

## LDG DEVELOPMENT

STATEMENT OF COMPLIANCE  
12201 AND 12207 AVOCA ROAD

CASE NO. 16ZONE1074

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### INTRODUCTION

The applicant, LDG Development, proposes to construct 408 apartments on approximately 28.4 acres located between Avoca Road and Heafer Road in eastern Jefferson County. The subject property is adjacent to a Metro park and the Berrytown YMCA and is bordered on the east by the Middletown Fire District Training Station and a small industrial property along Old Henry Road. The subject property is close to the Eastpoint Business Center and the Middletown Industrial Park, two large employment centers. The proposal includes 18 residential buildings as well as a clubhouse and pool. The proposal is to re-zone the property from R-4 Single-Family residential and PRD Planned Residential District to R-6 Multi-Family residential.

### GUIDELINE 1 - COMMUNITY FORM

The subject property is located in the Neighborhood Form District. Neighborhood Form Districts encourage different housing types as long as those different housing types are designed to be compatible with nearby uses. The subject property is surrounded on the south by the CSX rail line, on the east by a small industrial property and the Middletown Fire District Training Center, on the north by a mixture of multi-family and single-family residential uses, and on the west by a park and YMCA facility. The subject property is also near the employment and commercial areas along Old Henry Road and N. English Station Road. The Cornerstone 20/20 Comprehensive Plan recommends locating multi-family in this area, near employment centers and a mixture of service/retail uses.

### GUIDELINE 3 - COMPATIBILITY

The proposed development complies with the Intent and Policies of Guideline 3 - Compatibility. The subject property is located in a mixed use area near employment centers and other services, including the large retail and commercial center along N. English Station Road. The proposed development will have its primary access from Avoca Road, with secondary access points on Heafer Road and N. English Station Road, though most traffic will use Avoca Road except during exceptionally heavy traffic on Old Henry Road. The proposal has been designed to be compatible with nearby properties and uses through providing open space and buffer areas along the property perimeter. The applicant will meet or exceed all Land Development Code requirements regarding screening and lighting.

16 ZONE 1074

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#### **GUIDELINE 4 - OPEN SPACE**

The proposed development complies with the Intent and applicable Policies of Guideline 4 - Open Space. The proposed development includes approximately double the amount of on-site open space and shows a pedestrian connection to the adjacent park and YMCA facility providing ample opportunity for recreation for the residents of the proposed development.

#### **GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES**

The proposed development complies with the Intent and applicable Policies of Guideline 5 - Natural Areas and Scenic and Historic Resources because the subject property contains a small cemetery around which the applicant is proposing an adequate buffer and because the subject property contains no other scenic or historic resources.

#### **GUIDELINE 7 - CIRCULATION**

The proposed development complies with the Intent and applicable Policies of Guideline 7 - Circulation. The proposed development has three access points for the use of residents within the complex. The main entrance will continue to be on Avoca Road, with two secondary entrances, one each on Heafer Road and North English Station Road. The applicant is conducting a traffic study in order to determine whether any roadway improvements will be necessary. The applicant is also providing a pedestrian connection to the park and YMCA facilities to the west of the subject property. The applicant has designed the secondary entrances to be just that, secondary, in order to encourage the use of the main entrance, while providing the ability to access the Berrytown neighborhood. A previous proposal on the subject property included a large right-of-way dedication along Avoca Road. As Avoca Road has been closed at its crossing of the active rail line to the south of the subject property, no further right-of-way dedication is needed.

#### **GUIDELINE 9 - BICYCLE, PEDESTRIAN AND TRANSIT**

The proposed development complies with the Intent and applicable Policies of Guideline 9 - Bicycle Pedestrian and Transit. The proposal contains a pedestrian connection to the property to the West which contains a large recreational facility and will provide sidewalks along Heafer Road, improving pedestrian access from the subject property into the Berrytown neighborhood. The proposal will contain bicycle parking facilities as required by the LDC.

#### **GUIDELINE 10 - FLOODING AND STORMWATER**

#### **GUIDELINE 11 - WATER QUALITY**

The proposed development complies with the Intents and applicable Policies of both Guidelines 10-Flooding and Stormwater and 11-Water Quality. The proposed development will contain a large detention area at the southeast corner of the site which will act as both a water quantity control device and a water quality device. None of the subject property is located in the

16 ZONE 1074

flood plain, and large portions of the subject property remain open space due to the design of the proposed development.

**GUIDELINE 12 - AIR QUALITY**

The proposed development complies with the Intent and applicable Policies of Guideline 12-Air Quality. The applicant is conducting a traffic study in order to determine the potential impact on area roads from the proposed development. However, locating housing near large employment centers should reduce vehicle miles traveled overall, limiting the impact that commuters have on the environment. The proposed development also contains sidewalks and is located near the Berrytown YMCA and park, providing needed open space to residents of the proposed development.

**GUIDELINE 13 - LANDSCAPE CHARACTER**

The proposed development complies with the intent and applicable Policies of Guideline 13-Landscape Character. The proposal will contain more than the required amount of tree canopy and more than the required width of landscape buffer areas. The applicant will work with staff and adjacent property owners to refine its screening plan as the case progresses.

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