



# Change in Zoning / Form District Application

Louisville Metro Planning & Design Services

Case No.: 16ZONE1056

Intake Staff: [Signature]

Date: 10/17/16

Fee: 4025.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5<sup>th</sup> Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

### Project Information:

Change in Zoning / Form District from C1, R5A, R4 & OR1 to R-7

Project Description (e.g., retail center and office development, etc.): 198 dwelling unit restricted to senior occupancy

Project Name: Prospect Cove

Primary Project Address: 6500 Forest Cove Lane

Additional Address(es): 7301 River Road

Primary Parcel ID: 020600460000

Additional Parcel ID(s): 020600050085 and 020600480000

# of Residential Units: \_\_\_\_\_ Commercial Square Footage: \_\_\_\_\_

Proposed Use: Multi-Family Residential Existing Use: Vacant

Existing Zoning District: C1, R5A, R4, OR1 Existing Form District: Village

Deed Book(s) / Page Numbers<sup>2</sup>: 9093/856

The subject property contains 9.9 acres. The area to be rezoned contains 9.9 acres.

Number of Adjoining Property Owners (APOs): \_\_\_\_\_ (refer to tax map from PDS)

To the best of your knowledge and belief, does the applicant or any of its related interests have a personal or financial relationship with any Louisville Metro Officer, Metro Council Member, Planning Commission Member or any of their related interests? If yes, please explain the nature of the relationship (including name of official)

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*<sup>1</sup>

Yes  No

If yes, please list the docket/case numbers:

Docket/Case #: 09-027-06 Docket/Case #: 11084

Docket/Case #: \_\_\_\_\_ Docket/Case #: \_\_\_\_\_

**Contact Information:**

**Owner:**  Check if primary contact

**Applicant:**  Check if primary contact

Name: James Conder

Name: Michael Gross

Company: Prospect Development, LLC

Company: LDG Multifamily, LLC

Address: 107 Emmett Ave

Address: 1469 S 4th Street

City: Bowling Green State: KY Zip: 42101

City: Louisville State: KY Zip: 40208

Primary Phone: 270-991-0900

Primary Phone: 502-638-0534

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Email: mgross@ldgdevelopment.com

**Owner Signature (required):** James Conder

**Attorney:**  Check if primary contact

**Plan prepared by:**  Check if primary contact

Name: Clifford H. Ashburner

Name: Kelli Jones

Company: Dinsmore & Shohl, LLP

Company: Sabak, Wilson & Longo, Inc.

Address: 101 S Fifth Street, Suite 2500

Address: 608 S 3Rd Street

City: Louisville State: KY Zip: 40202

City: Louisville State: KY Zip: 40202

Primary Phone: 502-540-2382

Primary Phone: 502-584-6271

Alternate Phone: \_\_\_\_\_

Alternate Phone: \_\_\_\_\_

Email: clifford.ashburner@dinsmore.com

Email: kelli.jones@swlinc.com

**Certification Statement:** A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, James Conder, in my capacity as Member, hereby

certify that Prospect Development, LLC

representative/authorized agent/other  
is (are) the owner(s) of the property which

name of LLC / corporation / partnership / association / e  
is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: James Conder Date: 10/14/16

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I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.



# Certificate of Land Use Restriction

**Name and Address of Property Owners**

Jeff Perkins  
Prospect Development, LLC  
107 Emmett Ave  
Bowling Green, KY 42101

**Address of Property**

6500 Forest Cove Lane; 7301 River road

**Name of Subdivision or Development (if applicable)**

**Deed Book and Page of Last Recording:** 9093, 856

**Tax Block and Lot number:**

**Planning Commission Docket Number:**

**Type of Restriction**

Zoning Map amendment

Development Plan

Variance

Other \_\_\_\_\_  
Specify

Conditional Zoning Condition

Subdivision Plan

Conditional Use Permit

Name and address of Planning Commission, Board of Zoning Adjustment, Legislative body, or Fiscal court which maintains the original records containing the restrictions.

