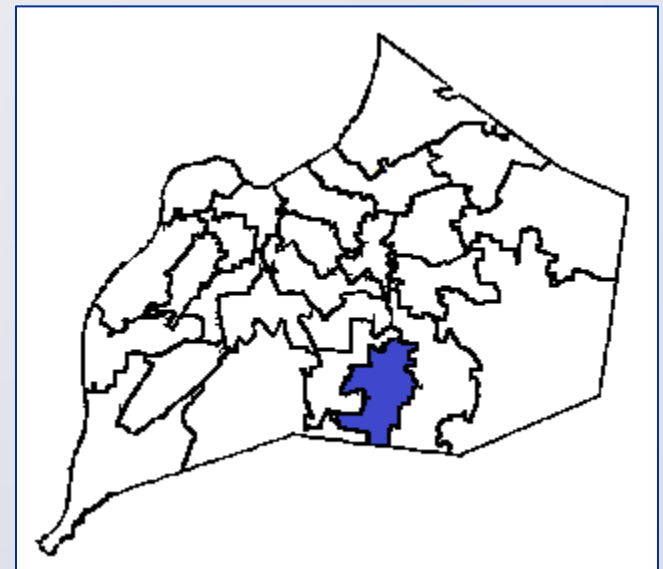
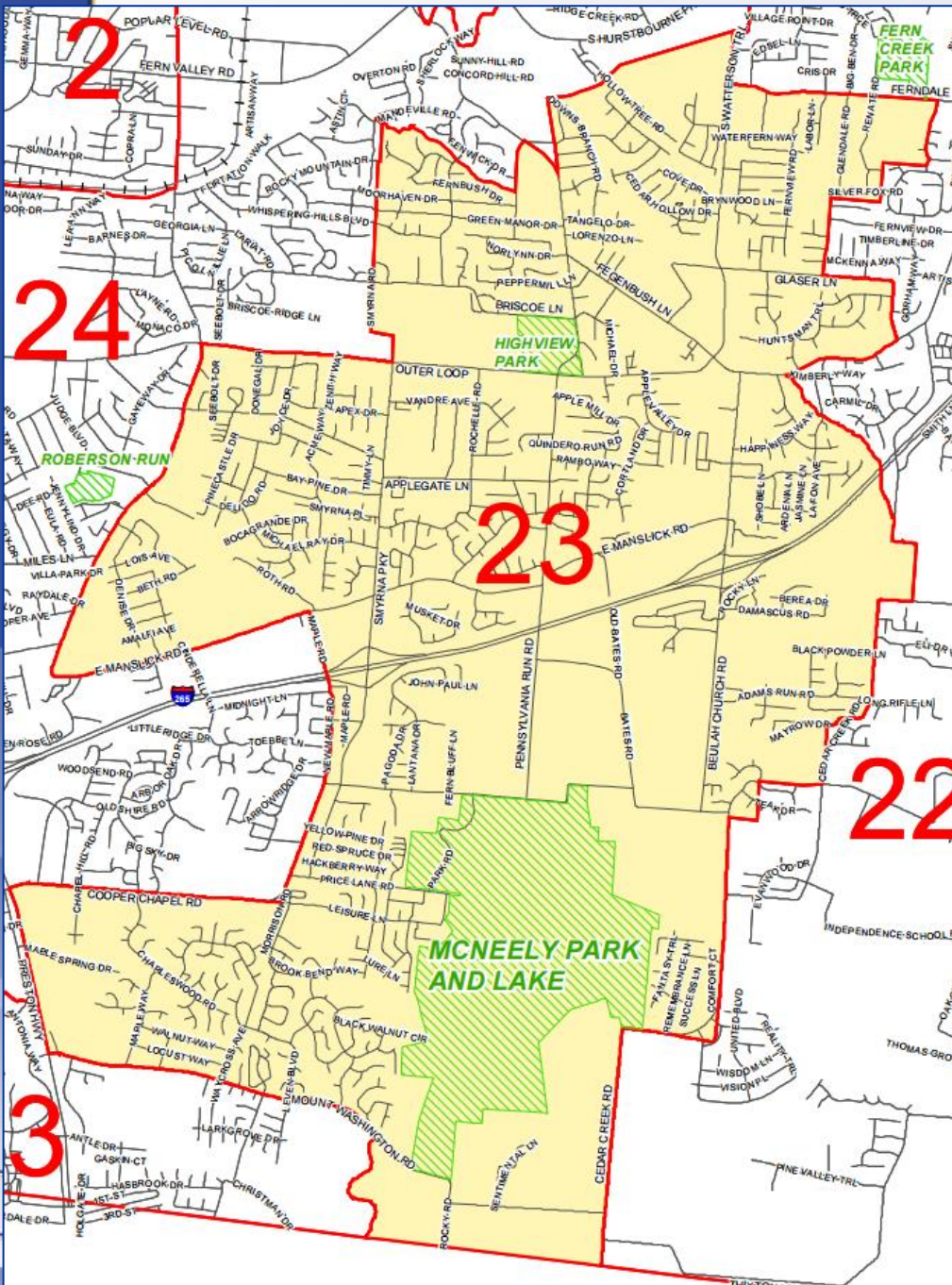


