

JUSTIFICATION STATEMENT

LDG Multifamily, LLC

709 E. Gray Street (aka 715 E. Gray Street) and 618-634 S. Shelby Street

Case No. 18ZONE1052

INTRODUCTION

LDG Multifamily, LLC (the “Applicant”) proposes to re-zone the properties located at 709 E. Gray Street (aka 715 E. Gray Street) and 618-634 S. Shelby Street (the “Properties”)—the half block bounded by Clay Street to the west, Springer Alley to the north, Shelby Street to the east, and Gray Street to the south—from M-3 Industrial and OR-2 Office/Residential to C-2 Commercial. The proposal also includes permanently closing the unnamed north-south alley between Springer Alley and Gray Street. The re-zoning will allow the Applicant to re-develop the site into a five-story multi-family residential development along with a community room and an internal parking garage. For the reasons set out below, the proposed rezoning complies with the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 1 - COMMUNITY FORM

The proposal complies with the intent and applicable policies of Guideline 1, Community Form. The Properties are located in the Traditional Neighborhood Form District, which the Comprehensive Plan states is a form “generally characterized by a range of residential densities and a variety of housing types, street patterns which include alley ways, on-street parking, occasional office uses on predominantly residential blocks, and proximity to parks and open spaces and to marketplace corridors or to the downtown.” Here, the proposal is consistent with the residential form district and recent development in the area, which includes the nearby three-story Phoenix Place Apartments multi-family development two blocks to the north of the Properties, and the four-story 310@Nulu Apartments multi-family development three blocks to the northwest. The proposed development is also consistent with the proposed C-2 zoning district and the intent and policies of Guideline 1 as it will support the redevelopment, enhancement and preservation of the existing Phoenix Hill neighborhood.

GUIDELINE 2 - CENTERS

The proposal complies with the intent and applicable policies of Guideline 2, Centers. The Properties are surrounded by existing activity centers. The Properties are located one block north of the activity center along Broadway, one block southeast of the medical district, and 4-5 blocks south of the NuLu activity center along Jefferson and Market Street. The proposal is consistent with the intent and applicable policies of Guideline 2 as it will bring needed compact residential development to each of the existing activity centers. The proposed multi-family residential development is a much better fit for these urban-edge Properties than the existing

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manufacturing use given their proximity to Broadway, downtown, NuLu, and the city's medical district.

GUIDELINE 3 - COMPATIBILITY

The proposal complies with the intent and applicable policies of Guideline 3, Compatibility. The proposal is a re-use of an existing manufacturing site into a dense, multi-family residential use in an existing residential form district that is surrounded by commercial, retail, single-family residential, and other dense multi-family residential uses. The other nearby multi-family developments, Phoenix Place Apartments and the 310@NuLu Apartments, are of similar height to the proposed development as they are three and four stories, respectively. The proposal will not have adverse traffic, parking, noise, or visual impacts on the surrounding uses due to the Properties' location near Broadway, downtown, NuLu, and the city's medical district and the proximity of transportation facilities along Chestnut Street and Broadway. The Properties are surrounded by activity centers to the south, north, and northwest, has easy access to the major arterial, Broadway, one block to the south, and are fully integrated into the urban street grid. The proposal provides far more than the required minimum parking. The proposed internal parking garage will accommodate 330 parking spaces, and 24 on-street parking spaces will also be retained along Clay and Gray Streets.

GUIDELINE 4 - OPEN SPACE

GUIDELINE 5 - NATURAL AREAS AND SCENIC AND HISTORIC RESOURCES

The proposal complies with the intent and applicable policies of Guideline 4, Open Space, and Guideline 5, Natural Areas and Scenic and Historic Resources. The applicant will provide approximately 11,400 square feet of courtyard and common open space for the use of residents—more than three times the required amount. No natural resources are located on the site. The applicant will document the existing structures on the Properties before removing them.

GUIDELINE 6 – ECONOMIC GROWTH AND SUSTAINABILITY

The proposal complies with the intent and applicable policies of Guideline 6, Economic Growth and Sustainability. The proposal is to re-develop these downtown-edge Properties currently used for manufacturing into a dense multi-family development that is consistent with the residential character of the immediate surrounding area. The proposal is also consistent with the intent and policy of Guideline 6 to invest in downtown and older neighborhoods, such as Phoenix Hill, and to re-develop industrial properties into to neighborhood serving uses.

GUIDELINE 7 - CIRCULATION

GUIDELINE 8 - TRANSPORTATION FACILITY DESIGN

GUIDELINE 9 – BICYCLE, PEDESTRIAN, AND TRANSIT

The proposal complies with the intent and applicable policies of Guideline 7, Circulation, Guideline 8, Transportation Facility Design, and Guideline 9, Bicycle, Pedestrian, and Transit. The proposal includes an internal parking garage adequate to support the proposed multi-family

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development, and the Properties are fully integrated into the urban street grid. The Properties have easy access to the major arterial Broadway one block to the south, which provides easy connection to downtown to the west and the Highlands to the east. Clay Street provides access to Jefferson, Market, and Main Streets, including the NuLu and Butchertown neighborhoods to the north. Interstate 65 can be easily accessed from Muhammad Ali Boulevard two blocks to the north. TARC stops are located at numerous points near the Properties along Broadway, Chestnut Street, and Shelby Street. The proposal retains the existing urban sidewalk grid for pedestrian access. Bike parking will be provided at convenient locations.

GUIDELINE 10 - FLOODING AND STORMWATER
GUIDELINE 11 - WATER QUALITY

The proposal should have very little impact, if any, on the surrounding waterways, complying with the intent and applicable policies of Guideline 10, Flooding and Stormwater, and Guideline 11, Water Quality.

GUIDELINE 12 - AIR QUALITY

The proposal complies with the intent and applicable policies of Guideline 12, Air Quality. The proposal should not have adverse impacts on traffic or air quality due to its location near downtown and the existing activity centers along Broadway, NuLu, and the medical district.

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