Louisville Metro Planning and Design Services  
444 South Fifth Street, Suite 300  
Louisville, Kentucky 40202

\_\_\_\_\_  
Stephen A Lutz, AICP  
Planning Supervisor

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**Please submit the completed application along with the following items:**

**Project application and description**

- Pre-App tax map (obtained at the pre-app meeting with the case manager)
- Land Development Report<sup>1</sup>
- A copy of the current recorded deed<sup>2</sup> (must show "End of Document" stamp on last page)
- Legal description on a separate 8.5 x 11" sheet of paper
- A Metes and Bounds Boundary plan on a separate 8.5 x 11" sheet of paper that illustrates the boundary of the legal description, with bearings and distances. Use as many sheets as necessary for legibility. For zoning changes with multiple zoning classifications, label each change as "From" --- "To."
- A written justification statement detailing why the proposed development is in compliance with Cornerstone 2020 and how it is compatible with the Form District in which the development is proposed to be located
- Completed Land Use Restrictions form

**Site plan (please refer to the site plan requirements on page 4)**

- Thirteen copies of the site plan, 24" x 36" or other appropriate size to legibly convey the site plan requirements. All plans should be folded no larger than 9" x 9" with the bottom right corner as the front.
- One set of renderings of the building(s) proposed for the site. The rendering must contain views of ALL sides of the building(s).

**Mailing labels to notify Adjoining Property Owners (APOs)<sup>3</sup>**

- Two sets of mailing label sheets for: 1<sup>st</sup> and 2<sup>nd</sup> tier APOs; the Mayor and City Clerk of 5<sup>th</sup> and 6<sup>th</sup> class cities (if applicable); owner(s) of the property; those listed on the application; and individuals who provided oral or written testimony in support or opposition of previous rezoning of the site
- One copy of the APO mailing label sheets

**Documentation of the Neighborhood Meeting<sup>4</sup>**

- Copy of neighborhood meeting notice
- List of APOs and neighborhood group representatives who received the meeting notice
- Neighborhood meeting attendance sheet
- Summary of the meeting detailing specific items of concern and proposed resolutions

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**Fee (Cash, charge or check made payable to Planning & Design Services)**

- Clerk's fee of \$25.50 (If two or more applications are submitted simultaneously for the same site, only one Clerk's Fee is required)
- Application fee according to the fee schedule below:

<b>ZONING MAP AMENDMENTS</b>	
Application for filing a zoning map amendment to the following Zoning Districts; R-R, R-E, R-1, R-2, R-3, R-4, R-5, U-N, R-5B or PRD shall be assessed the following fee:	
Less than 2 acres	\$600
2 acres to < 5 acres	\$1,200
5 acres or more	\$2,400

Zoning map amendments to all other Zoning Districts, Form District amendment, and TNZD map amendments shall be assessed the following fee:	
Less than 0.25 acres	\$600
0.25 to < 0.50 acres	\$1,000
0.50 to < 1 acres	\$1,500
1 to < 2 acres	\$2,100
2 to < 5 acres	\$3,000
5 to < 10 acres	\$4,000
10 acres or more	\$4,000 + \$100 / additional acre (Max of \$7,000)

In no case shall a fee for a form district map amendment be required where the request for the form district map amendment is filed in conjunction with an application for a zoning map amendment.

**Resources:**

1. Land Development Reports can be obtained online by entering the site address at: <http://ags2.lojic.org/lojiconline/>
2. Deeds and plats can be found at the Jefferson County Clerk's Office, located at the 2<sup>nd</sup> floor of Metro Hall (527 West Jefferson Street, telephone: 502-574-6220). Many deeds, plats and other records are available online at: <http://www.landrecords.jcc.ky.gov/records/S0Search.html>
3. Adjoining property ownership information can be found at the Property Valuation Administrator (PVA) office at 531 Court Place, Suite 504 or via their website: <https://jeffersonpva.ky.gov/>
4. An overview of the rezoning process, including procedures for Neighborhood Meetings, can be found at <http://www.louisvilleky.gov/PlanningDesign/userguides/rezoning/applicants/>
5. View agency comments at: <http://portal.louisvilleky.gov/codesandregs/mainsearch>. Enter your case number in the 'Permit/Case/Docket Number' search bar and then select your case under the 'Application Number' tab.

