

**REZONING JUSTIFICATION STATEMENT**

**LDG Development, LLC**

**6600 and 6702 Cooper Chapel Road**

**INTRODUCTION**

LDG Development, LLC (the "Applicant") proposes to re-zone the subject properties located at 6600 and 6702 Cooper Chapel Road from PRD and R-4 to R-7 Multi-Family Residential and construct a new 288-unit multi-family development. For the reasons set forth below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

**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

[I]s 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. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to, large lot single family developments with cul-de-sacs, traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero-lot line neighborhoods with open space, and high density multi-family housing.

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Comp Plan, §3.1.3. Here, the proposal is consistent with the Neighborhood Form district as it proposes high-density multi-family housing that will bring a diversity of housing options to the area while remaining compatible with nearby land uses. The proposal is consistent with the pattern of development, scale, and site design in the area, which features numerous other multi-family developments. The Park Church Apartments are located just to the south of the subject properties along Leisure Lane, and that property is also zoned R-7. Multi-family housing can also be found northeast near the intersection of Beulah Church Road and Interstate 265 at the Arbor Creek, Aspen Glen, Avalon Springs, and Ashton Park developments. The applicant has

20-Zone-0066

also incorporate screening and buffering into the design of the proposed development to render it more compatible with adjacent uses.

### **MOBILITY**

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will have two access points along Cooper Chapel Road, which is classified as a Primary Collector. The internal parking and vehicle use areas are all interconnected. Traffic impacts to Cooper Chapel Road will be mitigated by the fact that the lots across Cooper Chapel are relatively undeveloped and by the two access points to Cooper Chapel. The site has access to I-265 via Cooper Chapel/Smyrna Parkway. Access to the commercial centers along Preston Highway and Beulah Church Road are also available via Cooper Chapel Road. Adequate parking spaces, including 20 garage spaces, will be provided. Sidewalks will be provided throughout the development and along the frontage with Cooper Chapel. The applicant will also work with Louisville Metro Parks to provide a walking connection between the subject property and McNeely Lake Park.

### **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. Furthermore, the subject property is located near the Quail Chase Golf Course, Penn Run Golf Course, and McNeely Lake Park. Southern High School and Wilt Elementary School are also nearby. Jefferson County Government facilities are also located nearby along Outer Loop Road.

### **ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. The proposed use will create 288 new apartments in this quickly developing area of Jefferson County. The development has good access to the commercial and industrial centers along Preston Highway, as well as Interstates 265 and 65. GE's Appliance Park is a 15 minute drive north.

### **LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposal calls for a community clubhouse and pool. The proposed development will comply with the tree canopy sections of the LDC. Approximately 2.5 acres of open space (including potential playgrounds and a dog park) are provided in the proposed development, and the proposed development has easy access to recreational areas such as Quail Chase Golf Course, Penn Run Golf Course, and McNeely Lake Park.

### **HOUSING**

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The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development will bring a diversity of housing options to the area, as is consistent with Plan 2040 and the Neighborhood Form District. The proposed development is near numerous recreational activities, including Quail Chase Golf Course, Penn Run Golf Course, and McNeely Lake Park.

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