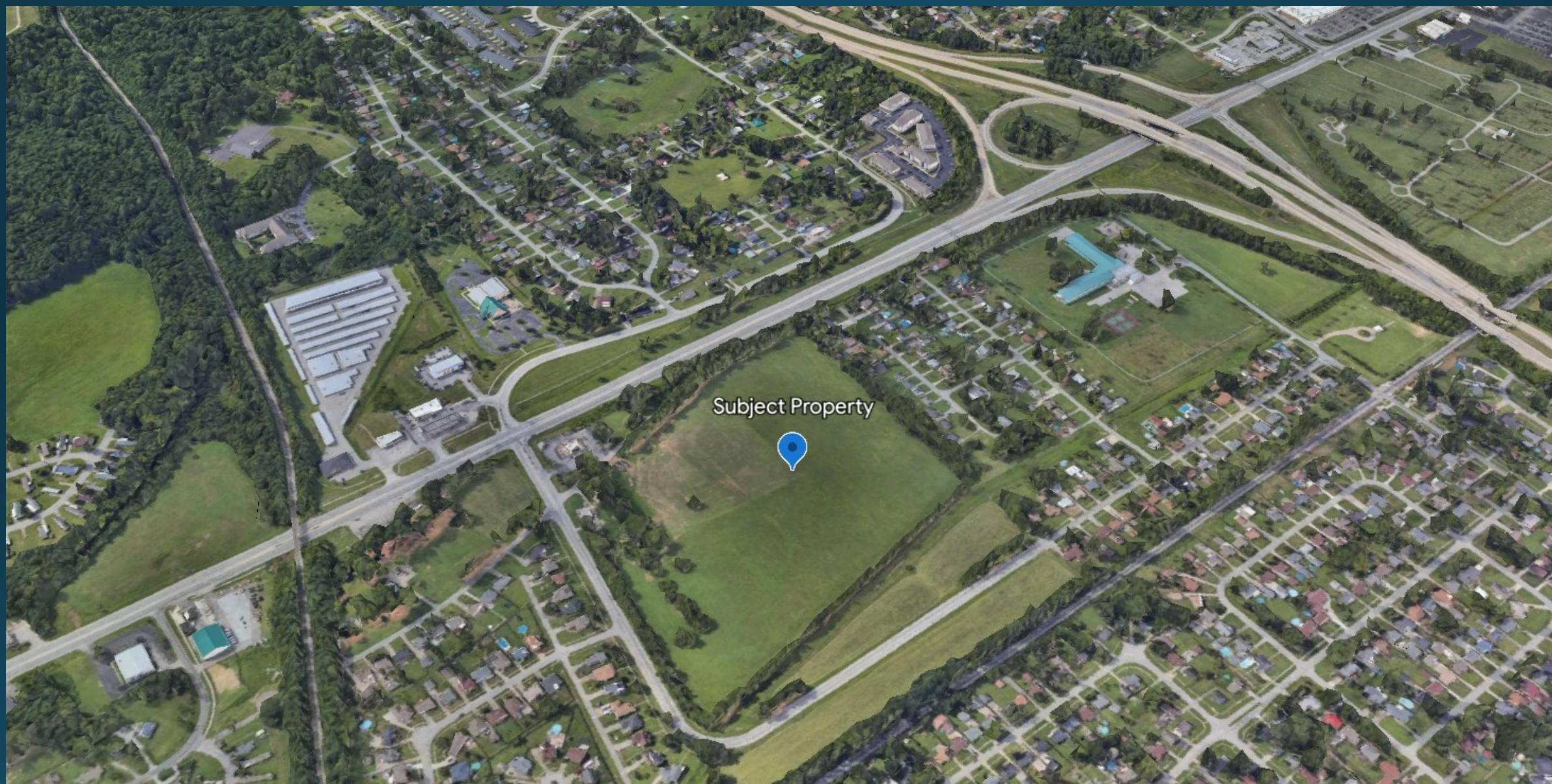


11801 E. Orell Road

Change in Zoning from R-4 Single Family to R-5 Single Family and R-5A Multi-Family Residential

23-ZONE-0144



E. Side of Subject Property



View South on Flowervale Ln.



South Side of Subject Property



Flowervale Lane Looking West



Approximate Location of E. Orell Entrance



Dixie Hwy. and Flowervale Ln.



Proposed Development in Context

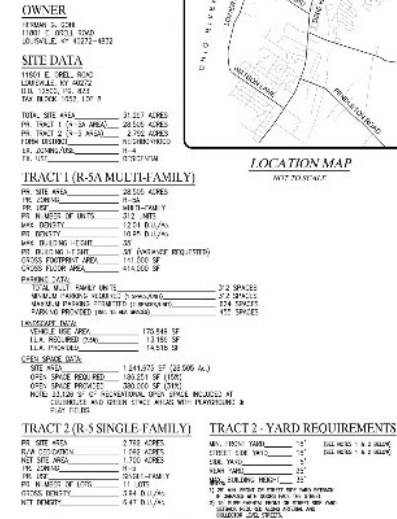


Community Engagement

- Initial Neighborhood Meeting-September 19, 2023
- Small Group Meeting #1- October 24, 2023
- Small Group Meeting #2-November 27, 2023
- Small Group Meeting #3-March 20, 2024

Initial Plan

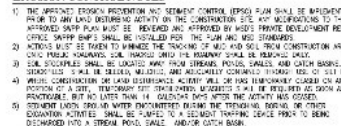




Review ID	Date	Example	Details for
1	1/2/2024	AGENCY REVIEW COMMENTS (2ND REVIEW)	200
1	1/2/1/2023	AGENCY REVIEW COMMENTS (1ST REVIEW)	200

NOTE: ALL DIMENSIONS, MATERIALS AND FINISHES ARE APPROXIMATE.
CONCRETE IS ON A 4" MINIMUM THICKNESS. REINFORCING FOR PERIMETER
BY METHOD SHOWN. SEE NOTES.