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**Site Plan Requirements:**

*Plans must be drawn to engineer's scale*

**Description**

- Owner's name and address
- Developer's name and address
- Engineer's name and address
- Site Address
- Tax block and lot number
- Zoning of property
- Zoning of adjacent properties
- Existing Use
- Proposed Use
- Plan date
- Revision date

**Site Information & Labels**

- Street names
- Property lines with dimensions (new lots shall show bearings)
- Location, ownership, deed book & page of all adjacent property owners
- Form District boundaries and transition zones shown if required by regulations

**Project Plan**

- Right of way / sidewalks (with widths shown)
- Existing and/or proposed structures shown and identified
- Gross building footprint area
- Gross floor area of buildings
- Net and gross acreage of site

**Map Elements**

- North Arrow
- Vicinity Map
- Legend
- Plan Scale

- Height of structures
- Off-street loading areas if applicable
- Accessory structures shown with required screening if applicable
- ILA/VUA calculations (may be shown on tree canopy plan) if applicable
- Landscape buffer areas in accordance with Chapter 10 of the LDC
- Parking calculations (minimums and maximums)
- Required building setbacks with dimensions
- Net and gross density, and number of dwelling units
- Typical dimensions of parking spaces and aisles

**MSD Requirements** (All items shall be checked as included or marked N/A)

- Existing MSD Easements
- Proposed MSD Easements
- MSD Standard EPSC notes
- SUB/WM number
- Landscape Buffer Areas/WPAs
- Downstream Facilities Capacity Request
- Existing Storm & Sanitary Sewer Systems
- Topography of Site + Minimum 50' beyond property lines
- Concept Drainage (i.e. proposed storm pipes, ditches, swales, and drainage flow arrows)
- Detention Basin Location, with outlet identified & MSD easement shown for basin
- Concept Sanitary Sewers (i.e. lateral extension or location of property service connection) & identification of outlet system
- Name of sewage treatment plant serving site
- Preliminary detention calculation (x=CRA/12) including basin surface area, depth, volume required and volume provided
- Limits of FEMA and/or Local Regulatory Floodplains, if applicable
- Approximate increase or reduction in impervious area, in square feet

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# Land Development Report

October 17, 2016 11:25 AM

About LDC

## Location

Parcel ID: 020600460000  
 Parcel LRSN: 91022829  
 Address: MULTIPLE ADDRESSES

## Zoning

Zoning: C1, R5A, R4  
 Form District: VILLAGE  
 Plan Certain #: 09-027-06  
 Proposed Subdivision Name: NONE  
 Proposed Subdivision Docket #: NONE  
 Current Subdivision Name: TOWN OF TRANSYLVANIA  
 Plat Book - Page: 08-021  
 Related Cases: 11084

## Special Review Districts

Overlay District: NO  
 Historic Preservation District: NONE  
 National Register District: NONE  
 Urban Renewal: NO  
 Enterprise Zone: NO  
 System Development District: NO  
 Historic Site: NO

## Environmental Constraints

### Flood Prone Area

FEMA Floodplain Review Zone: YES  
 FEMA Floodway Review Zone: NO  
 Local Regulatory Floodplain Zone: YES  
 Local Regulatory Conveyance Zone: NO  
 FEMA FIRM Panel: 21111C0006E, 21111C0007E

### Protected Waterways

Potential Wetland (Hydric Soil): NO  
 Streams (Approximate): NO  
 Surface Water (Approximate): NO

### Slopes & Soils

Potential Steep Slope: YES  
 Unstable Soil: NO

### Geology

Karst Terrain: NO

## Sewer & Drainage

MSD Property Service Connection: YES  
 Sewer Recapture Fee Area: NO  
 Drainage Credit Program: MS4 (outside of incentive area)

## Services

Municipality: LOUISVILLE  
 Council District: 16  
 Fire Protection District: HARRODS CREEK  
 Urban Service District: NO

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# Land Development Report

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About LDC

## Location

Parcel ID: 020600050085  
 Parcel LRSN: 1682  
 Address: 7301 RIVER RD

## Zoning

Zoning: R4  
 Form District: VILLAGE  
 Plan Certain #: NONE  
 Proposed Subdivision Name: NONE  
 Proposed Subdivision Docket #: NONE  
 Current Subdivision Name: TOWN OF TRANSYLVANIA  
 Plat Book - Page: 08-021  
 Related Cases: NONE

## Special Review Districts

Overlay District: NO  
 Historic Preservation District: NONE  
 National Register District: NONE  
 Urban Renewal: NO  
 Enterprise Zone: NO  
 System Development District: NO  
 Historic Site: NO

## Environmental Constraints

### Flood Prone Area

FEMA Floodplain Review Zone: YES  
 FEMA Floodway Review Zone: NO  
 Local Regulatory Floodplain Zone: YES  
 Local Regulatory Conveyance Zone: NO  
 FEMA FIRM Panel: 21111C0006E, 21111C0007E

### Protected Waterways

Potential Wetland (Hydric Soil): NO  
 Streams (Approximate): NO  
 Surface Water (Approximate): NO

