

JUSTIFICATION STATEMENT

LDG Development, LLC

4011 and 4201 South Park Road and 9007 Blue Lick Road

Case No. 19ZONEPA0066

INTRODUCTION

LDG Development, LLC (the "Applicant") propose to re-zone the property located at 4011 and 4201 South Park Road and 9007 Blue Lick Road from R-4 Residential and OR-1 Office/Residential to R-6 Residential and OR-1 Office/Residential (current OR-1 zone to remain) and re-develop the site into thirteen three-story apartment buildings (24 apartment units per building for a total of 312 units). For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan and the Detailed District Development Plan requirements.

COMMUNITY FORM

The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Neighborhood Form District, which the Comprehensive Plan states is a form "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 a high-density multi-family residential use located along a minor arterial (Blue Lick Road). The proposal is also consistent with the pattern of development, scale, and site design in the area, which features other similar multi-family developments to the west across Blue Lick Road, including Hickory Trace, White Oak Park, and Falcon Crest Apartments (all of which are zoned R-6 or R-7). Single-family residential uses border the property to the north and east. The site has easy access to the interstate system, including I-65 to the west via South Park Road and I-265 to the south via Blue Lick Road. The property also has easy access to the commercial corridor along Preston Highway to the west.

MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via Blue Lick Road, a minor arterial, and South Park Road, a primary collector. The site has easy access to the interstate system, including I-65 to the west via South Park Road and I-265 to the south via Blue Lick Road. The existing stub roads to the north, Delee Way and Narcissus Drive, will not be fully connected as the development is designed to be self-contained. Connecting these stubs would result in traffic from the proposed apartment community through the neighborhoods to the north, and vice versa—

an undesirable situation for all parties. The proposed development will provide a gated access point on Delee Way that will provide emergency access but will not be open to the free flow of traffic. Plan 2040 provides that new developments should “[e]nsure that transportation facilities . . . *are compatible with* and support access to surrounding land uses.” (Policy 3.12) (emphasis added). Here, the applicant is proposing a solution that is compatible with the neighborhood to the north as it will keep all traffic from the proposed apartment community internal, while providing emergency access. The proposed development will also provide internal sidewalks throughout the development. Sufficient parking will be provided for residents.

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 use will create 312 housing units on a large undeveloped tract of land near Interstates 65 and 265 that near other multi-family developments. The subject property is also near the commercial corridor along Preston Highway to east.

LIVABILITY

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed multi-family development has convenient access to the interstate system and is being developed near other residential and multi-family residential uses. Residents will have easy access to the commercial node at the intersection of Blue Lick Road and South Park Road, as well as the commercial center along Preston Highway. The proposed development will comply with the tree canopy sections of the LDC. The applicant will provide internal sidewalks.

HOUSING

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed use will create 312 housing units with numerous amenities, for residents, including a clubhouse, pool, playground, and dog park.

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