

## JUSTIFICATION STATEMENT

### LDG Multifamily, LLC

#### 3323 and 3325 Freys Hill Road

### INTRODUCTION

LDG Multifamily, LLC (the "Applicant") proposes to re-zone the properties located at 3323 and 3325 Freys Hill Road from R-4 Single-Family Residential to R-7 Multi-Family Residential and C-2 Commercial and re-develop the site into thirteen three-story multi-family buildings with 312 total dwelling units. A 15-foot strip along the northern property line adjacent to a utility access easement that is shared with the property owner to the north is proposed to be rezoned to C-2. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

### COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Neighborhood Form District, which the Comprehensive Plan states:

[I]s 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, but not be limited to, . . . high density multi-family housing.

Comp Plan, §3.1.3. Here, the proposal is consistent with the Neighborhood Form district as it proposes high-density multi-family apartments near minor arterial Westport Road in a manner that is compatible with nearby land uses. The proposal is also consistent with the pattern of development, scale, and site design in the area, which features both single-family and multi-family housing. There are commercial properties and apartment uses within an R-6 zone (The Legends at Indian Springs) to the north of the subject properties near Westport Road, and a multi-family patio home development in an R-6 zone immediately to the south off of Freys Hill Road (Wimberley Hill).

The proposal is compatible with the ~~scale and site design~~ of the surrounding neighborhoods. The proposed three-story apartment buildings are consistent with the scale of

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development in the area, including the three-story Legends at Indian Springs development and the four-story Aloft hotel to the north on Westport Road. The development will be adequately set back from Freys Hill Road as the clubhouse and community pool will be located on the west side of the property near Freys Hill Road with the apartments buildings set further back behind the clubhouse and more than 37,000 square feet of open space. The subject property has easy access to Westport Road and I-265.

### **MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Freys Hill Road, which is a primary collector off of minor arterial Westport Road. There will be one primary entrance/exit off of Freys Hill Road and a second emergency gated 2nd entrance with gravel drive. The thirteen multi-family buildings will be connected by a single loop vehicle use and parking area. 419 parking spaces will be provided. The proposed development will provide sidewalks along Freys Hill Road and within the development that will connect the multi-family buildings to the development's recreational open space and clubhouse, and pool.

### **COMMUNITY FACILITIES**

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, including water and sewer.

### **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 serve employers and employees alike. The subject property is near the existing commercial center along Westport Road, and has easy access to Westport Road and I-265.

### **LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development includes more than 83,000 square feet of recreational open space as well as a clubhouse, playground, and community pool. The proposed development will comply with the tree canopy sections of the LDC. The proposed development will include detention areas to ensure that property downstream is not adversely affected by stormwater from the development. The applicant will provide sidewalks along Freys Hill Road and within the development that will connect the multi-family buildings to the development's recreational open space and clubhouse, and pool. The subject property is also close to E.P. "Tom" Sawyer State Park, which includes extensive recreational opportunities and walking trails.

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**HOUSING**

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will add 312 housing units and supports a diversity of housing options in the area. Further, the subject property is very close to the regional shopping center at Springhurst, which includes general merchandise, hardware, home goods, and other retailers, along with a variety of restaurants and entertainment uses.

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