### Slopes & Soils

Potential Steep Slope: YES  
 Unstable Soil: NO

### Geology

Karst Terrain: NO

## Sewer & Drainage

MSD Property Service Connection: YES  
 Sewer Recapture Fee Area: NO  
 Drainage Credit Program: MS4 (outside of incentive area)

## Services

Municipality: LOUISVILLE  
 Council District: 16  
 Fire Protection District: HARRODS CREEK  
 Urban Service District: NO

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# Land Development Report

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About LDC

## Location

Parcel ID: 020600480000  
 Parcel LRSN: 91022831  
 Address: NONE

## Zoning

Zoning: OR1  
 Form District: VILLAGE  
 Plan Certain #: 09-027-06  
 Proposed Subdivision Name: NONE  
 Proposed Subdivision Docket #: NONE  
 Current Subdivision Name: TOWN OF TRANSYLVANIA  
 Plat Book - Page: 08-021  
 Related Cases: NONE

## Special Review Districts

Overlay District: NO  
 Historic Preservation District: NONE  
 National Register District: NONE  
 Urban Renewal: NO  
 Enterprise Zone: NO  
 System Development District: NO  
 Historic Site: NO

## Environmental Constraints

### Flood Prone Area

FEMA Floodplain Review Zone: NO  
 FEMA Floodway Review Zone: NO  
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 Local Regulatory Conveyance Zone: NO  
 FEMA FIRM Panel: 21111C0007E

### Protected Waterways

Potential Wetland (Hydric Soil): NO  
 Streams (Approximate): NO  
 Surface Water (Approximate): NO

### Slopes & Soils

Potential Steep Slope: NO  
 Unstable Soil: NO

### Geology

Karst Terrain: NO

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## Sewer & Drainage

MSD Property Service Connection: NO  
 Sewer Recapture Fee Area: NO  
 Drainage Credit Program: MS4 (outside of incentive area)

## Services

Municipality: LOUISVILLE  
 Council District: 16  
 Fire Protection District: HARRODS CREEK  
 Urban Service District: NO

**GENERAL WARRANTY DEED**

**THIS DEED** is made this 23rd day of August, 2007, by and between **BRYANT & ASSOCIATES, INC.**, a Kentucky corporation ("Grantor"), having an address of 13106 Trump Ave., Louisville, Jefferson County, Kentucky 40299; and **PROSPECT DEVELOPMENT, LLC**, a Kentucky limited liability company ("Grantee"), having a mailing address of P.O. Box 30129, Bowling Green, Warren County, Kentucky 42102.

**WITNESSETH:**

That for a total consideration of **FOUR HUNDRED FORTY-FIVE THOUSAND TWENTY-NINE AND 35/100 DOLLARS (\$445,029.35)**, the receipt of which is hereby acknowledged, Grantor does hereby grant and convey, unto Grantee, in **FEE SIMPLE**, with covenant of **GENERAL WARRANTY**, the real estate, together with all improvements located thereon and all appurtenances thereunto belonging, situated in Jefferson County, Kentucky, and being more fully described as follows (the "Property"):

Being Lot 85, Transylvania, plat of which is of record in Plat and Subdivision Book 4, Pages 84 and 85, in the Office of the Clerk of Jefferson County, Kentucky.

Being the same property acquired by **BRYANT & ASSOCIATES, INC.**, a Kentucky corporation, by Deed dated January 14, 2005, of record in Deed Book 8557, Page 874, in the Office of the Clerk of Jefferson County, Kentucky.

Grantor further covenants that Grantor is lawfully seized of the estate hereby conveyed, that Grantor has full right and power to convey the same, and that said property is free from all encumbrances except real estate taxes due and payable in the year 2007 which have been adjusted between the parties hereto and all real estate taxes due and payable thereafter, which real estate taxes Grantee hereby assumes and agrees to pay.

**PROVIDED, HOWEVER**, there is excepted from the foregoing covenants and warranties [i] any easements, restrictions, covenants and stipulations of record affecting the Property, and [ii] applicable planning and zoning rules and regulations.

For purposes of KRS §382.135, Grantor and Grantee, by executing this Deed, certify that the consideration reflected in this Deed is the full and actual consideration paid for the property herein conveyed.

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IN TESTIMONY WHEREOF, WITNESS the signatures of Grantor and Grantee the date and year first above written.

