

REVISED DETAILED DISTRICT DEVELOPMENT PLAN
JUSTIFICATION STATEMENT

LDG Development, LLC

18ZONE1052

709 E. Gray St. & 616-634 S. Shelby St.

LDG Development, LLC (the “applicant”) requests the approval of a Revised Detailed District Development Plan for the properties located at 709 E. Gray Street and 616-634 S. Shelby St. (the “subject properties”), which are the subject of the previously approved Detailed District Development Plan in Case No. 18ZONE1052. The subject properties were previously proposed to be developed into a seven-story apartment building, but the applicant has revised its plans and now proposes a four-story apartment building with 250 dwelling units with a 304-space underground parking garage. The applicant also now proposes the development of a second tract of properties located across Gray St. from the subject properties at 708-730 E. Gray Street into a second four-story apartment building with 94 dwelling units. The proposed development will comply with the site design requirements of the Land Development Code, including the previously-approved variances in 18ZONE1052.

The proposed multi-family residential use is consistent with the Traditional Neighborhood Form District in which the subject properties sit, and the residential character of the surrounding area. There are numerous similar multi-family developments nearby, including the 310@Nulu apartments at Hancock and Jefferson Streets, and the Main and Clay apartments. The subject properties have easy access to Interstate 65 and the Downtown core, as well as the nearby commercial uses along Broadway.

There are no natural resources on the property that will be adversely affected by the proposal. The subject properties are currently used as an industrial building (709 E. Gray St.), a small religious use (616-634 S. Shelby St.), and a parking lot (708-730 E. Gray St.).

The plan is designed to ensure the safe and efficient movement of drivers and pedestrians to the site. The applicant proposes to retain all existing sidewalks along Gray, Shelby, and Clay Streets. The access points for the proposed underground parking garage will be located off of Springer Alley, which will maximize safety for pedestrians and vehicle traffic.

The revision to the plan is designed to preserve 23,998 square feet of open space in two interior courtyards of the apartment building proposed at 709 E. Gray and 616-634 S. Shelby Streets. The building at 708-730 E. Gray Street will retain 6,321 square feet of open space in the rear of the property.

There are provisions for adequate drainage facilities associated with the proposed improvements, which drainage facilities were reviewed as part of the most recent development plan approval.

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The overall site design remains compatible with existing and future development in the area. The proposed revision improves on the previous iteration of the plan by reducing the proposed building height and adding a second apartment building across Gray Street. The plan remains consistent with the residential character of the surrounding area and the other multi-family developments in the area.

The proposal is in conformance with the Comprehensive Plan and Land Development Code. The proposed revision improves on the previous iteration of the plan by reducing the proposed height from seven-stories to four-stories, and adding a second apartment building across Gray Street. Variances for building height and encroachment on the required setbacks were already approved in Case No. 18ZONE1052, and the applicant will seek similar variances for the building proposed at 708-730 E. Gray Street.

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