as well as honeysuckle and native poison ivy. These along with other native species will be largely preserved with buffer areas to keep as many mature trees, and other existing plants as possible. The setback areas and LG&E easement areas will preserve existing plant life and incorporate the natural features of the property into a park-like setting complete with the landscape proposal which will feature approved plantings including species of trees, bushes, and grasses native to Kentucky.

Beyond plants the property has features of a gradual hill slope in the northwest corner down to a flatter area along Old Henry Road. The slope will be maintained which, along with the mature tree buffer, will allow residents to feel that they live in a more natural setting instead of a flat, artificially created building site. Natural contours of the site will be maintained as much as possible. There is also believed to be at least one or two large loose rock pieces on the property. These will be used to accent the park-like features of the site and maintained to enhance the natural contour feel of the property. As many natural elements and landscapes will be maintained or recreated as possible in the development or this site.

The proximity to the multi-use trail and access to parklands is an integrated feature which will complement the environment fostered by the planned use. (Objectives a., c., & e./Policy 5&6).

HOUSING

Goal 3 – *Ensure long-term affordability and livable options in all neighborhoods.*

Staff question: More information regarding displacement of existing residents is needed from the applicant.



No existing residents have been or will be displaced by the proposed use. The site was purchased by Charles Gowin in 1975. Mr. Gowin built a home for his family with the help of some friends. Mr. Gowin raised four sons, including local attorney, Bryan Gowin. Charles Gowin passed away in 2017 and is buried in Cave Hill Cemetery. The site was conveyed to the applicant in 2019. In 2019, the house which Charles Gowin had built was uninhabitable and falling apart. The house was a dangerous feature of the property which applicant has removed. Therefore, the site has been uninhabitable, and no existing residents have been displaced by applicant or by this proposed use. The site requires re-development to be inhabited. (Objectives a., b., c./Policies 1&2)

Respectfully submitted,

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