

## **JUSTIFICATION STATEMENT**

**LDG Development, LLC**

**1615 N. English Station Road**

### **INTRODUCTION**

LDG Development, LLC (the “Applicant”) proposes to re-zone the property located at 1615 N. English Station Road from R-4 to R-6 and develop the largely vacant property into a multifamily residential community. The subject property is currently undeveloped and surrounded by existing developments. The Applicant proposes to construct seven 3-story multi-family buildings for a total of 168 dwelling units. The proposed development will contain several amenities, including a clubhouse, pool area, and several tree preservation areas. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

### **COMMUNITY FORM**

The proposed development complies with the intent and applicable policies of the Community Form Plan Element. The subject property is currently located in the Neighborhood form district. The Comprehensive Plan states that the Neighborhood form district is characterized “by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas.” The adjoining residential properties located west of the subject site are currently zoned R-5, a higher residential intensity than the subject site. This transition in intensity complies with the character of the Neighborhood form district.

The adjoining properties located east and south of the subject site are currently zoned PEC and contain several distribution facilities, including Goodman Distribution, Inc., Kroger Distribution Center, and Avante Health Solutions. The proposed multi-family community blends compatibly between the more intense PEC industrial/commercial area and the nearby residential community. The proposed multi-family community is an appropriate transition considering the surrounding density and complies with the character of the Neighborhood form district.

### **MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The policies of the Mobility Plan Element seek to improve “mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers.” The proposed development is located adjacent to several industrial businesses and is north of a heavily commercialized area that includes restaurants, shopping stores, and offices. The placement of the proposed development provides access to nearby employment centers, complying with the intent of the Mobility Plan Element.

### **COMMUNITY FACILITIES**



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The proposed development complies with the intent and applicable policies of the Community Facilities Plan Element. The subject property is adequately served by all utilities.

### **ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. A diversity of housing options in the community will provide housing opportunities to residents in different stages of their lives. Additionally, the development makes use of currently vacant land; repurposing it to provide an increase in housing options.

### **LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The Livability Plan Element encourages the "... use of conservation subdivisions and other practices that conserve open space and natural features." The subject property is vacant, and the proposed development will comply with the tree canopy sections of the Land Development Code. The bulk of the existing tree canopy located on the northern and southeastern boundaries of the property are to be maintained. A tree preservation area on the western boundary abutting the adjoining property will be maintained. The proposed development will offer significant open space around the structures and provide buffering between the adjacent properties and roadway.

### **HOUSING**

The proposed development complies with the intent and applicable policies of the Housing Plan Element. Goal 1 of the Housing Plan Element recommends the expansion of a diverse range of housing choices and Goal 2 promotes the development of connected, mixed-use neighborhoods. The proposed development will offer a diverse housing type to an area that is predominantly single-family housing and industrial development. The transition from single-family lower intensity use to the proposed higher intensity multi-family use promotes the mixed-use goals of the Housing Plan Element.



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