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## **STATEMENT OF COMPLIANCE WITH APPLICABLE GOLAS, OBJECTIVES AND POLICIES OF THE PLAN 2040 COMPREHENSIVE PLAN**

<u>Applicant/Owner:</u>	Hideout Properties, LLC
<u>Location:</u>	4514 R Crawford Lane
<u>Proposed Use:</u>	Multi-family residential apartment community
<u>Engineers, Land Planners and Landscape Architects:</u>	Land Design & Development, Inc.
<u>Request:</u>	Change in Zoning from R-4 to R-6

### **INTRODUCTION**

The applicant is proposing an apartment community consisting of 3 two-story buildings with a total of 48-units on 3.84 acres located at 4514 R. Crawford Lane. The apartment buildings face toward the interior of the site, and parking is also located in the interior in front of the buildings. Access will only be from Textile Avenue, there will be no direct access to Crawford Avenue or Dixie Highway.

### **COMMUNITY FORM**

Goal 1 Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

The application complies with the applicable Policies 7 and 9 as follows:

The community form for this area is Suburban Neighborhood which, as noted above, is characterized by predominantly single family and multi-family residential uses varying from high density to low density, meaning that a lot of apartments are located in Suburban Neighborhood Form Districts such as in this area. With a large number of apartment complexes, such as located near this property, this project will fit well and blend compatibly into the existing neighborhood, in part because there are multiple other multi-family developments along Dixie Highway, such as this one, with single family residential adjoining the site. This project will offer another diverse housing opportunity and will be of a scale compatible with the nearby properties. That, among other reasons, may very well be why the Suburban Neighborhood Form District contemplates uses such as this kind, both in the specific language contained within the description of the Suburban Neighborhood Form District found within the Comprehensive Plan and as evidenced by the fact there are multiple other residential uses varying from low to high density already located in Suburban Neighborhood Form Districts and the proposed development

provides appropriate transitions with respect to setbacks and landscaping as shown on the proposed development plan. An infill development located right off of a major arterial roadway is exactly where Louisville Metro needs new development to meet its housing needs.

Goal 2 Encourage sustainable growth and density around mixed-use centers and corridors.

This application complies with Policy 9 as the land is currently vacant and the proposed rezoning will result in new residential development in an area of both multi-family and single-family residential development near the Dixie Highway commercial corridor with access to employment, goods and services.

Goal 3 Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.

This application conforms to Policy 10 as the site does not have any issues relating to steep slopes with the potential for erosion. The site is in an area with significant drainage problems currently with little stormwater management infrastructure. The proposed development will be able to take water from the property and on adjoining properties and direct it into the basin across Crawford Avenue in order to help direct water away from the area hopefully significantly improving the situation over the current condition of the property and adjoining properties today.

Goal 4 Promote and preserve the historic and archaeological resources that contribute to our authenticity.

The site does not contain any distinctive cultural features that would require preservation and although there is a house on the site that based upon its age is technically eligible for National Register Listing or local landmark designation, it does not appear to have any unique architectural or historical significance and is therefore in compliance with Policies 2 and 3.

## **MOBILITY**

Goal 1 Implement an accessible system of alternative transportation modes.

This application complies with Policy 4 as the site is located in a mixed intensity and density area just removed from Dixie Highway, which provides goods and services and public transit is available to this corridor as well as to downtown employment centers.

Goal 2 Plan, build and maintain a safe, accessible and efficient transportation system.

This plan meets Policy 4 as it is accessible to goods, services and employment with causing significant nuisances.

Goal 3 Encourage land use and transportation patterns that connect Louisville Metro and support future growth.

The proposed plan complies with Policies 2, 5, 6, 9, 10 and 21 as it contributes to a mixture of compatible uses easily accessible by the various modes of transportation and will dedicate additional right of way to Crawford Avenue and Textile Avenue as required and the site has no direct access to high speed roadways.

## **COMMUNITY FACILITIES**

Goal 2 Plan for community facilities to improve quality of life and meet anticipated growth.

The application complies with Policies 1, 2 and 3 because the site is located in an area served by existing sanitary sewer service, has access to potable water and water for fire fighting purposes and will provide detention as approved by MSD to ensure there are no negative impacts to stormwater runoff or water quality.

## **LIVABILITY**

Goal 1 Protect and enhance the natural environment and integrate it with the built environment as development occurs.

The proposed plan complies with Policies 5, 17 and 21 as tree canopy will be provided in compliance with the LDC requirements and is not in a karst area. Further, the site is not located in a floodplain.

## **HOUSING**

Goal 1 Expand and ensure a diverse range of housing choices.

The proposed development serves to promote diversity in housing reflecting the form district pattern with proximity to a commercial corridor providing goods and services with mass transit available in compliance with Policies 1 and 2.

Goal 2 Facilitate the development of connected, mixed-use neighborhoods.

The proposed plan complies with Policies 1 and 2 as it provides for inter-generational and mixed-income housing opportunities that is connected to the immediate neighborhood proximate to the Dixie Highway corridor which provides essential and convenient goods and services.

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

This plan complies with Policies 1, 2 and 3 because it provides affordable housing with a variety of ownership options and increases efficient, residential occupancy on an underutilized site with a affordable housing in the area.

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For all the reasons set forth hereinabove, on the detailed district development plan accompanying this application and in testimony and other evidence to be presented at LD&T and at the full public hearing, this application complies with all other applicable Goals, Objectives and Policies of the Plan 2040 Comprehensive Plan.

Respectfully submitted,

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