TYPICAL PARKING SPACE LAYOUT

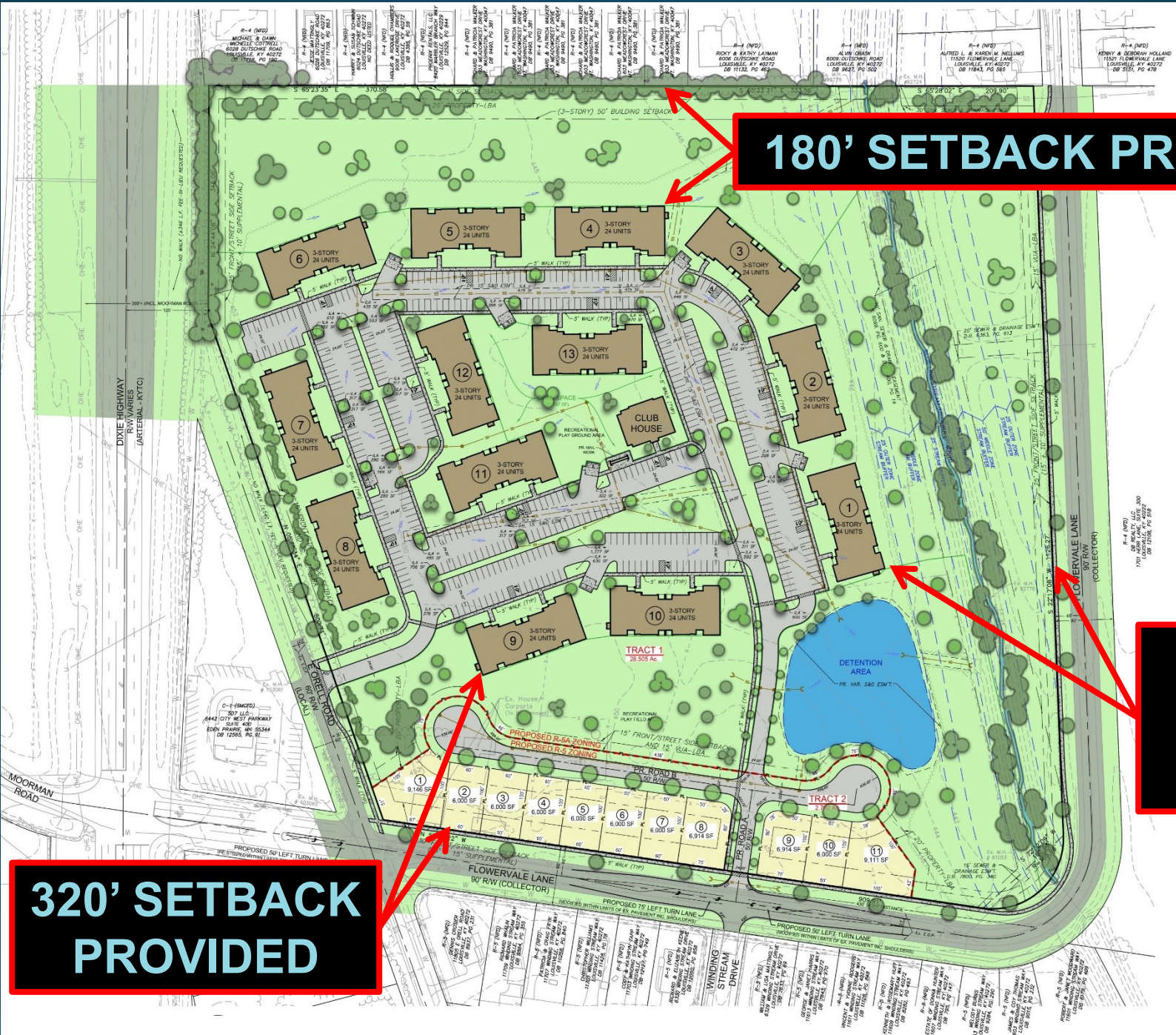


C03

180' SETBACK PROVIDED

245' SETBACK PROVIDED

320' SETBACK PROVIDED



Plan 2040—Community Form

3.1.3. Neighborhood: The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include,

5. Allow a mixture of densities as long as their designs are compatible. Adjacent residential areas in different density categories may require actions to provide an appropriate transition between the areas. Examples include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.