20-ZONE-0057

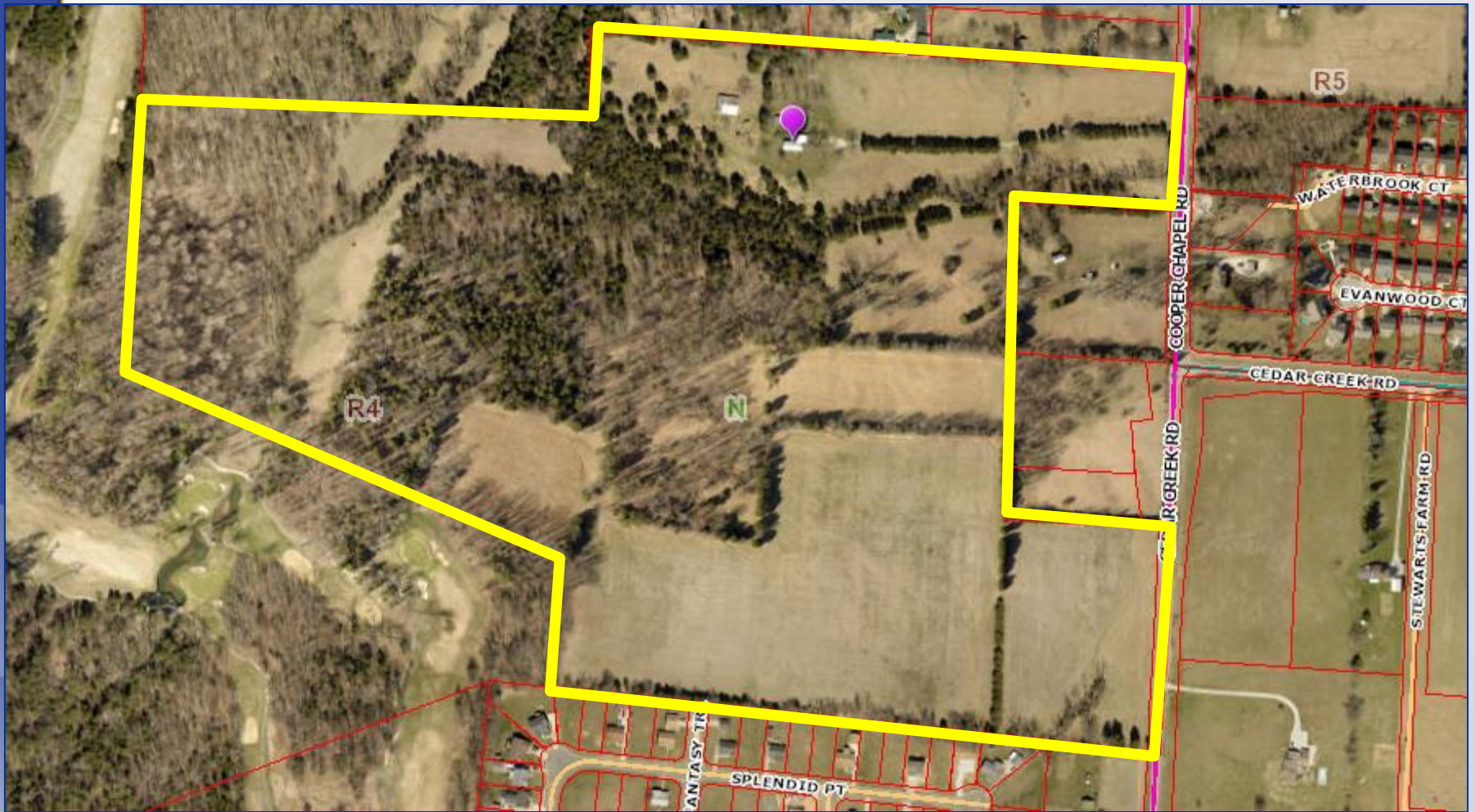
8300 COOPER CHAPEL ROAD



