

## JUSTIFICATION STATEMENT

**LDG Multifamily, LLC**

**4101 Westport Road**

### INTRODUCTION

LDG Multifamily, LLC (the “Applicant”) proposes to re-zone the property located at 4101 Westport Road from R-7, OR-3, C-N, and C-1 to R-7 and develop the largely vacant property into a multifamily residential community. The subject property is currently used as both commercial (Plant Kingdom) and multifamily residential, though most of the property remains undeveloped. 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 Suburban Marketplace Corridor form district. The Comprehensive Plan states that within the Suburban Marketplace Corridor “medium-density residential uses may serve as a transition area from lower to higher-density residential uses and should be encouraged in this form.” The surrounding properties along Westport Road are zoned for commercial and office use, however, the properties to the north and south of the subject property are zoned residential. The subject property is largely already zoned R-7 but is adjacent to single family residential uses. The proposed development complies with the Suburban Marketplace Corridor recommendations as it creates a transitional area between the residentially zoned properties and the high-intensity commercial uses along Westport Road. The proposed development reflects the diverse character of the surrounding uses and provides a reasonable transition between the higher and lower intensity uses.

### MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The policies of the Mobility Plan Element promote “...healthy lifestyles and reduced congestion, new development and redevelopment should provide for the movement of pedestrians, bicyclists and transit users, where appropriate.” The proposed development includes sidewalks around the north, west, and south boundaries of the property. Furthermore, a proposed round-a-bout is included in the plan to improve the function of the intersection of Westport Road and Ridgeway Avenue on the north side of an active rail line that runs south of Westport Road. The round-a-bout will safely provide access to Ridgeway Avenue and Westport Road, two heavily trafficked roadways in the area. The proposed round-a-bout will decrease traffic congestion and promote safer travel for both vehicular commuters and pedestrians. The current design of the intersection has been deemed unsafe by many residents. The proposal calls for adequate parking for the proposed use, but requests flexibility due to the variability in future tenant needs. The proposed development includes two entrances, one each on Westport Road and Ridgeway Avenue.

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## **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.

## **ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. An Objective of the Economic Development Plan Element recommends “Targeted business sectors (e.g., advanced manufacturing, business services, food and beverage, lifelong wellness and aging care, logistics, and hospitality and tourism) are supported.” The subject property is located near a heavily commercialized portion of Westport Road that includes several restaurants, fitness centers, a grocery store, and the Chenoweth Square shopping center. The proposed development promotes access to the targeted business sectors that the Economic Development Plan Element recommends.

## **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 predominantly vacant, but will comply with the tree canopy sections of the LDC. The bulk of the existing tree canopy located on the northern boundary of the property is to be maintained. The proposed development will offer significant open space around the buildings and provide buffering between the adjacent properties and roadways. There will be no increase in drainage run off to the state roadways and the site lighting shall not shine in the eyes of drivers. Developing denser housing within walking distance to commercial uses like Target and the restaurants and other small businesses in St. Matthews will also reduce vehicle miles traveled, lowering emissions from automobiles.

## **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 facilitation of 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 commercial properties. An existing apartment complex sits on the subject property, however there are only 24 total units. The proposed development will include 296 units, offering significantly more housing opportunities.

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