Plan 2040--Mobility

- 1.3: Encourage...street level pedestrian connections between all principal buildingsincluding residential to commercial uses.
- 1.4: Encourage...sidewalks along the streets of all developments.
- 5. Encourage higher densities and intensities within or near existing marketplace corridors and existing and future activity and employment centers to support transit oriented development and an efficient public transportation system

Dixie Hwy. is a High Frequency TARC Route



Traffic Impact Study

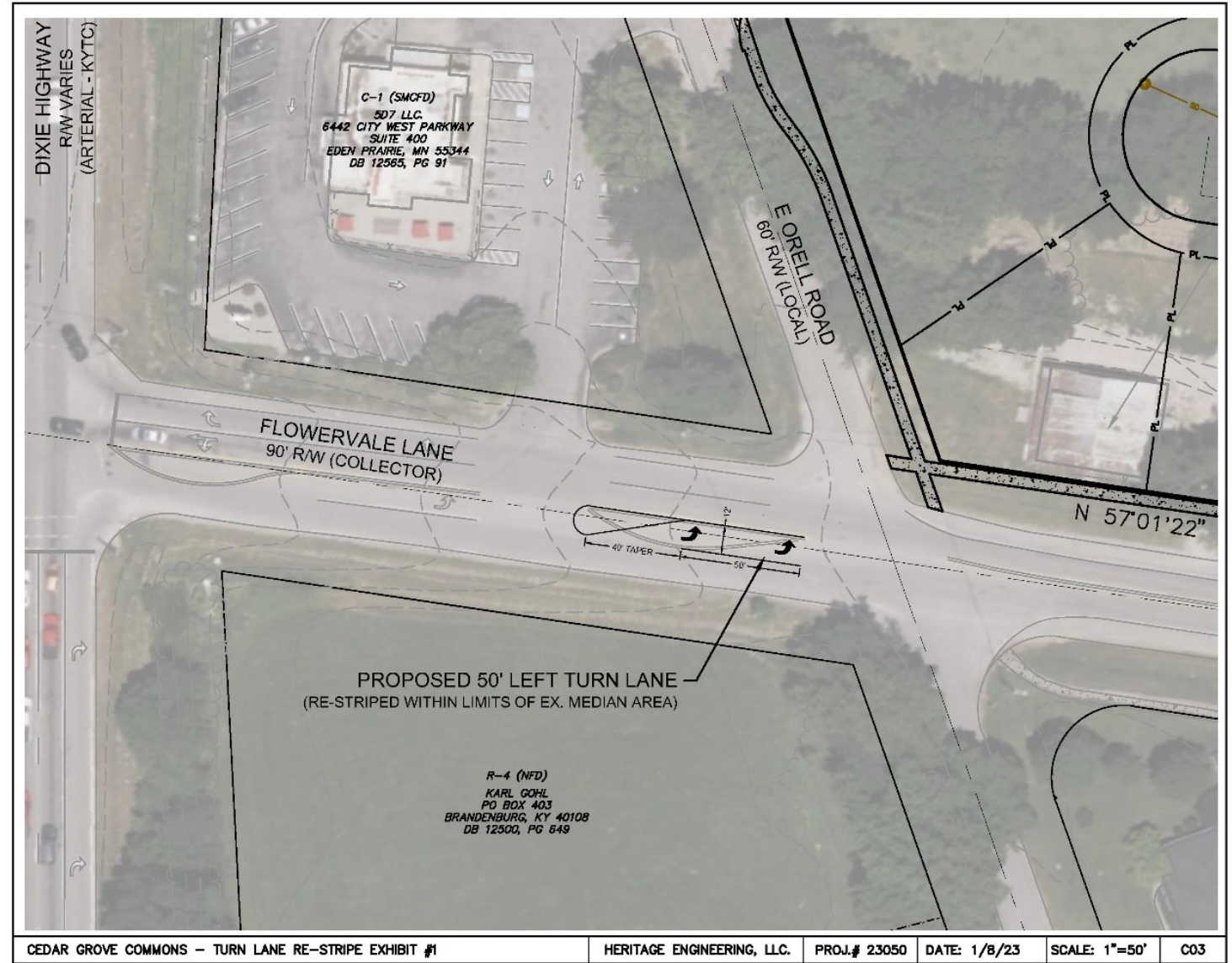
Approach	A.M.			P.M.		
	2023 Existing	2027 No Build	2027 Build	2023 Existing	2027 No Build	2027 Build
Dixie Highway at Flowervale Lane	C 23.1	C 24.1	C 31.7	C 31.7	C 32.0	D 35.7
Moorman Road Eastbound	D 49.8	D 48.9	D 43.8	E 65.9	E 65.2	E 61.6
Flowervale Lane Westbound	D 44.9	D 44.5	D 41.4	E 62.8	E 62.5	E 58.3
Dixie Highway Northbound	C 22.9	C 24.2	C 34.8	B 17.5	B 17.9	C 21.9
Dixie Highway Southbound	B 14.0	B 15.1	C 21.9	C 33.2	C 33.4	D 38.1
Dixie Highway at KY 841 Eastbound						
KY 841 Eastbound Ramp Eastbound	C 20.1	C 20.3	C 20.8	F 50.7	F 52.3	F 57.3
Dixie Highway at KY 841 Westbound	C 26.9	C 27.2	C 27.8	D 38.6	D 39.0	D 39.7
KY 841 Westbound Ramp Westbound	D 46.2	D 46.1	D 46.1	D 50.4	D 50.5	D 50.7
Dixie Highway Northbound	B 13.7	B 14.3	B 15.8	C 28.9	C 29.3	C 29.3
Dixie Highway Southbound	C 20.2	C 20.5	C 21.1	C 28.9	C 29.6	C 31.7
Flowervale Lane at Winding Stream Drive						
Flowervale Lane Eastbound (left)			A 7.8			A 8.1
Flowervale Lane Westbound (left)	A 7.5	A 7.5	A 7.5	A 7.9	A 8.0	A 8.0
Winding Stream Drive Northbound	B 10.8	B 11.0	B 11.8	B 13.6	B 13.8	B 14.8