GRANTOR:

GRANTEE:

**BRYANT & ASSOCIATES, INC.**  
a Kentucky corporation

**PROSPECT DEVELOPMENT, LLC,**  
a Kentucky limited liability company

By: Willard Bryant

By: Jeff Perkins, MGR

Name: WILLARD BRYANT

Name: JEFF PERKINS

Title: President

Title: MANAGER

COMMONWEALTH OF KENTUCKY )  
 ) SS:  
COUNTY OF JEFFERSON )

The foregoing instrument was subscribed, sworn to and acknowledged before me this 23rd day of August, 2007, by Willard Bryant as President, of Bryant & Associates, Inc., a Kentucky corporation, on behalf of the corporation.

My commission expires: June 27, 2011.

Robert J. [Signature]  
Notary Public

COMMONWEALTH OF KENTUCKY )  
 ) SS:  
COUNTY OF JEFFERSON )

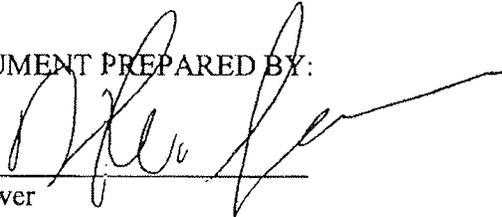
The foregoing instrument was subscribed, sworn to and acknowledged before me this 23rd day of August, 2007, by Jeff Perkins as Manager of Prospect Development, LLC, a Kentucky limited liability company, on behalf of the company.

My commission expires: June 27, 2011.

Robert J. [Signature]  
Notary Public

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THIS INSTRUMENT PREPARED BY:



David W. Seewer  
WYATT, TARRANT & COMBS, LLP  
500 West Jefferson Street  
Suite 2700  
Louisville, Kentucky 40202  
(502) 589-5235

10301124.1

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Document No.: DN2007137705  
Lodged By: WYATT TARRANT  
Recorded On: 08/23/2007 03:34:27  
Total Fees: 462.50  
Transfer Tax: 445.50  
County Clerk: BOBBIE HOLSCLOW-JEFF CO KY  
Deputy Clerk: CARHAR

END OF DOCUMENT





**SABAK, WILSON & LINGO, INC.**  
ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS  
THE HENRY CLAY • 608 S. THIRD STREET  
LOUISVILLE, KENTUCKY 40202  
PHONE : (502) 584-6271 FAX : (502) 584-6292

October 17, 2016

**LEGAL DESCRIPTION**

Beginning at a in the south line of Timber Ridge Drive at the east line of Forest Cove Lane; Thence SOUTH 40°10'33" WEST, a distance of 30.66 feet to a point; Thence SOUTH 27°38'03" WEST, a distance of 180.08 feet to a point; Thence SOUTH 61°46'57" EAST, a distance of 146.44 feet to a point; Thence SOUTH 28°32'13" WEST, a distance of 181.16 feet to a point; Thence NORTH 56°57'07" WEST, a distance of 30.09 feet to a point; Thence SOUTH 28°32'13" WEST, a distance of 17.77 feet to a point; Thence SOUTH 27°12'04" WEST, a distance of 189.61 feet to a point; Thence NORTH 66°56'15" WEST, a distance of 337.30 feet to a point; Thence NORTH 66°45'51" WEST, a distance of 400.00 feet to a point; Thence NORTH 23°53'14" EAST, a distance of 116.49 feet to a point; Thence NORTH 81°13'32" EAST, a distance of 70.84 feet to a point; Thence NORTH 23°20'32" EAST, a distance of 504.28 feet to a point; Thence SOUTH 61°46'07" EAST, a distance of 615.31 feet to the point of beginning, having an area of 9.820 acres.

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**STATEMENT OF COMPLIANCE  
Prospect Cove  
Case No. 16ZONE1056**

**6500 Forest Cove Lane and 7301 River Road  
LDG Multifamily, LLC**

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Introduction

The applicant, LDG Multifamily, LLC (the "Applicant") proposes to rezone the subject property from R-4 Single-family Residential, C-1 Commercial, R-5A Multi-family Residential and OR-1 Office Residential to R-7 Multi-family Residential. The subject property is approximately 9.61 acres and is located at the southeast corner of River Road and Timber Ridge Drive. The subject property is located in the Village Form District which may contain a small-scale village center with a mixture of uses, such as offices, shops, restaurants, services and a diversity of housing types that may be higher in density than the rest of the district. The proposed development complies with Guideline 1 of the Cornerstone 2020 Comprehensive Plan because it provides a different housing type than that which is available in the immediate area.

