

**JUSTIFICATION STATEMENT UNDER PLAN 2040**

**3500 LEES LANE**

**LDG DEVELOPMENT, LLC**

LDG Development, LLC proposes to develop the property located at 3500 Lees Lane as a mixed residential community in a series of phases. The subject property is currently zoned EZ-1 and is located within the Suburban Workplace Form District. LDG proposes to change the zoning on the subject property from EZ-1 to R-5A, R-6, and R-7 Multifamily Residential and the form district from Suburban Workplace to Neighborhood. For the reasons set forth below, the proposed development complies with Plan 2040, Louisville Metro's Comprehensive Plan.

**COMMUNITY FORM**

LDG proposes to change the form district on the subject property from Suburban Workplace to Neighborhood. The subject property is bounded on the west, north and east by properties in the Neighborhood Form District. The change in form district will shift the line south but will result in contiguous areas of Neighborhood and Suburban Workplace form districts. The Neighborhood Form is appropriate for the subject property, as the subject property is vacant and surrounded by residential and educational uses.

*The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas.*

The proposed development complies with the Objectives and applicable Policies of the Community Form Plan Element because it proposes a mixture of zoning districts that will allow for the creation of a variety of residential uses. The initial detailed portion of the proposed development includes multifamily residences but the future sections of the proposed development may include lower density multifamily or single family uses. LDG will preserve a significant amount of trees on the subject property and has designed the proposed development to minimize disturbance of waterways on the subject property. The current detailed proposal includes open space and amenities, and the remainder of the development will follow suit.

**MOBILITY**

The proposed development complies with the Objectives and applicable Policies of the Mobility Plan Element. The proposed development contains a new public road aligned with Eureka Avenue and may include additional access points along Lees Lane. Pedestrian facilities are included in the proposed development plan, and will connect to existing sidewalks along Lees Lane. TARC service is available on Cane Run Road, less

RECEIVED

FEB 03 2022

PLANNING & DESIGN  
SERVICES

22 - 111 ZONE - 0013

than half a mile from the subject property. Existing sidewalks also connect to the nearby school property on Lees Lane.

### **COMMUNITY FACILITIES**

The proposed development complies with the Objectives and applicable Policies of the Community Facilities Plan Element. The subject property is served by sanitary sewers, and other utilities can be extended as necessary.

### **ECONOMIC DEVELOPMENT**

The proposed development complies with the Objectives and applicable Policies of the Economic Development Plan Element. The subject property, although zoned for industrial development for some time, has never been used as such. As residential and school uses have grown up around it, the subject property has become less desirable as an industrial site. The development of the subject property as a residential community is more in keeping with surrounding land uses and infrastructure.

### **LIVABILITY**

The proposed development complies with the Objectives and applicable Policies of the Livability Plan Element. The proposed development has been designed to limit disturbance to any waterways on the subject property and to include a significant amount of preserved tree canopy. The proposed development will further provide new landscaping and tree planting on the subject property as sections develop. The choice to develop the subject property as a mixture of residences will also enhance the quality of life in the area of the subject property by removing a potential large industrial site from an area in close proximity to existing schools and residences. As described above, the proposed development will also include sidewalks and is connected via sidewalk to transit service along Cane Run Road.

### **HOUSING**

The proposed development complies with the Objectives and applicable Policies of the Housing Plan Element. The proposed development will provide an opportunity for a mix of housing types located on a single site, all of which will be served by pedestrian and vehicular infrastructure. The proposed development will provide several different housing choices for people in various stages of their lives, as well. In addition, the proposed development will not displace any residents, while providing a significant number of additional residences to this area of the community.

RECEIVED

FEB 03 2022

PLANNING & DESIGN  
SERVICES

22 - ZONE - 0013