

## **JUSTIFICATION STATEMENT**

### **LDG Development, LLC**

#### **3042 Hikes Lane**

### **INTRODUCTION**

LDG Development, LLC (the “Applicant”) proposes to re-zone the properties located at 3042 Hikes Lane from R-5 Single-Family Residential to R-7 Multi-Family Residential to allow for the construction of 276 dwelling units on approximately 9.63 acres. 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 currently located in the Neighborhood Form District. The Comprehensive Plan states that the Neighborhood Form District:

[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. . . . These types may include, but not be limited to, . . . high density multi-family housing.

Here, the proposal is consistent with the Neighborhood Form District as it proposes to develop the currently vacant properties into a multifamily residential development with 276 dwelling units off of a minor arterial, Hikes Lane. The proposed development is near many services and commercial spaces, including McMahan Plaza and the remainder of the Hikes Point area less than half of a mile away, several nearby churches, and several schools, both public and private. The proposed buildings are somewhat taller than nearby multi-family communities but will blend compatibly with surrounding uses and buildings through the use of building design and buffers.

### **MOBILITY**

The proposal complies with the intent and applicable policies of the Mobility Plan Element. The site has easy access to Hikes Lane, Breckenridge Lane to the east, Taylorsville Road and Interstate 264 to the north, and Bardstown Road to the west. Further, there are sidewalks that extend across the frontage of the subject property less than one half of a mile to Breckenridge Lane and the large variety of goods and services there. There are also pedestrian connections to the

churches and schools to the south and west of subject property along Hikes Lane. TARC service runs along Hikes Lane and connects with an express route on Breckenridge Lane. Bicycle parking will also be provided.

### **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. Sanitary sewer is available by lateral extension. The Applicant will work with local utilities and agencies to ensure that utility service remains available to serve the proposed development.

### **ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposal calls for the development of 276 multifamily dwelling units that will provide housing in a new residential community with amenities not found in many existing residential communities in the area. Density in this area, where there is adequate capacity on area roads, public transit available and a plethora of nearby stores and service providers, is appropriate.

### **LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal will retain open space and comply with the tree canopy sections of the LDC. In addition, the proposed development's location less than one half of a mile from Hikes Point (designated as a Regional Center) will reduce vehicle miles traveled by residents of the proposed development.

### **HOUSING**

The proposed development complies with the intent and applicable policies of the Housing Plan Element as will provide 276 new multifamily dwelling units in an area with little recent development. The site has excellent access to Hikes Lane, Breckenridge Lane, Bardstown Road, and Interstate 264. Further, the subject property is in an area with existing TARC stops nearby and access to an express route on Breckenridge Lane.