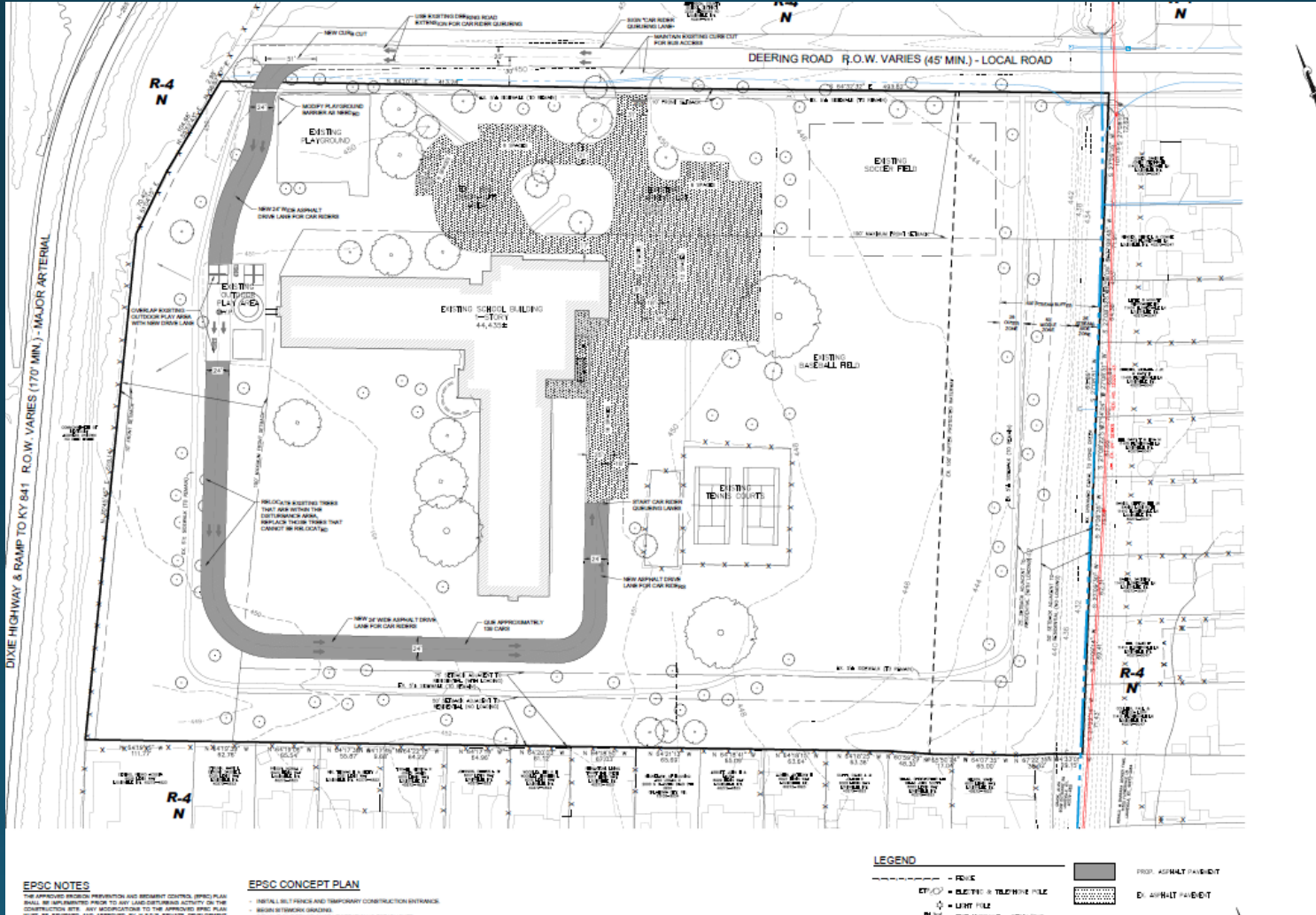
Proposed Turn Lanes



Additional Turn Lane Improvements



Proposed Drop-Off Improvements at Medora Elementary



Plan 2040-Housing



GOAL 1

Expand and ensure a diverse range of housing choices.

GOAL 2

Facilitate the development of connected, mixed-use neighborhoods.

GOAL 3

Ensure long-term affordability and livable options in all neighborhoods.

Plan 2040

HOUSING

GOAL 1

Expand and ensure a diverse range of housing choices.

Objectives

- a. Flexible zoning/design regulations encourage diverse housing options.
- b. Neighborhoods are able to grow while preserving their unique character.
- c. Energy-efficient development practices and resilient design features are encouraged.
- d. Varieties of housing types and densities are promoted.