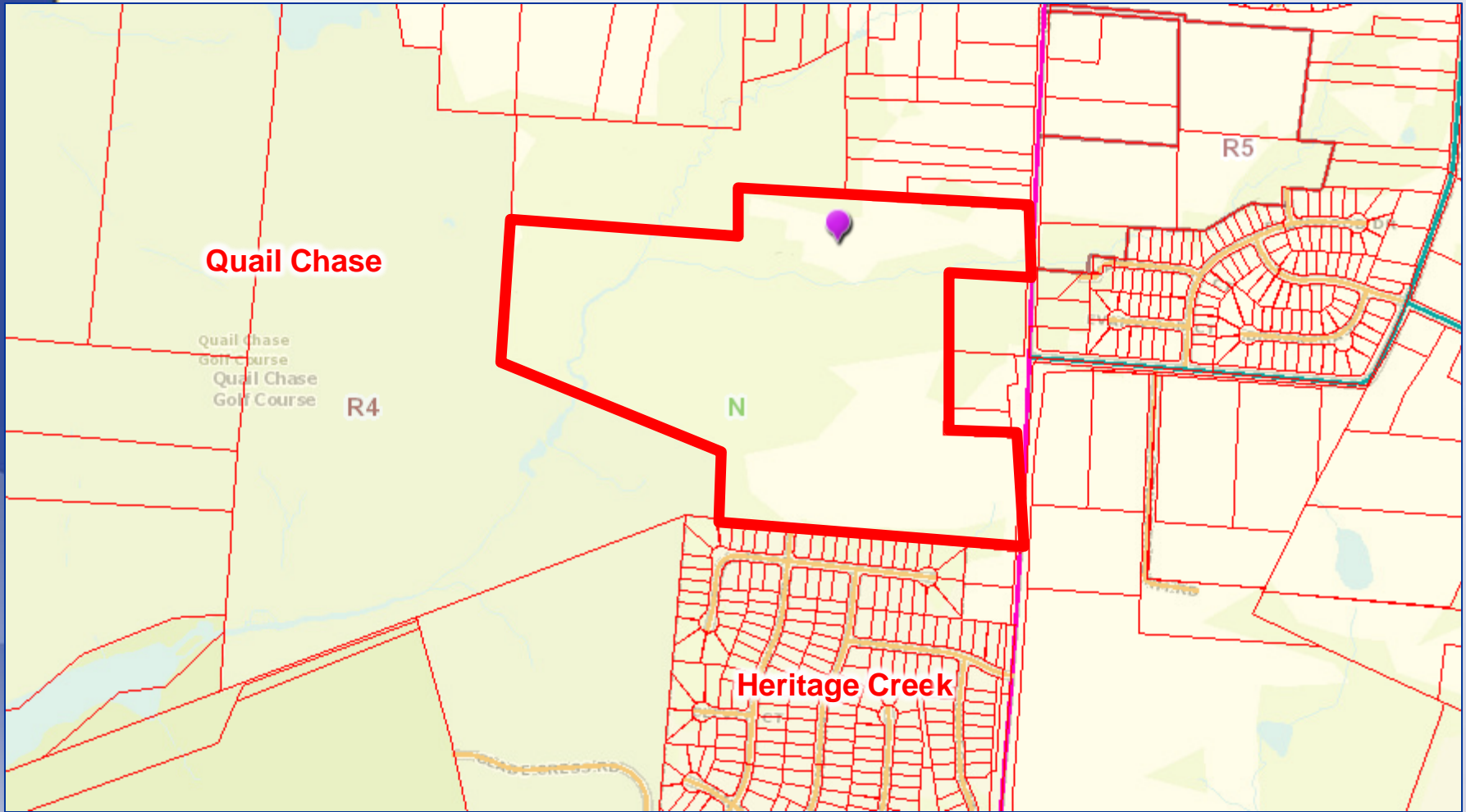
Planning & Zoning Committee
March 16, 2021