Guideline 2-Centers

The proposed development complies with the intent and applicable Policies of Guideline 2-Centers. The subject property is located adjacent to a village center and will thus be supported by the village-serving commercial uses located there. In addition, the building proposal is compact, using approximately half the site for building area and preserving the remainder, and is compatible with the adjacent commercial multi-family and institutional uses surrounding the subject property.

Guideline 3-Compatibility

The proposed development complies with the intent of Guideline 3 and with its applicable Policies. The subject property was previously approved for a medical office building, two 45-foot tall condominium buildings and a branch bank. The site of the proposed branch bank has been developed as a Kroger fuel station, while the remainder has remained undeveloped. The proposed 45-foot tall apartment building will be compatible with surrounding uses, as there are several multi-story buildings in the area, the site will be landscaped to buffer any parking area, and the Applicant will use building materials compatible with those in the area. In addition, the density of the proposed development is compatible with the office and commercial uses surrounding it, although it is higher than the surrounding single-family area. Policy 13 of Guideline 3 encourages the location of housing for the elderly near shopping and transit routes. Policy 14 states that appropriate/inclusive housing should be provided throughout Jefferson County and that variable-priced housing should be dispersed throughout the community. Policy 15 states that "[f]orm district standards should encourage the use of innovative methods such as clustering, mixed-use developments, and accessory apartments to increase the production of appropriate/inclusive housing." The proposed development clearly

pedestrians across Timber Ridge Drive to connect the office and residential uses on the south side to the commercial center on the north side. Although the site is not served by TARC with anything other than an express route, the Applicant is also researching providing additional transport services to its residents.

#### Guidelines 10-Flooding and Stormwater and 11-Water Quality

The proposed development complies with the intent and applicable Policies of Guidelines 10-Flooding and Stormwater and 11-Water Quality. The proposed development has been designed to minimize the disturbance of the floodplain area of the subject property and to minimize the impact on the intermittent stream that runs through the subject property. The Applicant is providing a combination water quality/detention basin to slow the flow of and clean surface water coming from the building and site parking. The proposed development is also minimizing the amount of impervious surface by building up, not out, and providing an appropriate level of parking. The Applicant will use best management practices to ensure that sediment from erosion does not impact the floodplain area of the subject property.

#### Guideline 12-Air Quality

The proposed development complies with the intent and applicable Policies of Guideline 12-Air Quality. The proposed development is surrounded by services for residents, including restaurants, banking, a grocery, at least two pharmacies, offices, and other commercial uses. All of these services are within an easy walk from the subject property, and the Applicant is actively exploring ways to improve pedestrian access to them. The location of the proposed development near so many services will limit car travel from the subject property and its attendant air quality issues.

#### Guideline 13-Landscape Character

The proposed development complies with the intent and applicable Policies of Guideline 13-Landscape Character. The proposal, through the preservation of a significant stand of trees along River Road and the planting of significant buffers along its property lines, far exceeds the requirements for tree canopy. The Applicant proposes to remove the old driveway (formerly an extension of Mayfair Avenue) entrance onto River Road and not to have any signage or lighting on that portion of the subject property.

The Louisville Metro Planning Commission should recommend approval of the requested rezoning to the Louisville Metro Council and should approve the proposed Detailed District Development Plan.

September 8, 2016

Dear Neighbor:

We are writing on behalf of LDG Development to invite you to a meeting to discuss the rezoning of 6500 Forest Cove Lane and 7301 River Road. The proposed rezoning will change the zoning on the subject property from R-4 Single Family Residential, C-1 Commercial, R-5A Multi-family Residential and OR-1 Office to R-7 Multi-family Residential. A portion of the subject property was previously approved for medical office and multi-family buildings of the same height as the building proposed. As shown on the attached development plan, the applicant will retain approximately half of the subject property as open space and buffer area between the building and River Road and provide buffers along its boundaries with other properties.

We are holding the meeting to allow nearby property owners and neighborhood group representatives to discuss the proposal and for us to learn more about any concerns you may have. This will be an informal meeting, so please bring any questions you have or issues you'd like to discuss. Notes from the meeting will be submitted when the formal application is filed with Louisville Metro.

The meeting to discuss this proposal will be held on Monday, September 26, 2016 at 6:00 p.m. at the First Baptist Church of Prospect at 8911 U.S. Hwy. 42, Prospect, KY.

Sincerely,



Clifford H. Ashburner

cc: Kelli Jones, Sabak, Wilson & Lingo

10653840v1

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16 ZONE 1056