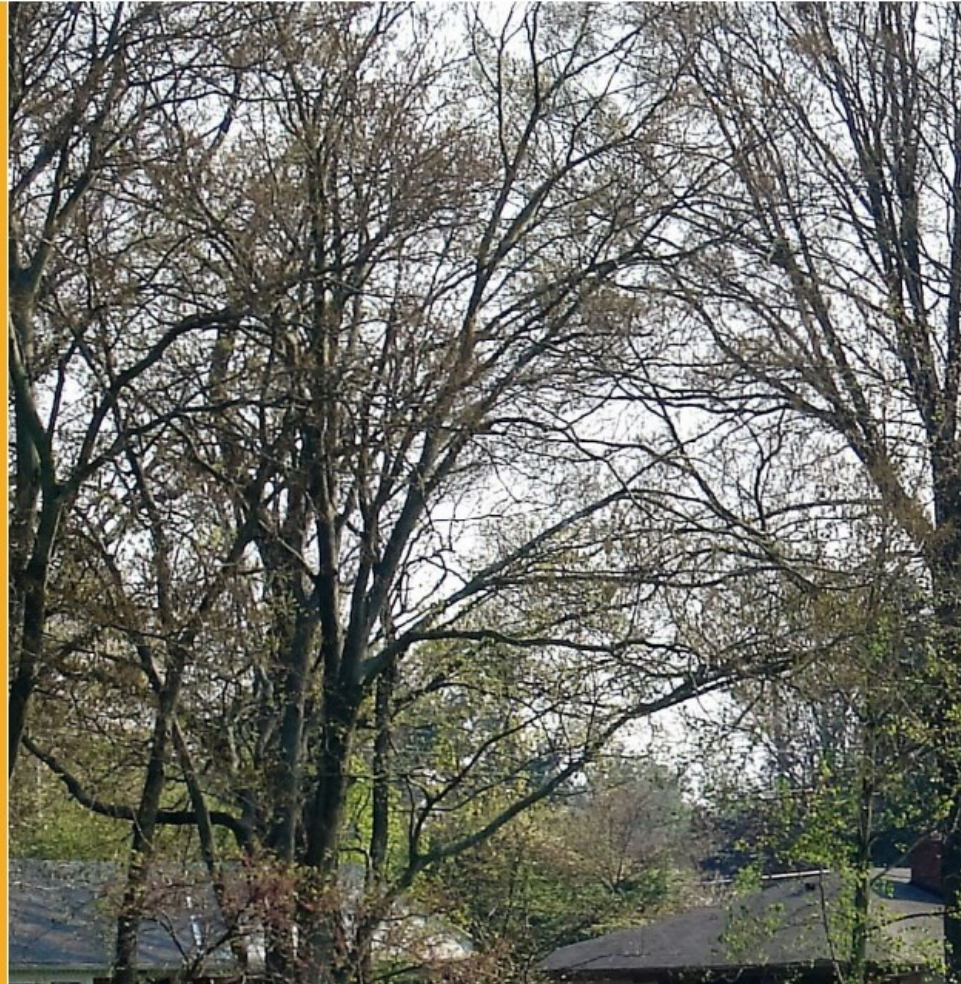
Plan 2040-Housing

GOAL 3

Ensure long-term affordability and livable options in all neighborhoods.

Objectives

- a. Redevelopment of vacant and underused properties for residential uses is encouraged.
- b. Design elements, adaptable for all users, are promoted.
- c. Housing types are integrated into the surrounding neighborhood through complementary design.
- d. Existing housing stock is maintained and improved.
- e. Energy-efficient practices are encouraged to reduce housing costs.



2024 Housing Needs Assessment

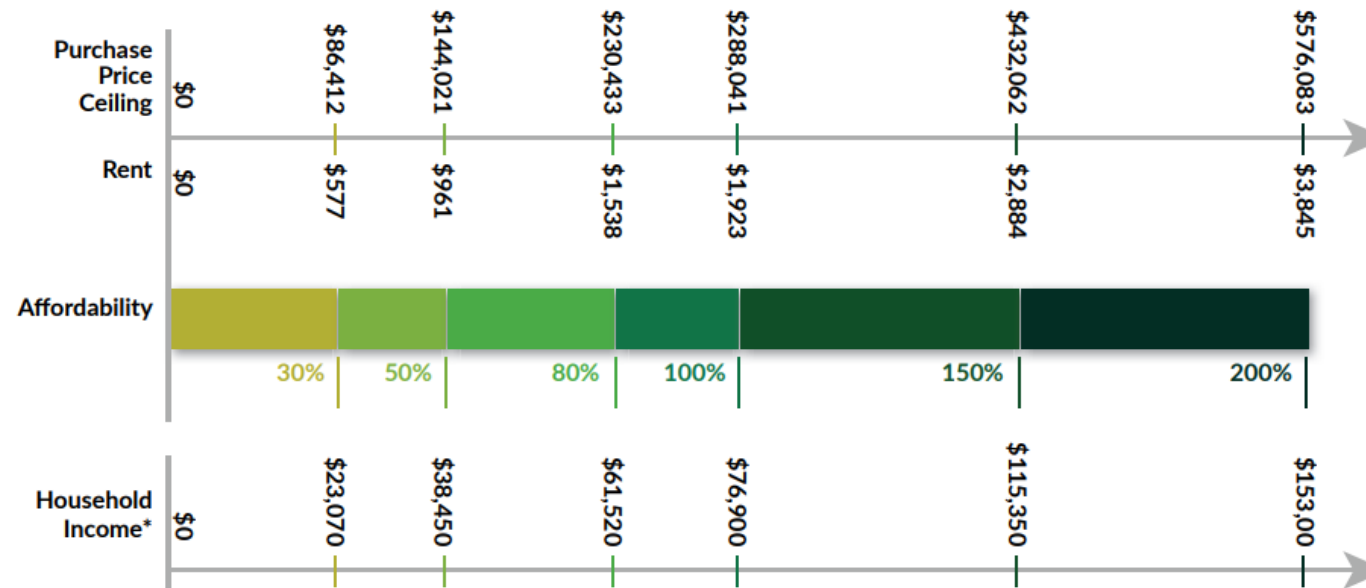
Affordability Groups

A home is generally considered to be affordable if it costs no more than 30% of its occupants' monthly income. The graph below shows the delineation of affordability groups, or groups of houses that can be purchased or rented for 30% or less of the income of each of the six income groups.

