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**CASE #24-ZONE-XXXX - STATEMENT OF COMPLIANCE WITH PLAN 2040
COMPREHENSIVE PLAN FOR LOUISVILLE METRO**

Project Name and Location: Windcrest Farms Section 3, 9300 & 9308 Old Bardstown Road, 10311R & 10313 Thixton Lane

Proposed Use: Single Family Residential subdivision

Request: Zone Change from R-4 to Planned Residential District (PRD) and R-5 Single Family Residential

Owner: Estate of Leroy Williams, 9300 Old Bardstown Rd. LLC

Applicant: 9300 Old Bardstown Rd LLC

Project Description and PRD Justification

Located outside the Gene Snyder Freeway in south central Louisville, this proposal is to provide 284 residential lots on approximately 62.25 acres. The proposed PRD zone will include 39 smaller lots with attached 2-family dwellings which will be located on the northeastern side of the subdivision while on the remainder of the site will be R-5 single family zoning with a mix of 50' and 60' wide single-family lots. The overall net density for the subdivision will be 5.4 dwelling units per acre and will include 10 open space lots of varying sizes provided throughout the development. The open space provided exceeds the minimum required by the zoning district though some of the open space is restricted by the location of the existing gas line easement.

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. The 2nd study was never completed and in 2003 the City of Louisville and County merged resulting in this property being located in Louisville Metro. Fast forward 20 years and this area is quickly developing to meet the current high demand for housing.

The Fern Creek Plan recommended the preservation of agricultural land which is typically associated with the growing of crops for food and rearing of animals. This property has been used as farmland but not for the cultivation of crops. It was mostly used to grow hay. This proposal to develop the site as a PRD/residential subdivision. It is an extension of the Windcrest Farms subdivision to the north with similar housing types and styles proposed. It will assist in addressing the existing need for more housing and to provide housing options with the attached units while preserving a significant amount of open space.

The developer, 9300 Old Bardstown Road LLC is associated with Flynn Brothers Contracting, Inc., a long-established construction company in the Louisville area. Similar to as was done for the earlier section of this subdivision, Flynn Brothers Contracting 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 Windcrest Farms 3, these 2 again team up to provide a subdivision that will address market demand for more residential lots, of varying lot size and more house for the price with the attached 2-family units. Each of the attached units will be on its own lot and create a diversity of housing styles within this development. 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 attached 2 family dwellings located on the smaller lots. They create a variety in the available housing styles and serve the needs people of differing ages and 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 criterion met is addressed in this proposal with the preservation of permanently protected open space that meets the outdoor recreational 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 5.4 dwelling units/acre, falls just into the range of a medium-density development while the north subdivisions of Bardstown Woods and Tuscany Ridge are considered low density (low density is defined as single family residential under 5 dwelling units/acre). 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.

With this proposal being an expansion of the previously approved Windcrest Farms Subdivision (F.K.A. Crosby Farm Subdivision, case #21-ZONE-0052) and since it is for single family

residential lots and being otherwise surrounded by single family residential either zoned PRD or R4, this development will be a compatible use. A 15' buffer yard is provided where the development is adjacent to lots greater than 5 acres to help with the transition.

This proposal will provide 284 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 284 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 8 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's homeowner's association, 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 and historic assets, 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 several streets through the site including Kauffman Farm Drive, Long Brisk Way, Breezeway Street, Windcrest Farms Lane, Gust Road, and Gale Street. It extends a connection to the primary collector, Thixton Lane, which once completed will provide a 2nd

access point to a major level roadway to serve the development, enhance circulation and access options. A total of 6 stubs streets are provided to both the south, east 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 farmland 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 8 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 shall be incorporated.

(THIS SECTION TO BE UPDATED ONCE KARST SURVEY COMPLETED....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 xxx, 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 and 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 two-family 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 the Gene Snyder Interstate Highway. There are no existing TARC or other public transportation systems that extend this far south. With the growth of residential developments like this one in the area there may be an opportunity for future access.