8300 Cooper Chapel
Road
District 23 -
James Peden



Existing: Vacant
Proposed: Residential



Quail Chase

Quail Chase
Golf Course
Quail Chase
Golf Course

R4

N

R5

Heritage Creek

Existing: R-4/N
Proposed: R-6/N

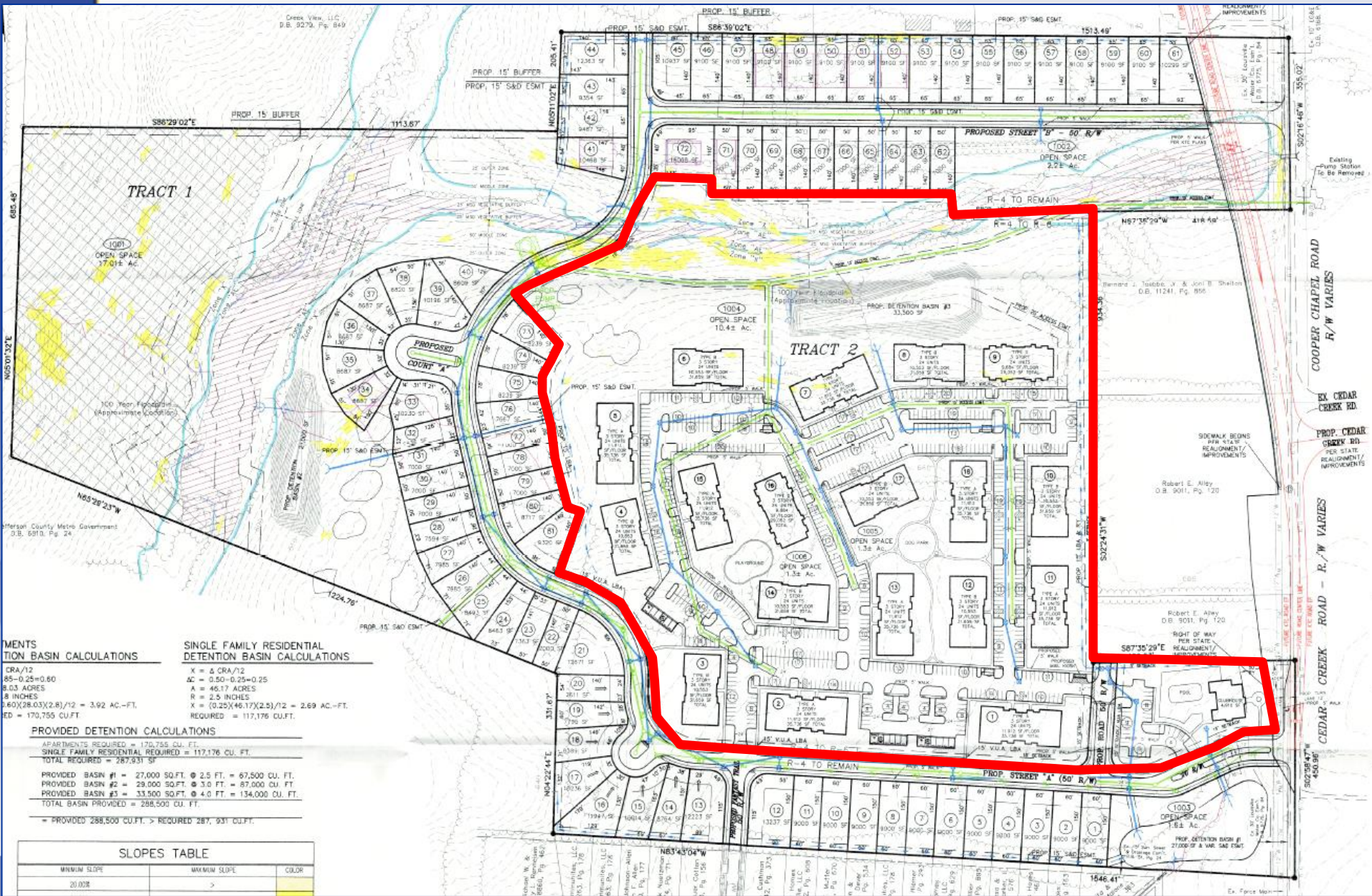
Requests

- **Change-in-Zoning** from R-4 single-family to R-6 multi-family residential (29 acre portion of site)
- **Variance** from Land Development Code (LDC), section 5.3.1.C to increase the maximum height of structures on Tract 2 from 35' to 39'
- **Detailed District Development/Major Preliminary Subdivision Plan** (Development Potential Transfer)

Case Summary

- Site contains 74 acres adjacent to McNeely Lake Park and Quail Chase Golf Course
- Single-family residential adjoins the northern and southern boundaries of the site
- 432 multi-family units
- 88 single family residential lots (Development Potential Transfer - range of lot size from 7,000 to 12,000)
- 2 points of access to Cooper Chapel accommodating KYTC improvements
- Required stub roadways provided to north and south

Proposed Plan



MENTS TION BASIN CALCULATIONS

CRA/12
 $65 - 0.25 = 0.80$
 8.03 ACRES
 8 INCHES
 $6.60 / (28.03 \times (2.8) / 12) = 3.92 \text{ AC} = \text{FT.}$