It is important to note that there is no minimum purchase or rent price, meaning households can afford to rent a home that costs at or below the listed rent ceiling. For example, a

50% AMI household (whose household income is between \$23,070 and \$38,450 for a family of four) can afford to rent a home that costs between \$577 and \$961 per month, but also a home that costs less than \$577 per month.

The rent ceiling and purchase price ceiling increased for all groups, largely due to inflation.



* FY 2021 HUD Metropolitan Fair Market Rent/Income Limits Area

Figure 16: Affordability Group Rent & Purchase Price Ceilings



2024 Housing Needs Assessment

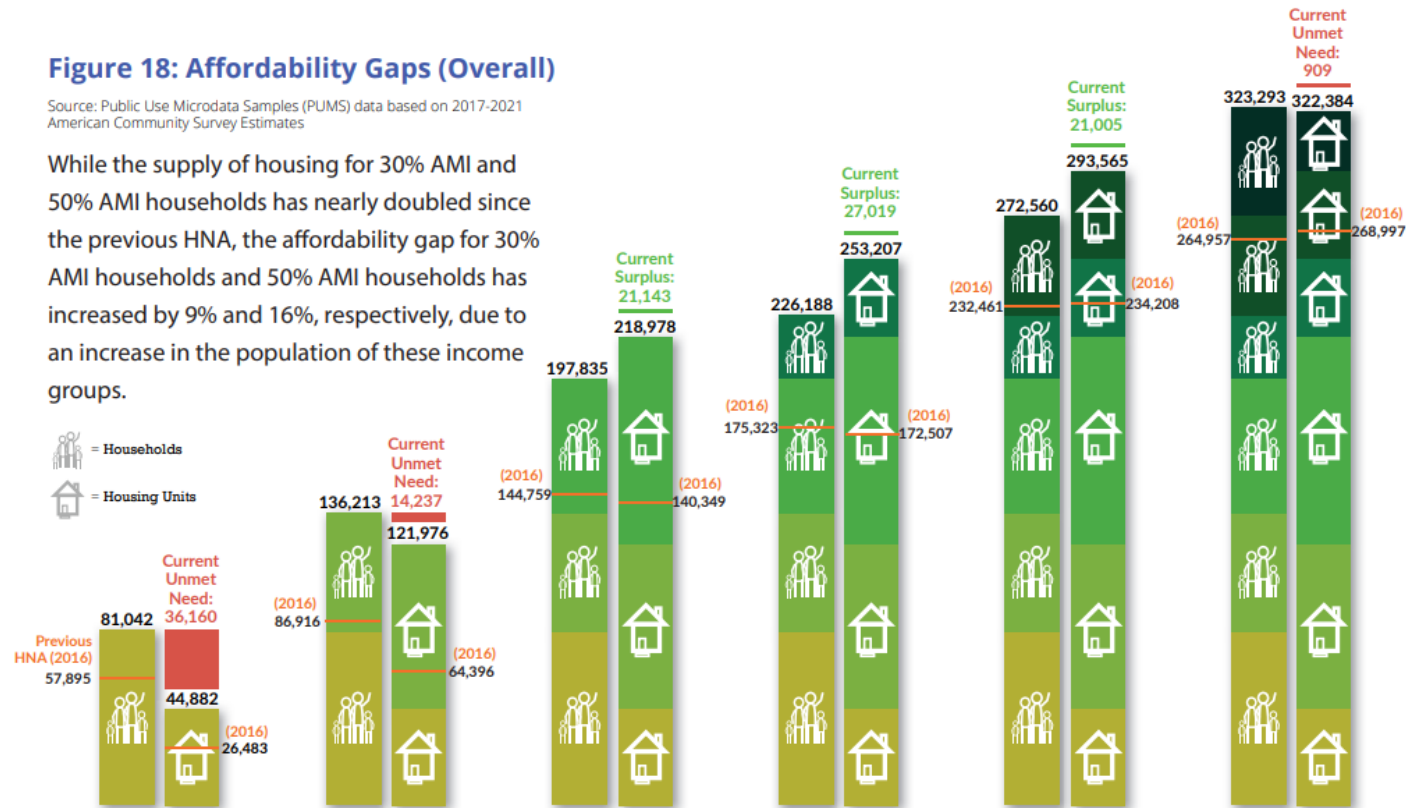
Data: Diversity

Figure 18: Affordability Gaps (Overall)

Source: Public Use Microdata Samples (PUMS) data based on 2017-2021 American Community Survey Estimates

While the supply of housing for 30% AMI and 50% AMI households has nearly doubled since the previous HNA, the affordability gap for 30% AMI households and 50% AMI households has increased by 9% and 16%, respectively, due to an increase in the population of these income groups.

