

## JUSTIFICATION STATEMENT

### LDG Multifamily, LLC

4516, 4518, 4524, 4526, and 4528 Cane Run Road

Case No. \_\_\_\_\_

### INTRODUCTION

LDG Multifamily, LLC (the "Applicant") proposes to re-zone the properties located at 4516, 4518, 4524, 4526, and 4528 Cane Run Road from OR/C-1/C-2/R-4 to R-5A Residential Multi-Family and re-develop the site as a townhome complex. For the reasons set out below, the proposed rezoning complies with the applicable Plan Elements of the Plan 2040 Comprehensive Plan.

### COMMUNITY FORM

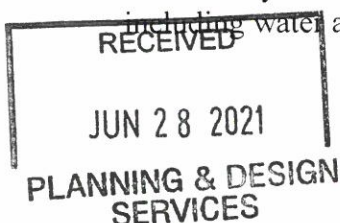
The proposal complies with the intent and applicable policies of the Community Form Plan Element. The subject property is located in the Neighborhood Form District, which the Comprehensive Plan states is a form "characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas .... 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 ....multi-family housing...." Here, the proposal is consistent with the Neighborhood Form district as it will repurpose vacant lots to serve as a townhome community, offering another form of housing not currently present in the immediate area. The proposal is compatible with the scale and site design of the surrounding single family residential properties. It also provides another form of multifamily housing to complement nearby apartment communities, such as Coventry Commons Apartments and Whispering Woods (each zoned R-7).

### MOBILITY

The proposed development complies with the intent and applicable policies of the Mobility Plan Element. The proposed development will be accessed via the existing Cane Run Road, a major thoroughfare through the western part of the city, which also has immediate access to the Watterson Expressway.

### 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.



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**ECONOMIC DEVELOPMENT**

The proposed development complies with the intent and applicable policies of the Economic Development Plan Element. A diversity of housing options in the community will serve employers and employees alike. Additionally, the development makes use of currently vacant land; repurposing it to provide an increase in housing options.

**LIVABILITY**

The proposed development complies with the intent and applicable policies of the Livability Plan Element. The proposed development increases the use of the space while retaining a green area in the center of the proposed development. The proposed development will comply with the tree canopy sections of the LDC. The proposed development will include a detention area to ensure that property downstream is not adversely affected by stormwater from the subject property. The applicant will provide sidewalks and connections to adjacent properties to ensure that pedestrians have the ability to access those properties, as well.

**HOUSING**

The proposed development complies with the intent and applicable policies of the Housing Plan Element. The proposed development provides a walkable and accessible neighborhood that is compatible with surrounding developments, while providing an example of “missing middle housing” as well.