 ED = 170,755 CU.FT.

SINGLE FAMILY RESIDENTIAL DETENTION BASIN CALCULATIONS

$X = 4 \text{ CRA/12}$
 $AC = 0.50 - 0.25 = 0.25$
 $A = 46.17 \text{ ACRES}$
 $R = 2.5 \text{ INCHES}$
 $X = (0.25 \times 46.17 \times (2.5) / 12) = 2.69 \text{ AC} = \text{FT.}$
 REQUIRED = 117,176 CU.FT.

PROVIDED DETENTION CALCULATIONS

APARTMENTS REQUIRED = 170,755 CU. FT.
 SINGLE FAMILY RESIDENTIAL REQUIRED = 117,176 CU. FT.
 TOTAL REQUIRED = 287,931 CU. FT.

PROVIDED BASIN #1 = 37,000 SQ.FT @ 2.5 FT. = 67,500 CU. FT.
 PROVIDED BASIN #2 = 29,000 SQ.FT @ 3.0 FT. = 87,000 CU. FT.
 PROVIDED BASIN #3 = 33,500 SQ.FT @ 4.0 FT. = 134,000 CU. FT.
 TOTAL BASIN PROVIDED = 288,500 CU. FT.

= PROVIDED 288,500 CU.FT. > REQUIRED 287,931 CU.FT.

SLOPES TABLE

MINIMUM SLOPE	MAXIMUM SLOPE	COLOR
20:028	>	

Road Realignment



Multi-family Building Rendering



Public Meetings

- Neighborhood Meeting held 6/10/2020 (44 people signed in via chat)
- LD&T meeting on 1/28/2020
- Planning Commission public hearing on 2/18/2021
 - 2 people spoke in opposition.
 - Motion to recommend approval of the change in zoning from R-4 to R-6 passed by a vote of 4-2 (four members were not present).