 = Households
 = Housing Units



There are enough affordable and available homes for:

55%
of households
up to
30% AMI
+9% since
previous HNA

90%
of households
up to
50% AMI
+16%

111%
of households
up to
80% AMI
+14%

112%
of households
up to
100% AMI
+14%

108%
of households
up to
150% AMI
+7%

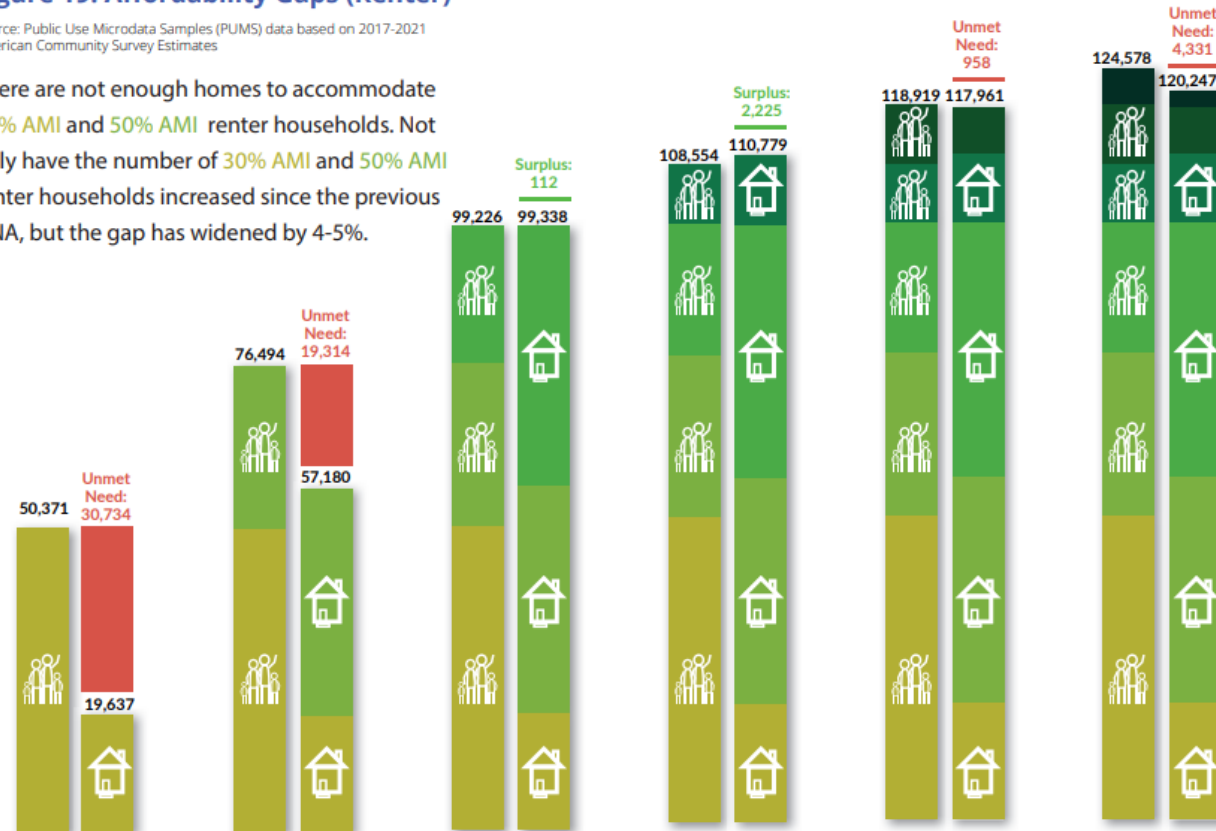
100%
of households
up to
200% AMI
-2%

2024 Housing Needs Assessment

Figure 19: Affordability Gaps (Renter)

Source: Public Use Microdata Samples (PUMS) data based on 2017-2021
American Community Survey Estimates

There are not enough homes to accommodate 30% AMI and 50% AMI renter households. Not only have the number of 30% AMI and 50% AMI renter households increased since the previous HNA, but the gap has widened by 4-5%.



There are enough affordable and available homes for:

39%
of households
up to
30% AMI
-4% since
previous HNA

75%
of households
up to
50% AMI
-5%

100%
of households
up to
80% AMI
-6%

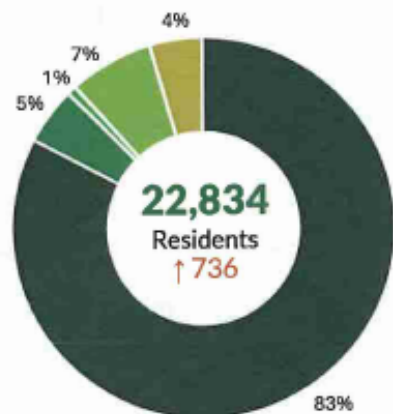
102%
of households
up to
100% AMI
-1%

99%
of households
up to
150% AMI
-6%

97%
of households
up to
200% AMI
-8%

Louisville Housing Needs Assessment – Housing Market Area Profiles

JEFFERSON FOREST



Race & Ethnicity

- White ↓ 1% since 2016
- Black ↑ 1%
- Asian ↑ 1%
- Latinx ↓ 2%
- Other ↑ 2%

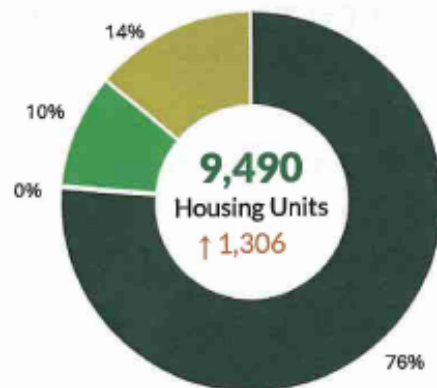


Cost Burden



Households who spend more than 30% and more than 50% of income on housing

Tenure



Housing Type

- Single Family Detached (7,241) ↑ 1,278
- Single Family Attached (19) ↓ 17
- Multifamily (918) ↑ 363
- Manufactured (1,312) ↓ 245



Median Household Income

\$52,642

↑ 4.2% after adjusting for inflation

Louisville Median
\$61,633



Median Home Value

\$123,450

↑ 13.3% after adjusting for inflation

Louisville Median
\$190,700



Median Gross Rent

\$1,047

↑ 14.5% after adjusting for inflation

Louisville Median
\$954

Affordability Gaps

Over 20% of all households in Jefferson Forest earn **30% AMI** or less, but only 17.7% of all homes are affordable and available to these households.

