

Justification Statement

GKG Investments, LLC

2400 Lower Hunters Trace

INTRODUCTION

GKG Investments, LLC (the “Applicant”) proposes to rezone the property at 2400 Lower Hunters Trace (the former site of Gagel’s Truck Farm) from R-4 Single-Family Residential to R-6 Multi-Family Residential to allow for the redevelopment of the property as an apartment community. The proposed development will include 8 residential buildings and a clubhouse and property management office. The proposed buildings are two and three stories tall. The proposed development includes open space and buffering on all property boundaries but especially adjacent to the single family homes along Cady Drive. The subject property is surrounded by single-family homes to the west and south, an elementary school campus to the south and east, and single and multi-family properties to the north. The subject property is in the Neighborhood Form District.

COMMUNITY FORM

The proposed development complies with the intent and applicable Guidelines and Policies of the Community Form Plan Element. The Neighborhood Form District contemplates a variety of residential uses, including single-family and multi-family and allows densities from low to high. The Neighborhood Form also encourages “diverse housing types in order to provide housing choice for differing ages, incomes and abilities.” The proposed development is an apartment community within an area that contains mostly single-family development with some multi-family nearby. Lower Hunters Trace is a primary collector road, an appropriate location for multi-family development. The proposed development will include significant buffers where it abuts single family uses and contains multiple building heights in order to create visual interest. In addition, the Applicant has designed the parking areas so that parking spaces do not face the adjacent residential uses on Cady Drive.

MOBILITY

The proposed development complies with the intent and applicable Guidelines and Policies of the Mobility Plan Element. The subject property is a former commercial property located on Lower Hunters Trace, a primary collector. The subject property is also directly adjacent to a school and a relatively short distance from the commercial and service uses along Dixie Highway. The Mobility Plan Element encourages new development to provide pedestrian and bicycle infrastructure and to locate near complementary uses and along roads that have adequate capacity. The proposed development will include sidewalks within it and along Lower Hunters Trace, an area where sidewalks are intermittent. Pedestrians from the subject property will be able to access

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the adjacent school campus as well as Ormsby Heights Baptist Church. The Applicant will dedicate right of way along Lower Hunters Trace to allow for its future expansion.

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. The proposed development will reuse an existing commercial greenhouse property to provide additional housing opportunities in the area. The proposed development will provide new housing options near the commercial uses on Dixie Highway and not far from the many employers in Riverport.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed redevelopment of the subject property will result in a modest increase in impervious surface but will also result in a significant increase in tree canopy on the subject property (6% to 35%). The subject property contains no steep slopes or streams, and the Applicant has redesigned its stormwater system in consultation with MSD. The proposed development will also provide valuable sidewalk connections and will contain recreational open space.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. A primary objective of the Housing Plan Element is to provide housing choice throughout our community. The proposed development will provide another housing choice in this area of the community. The proposed development will provide a newer, more accessible style of multi-family development that will provide connections to existing sidewalks in the area. The proposed development will also provide recreational open spaces on-site and will provide buffers adjacent to the homes on Cady Lane.

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