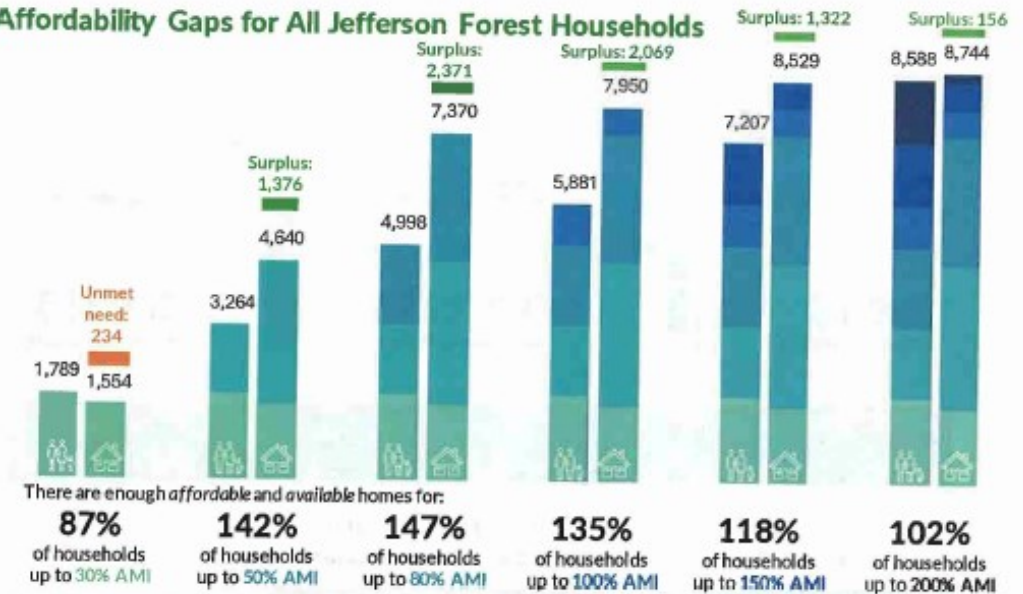
This shortage of affordable and available units for the lowest income group creates an affordability gap that also impacts **50% AMI** households to some extent, specifically renters.

Jefferson Forest does not have enough affordable and available housing for an estimated **502** renter households earning **30% AMI** or less and **201** renter households earning **50% AMI** or less.

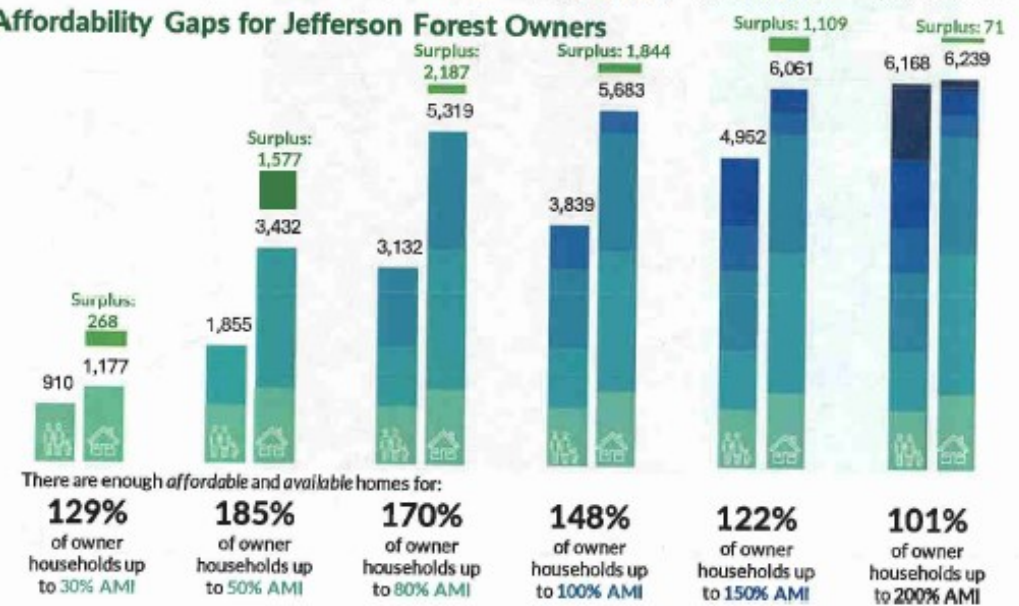
Affordability Gaps for Jefferson Forest Renters



Affordability Gaps for All Jefferson Forest Households



Affordability Gaps for Jefferson Forest Owners



Building Renderings



Site Data

- Maximum Allowed Density: 12.01 DU/Ac
- **Proposed Density: 10.95 DU/Ac**
- Required Buffer (Residential to 3-Story Bldg): 50 Feet
- **Proposed Buffer: 180 Feet Minimum**
- Open Space Required: 186,251 SF
- **Open Space Proposed: 380,000 SF**
- Existing Tree Canopy: 11%
- **Proposed Tree Canopy: 35%**



C03