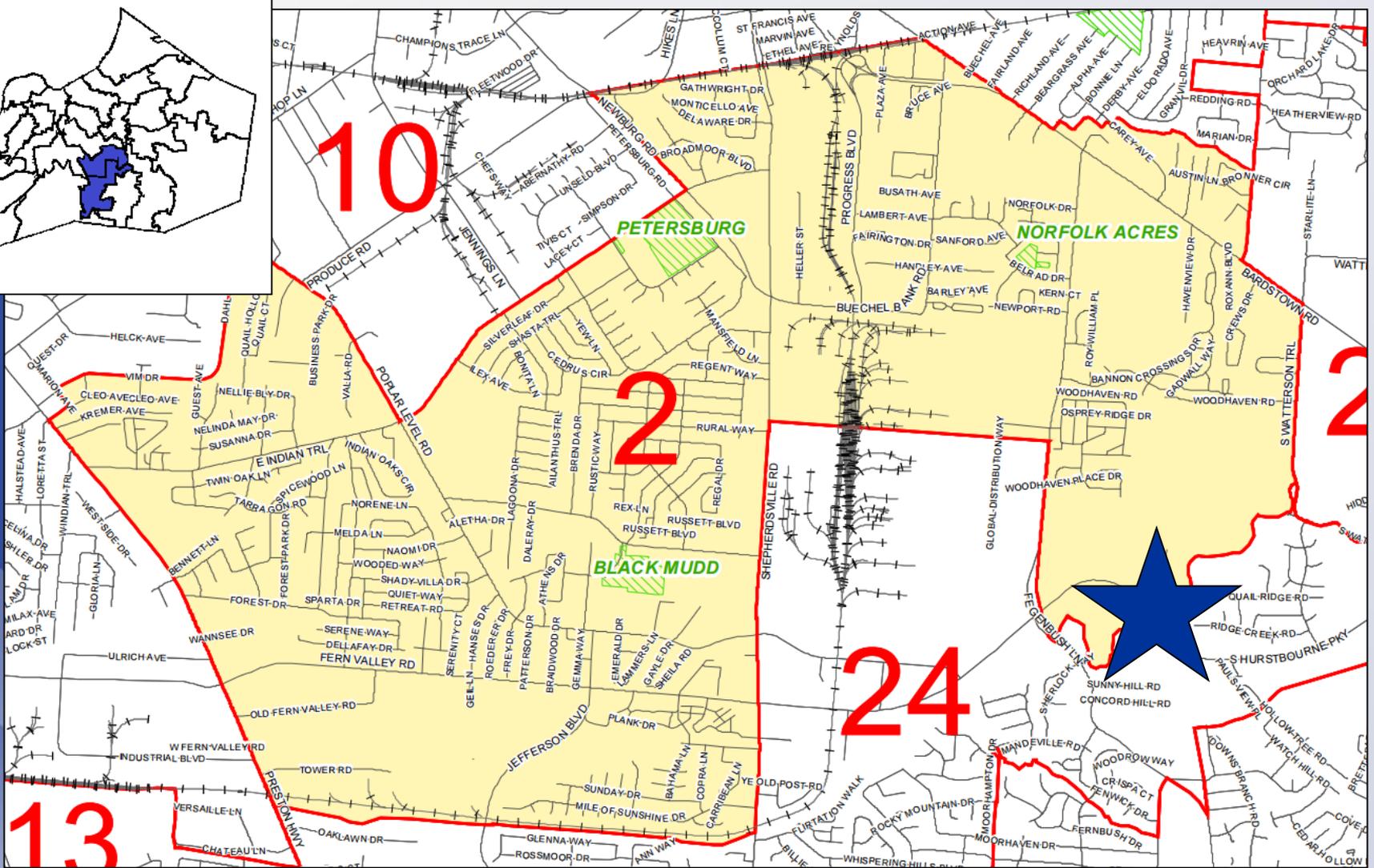
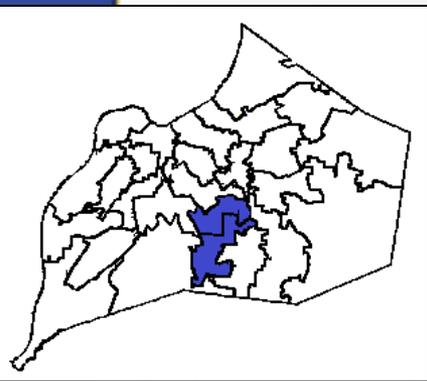


**19ZONE1029**

**HURSTBOURNE MULTI-FAMILY**

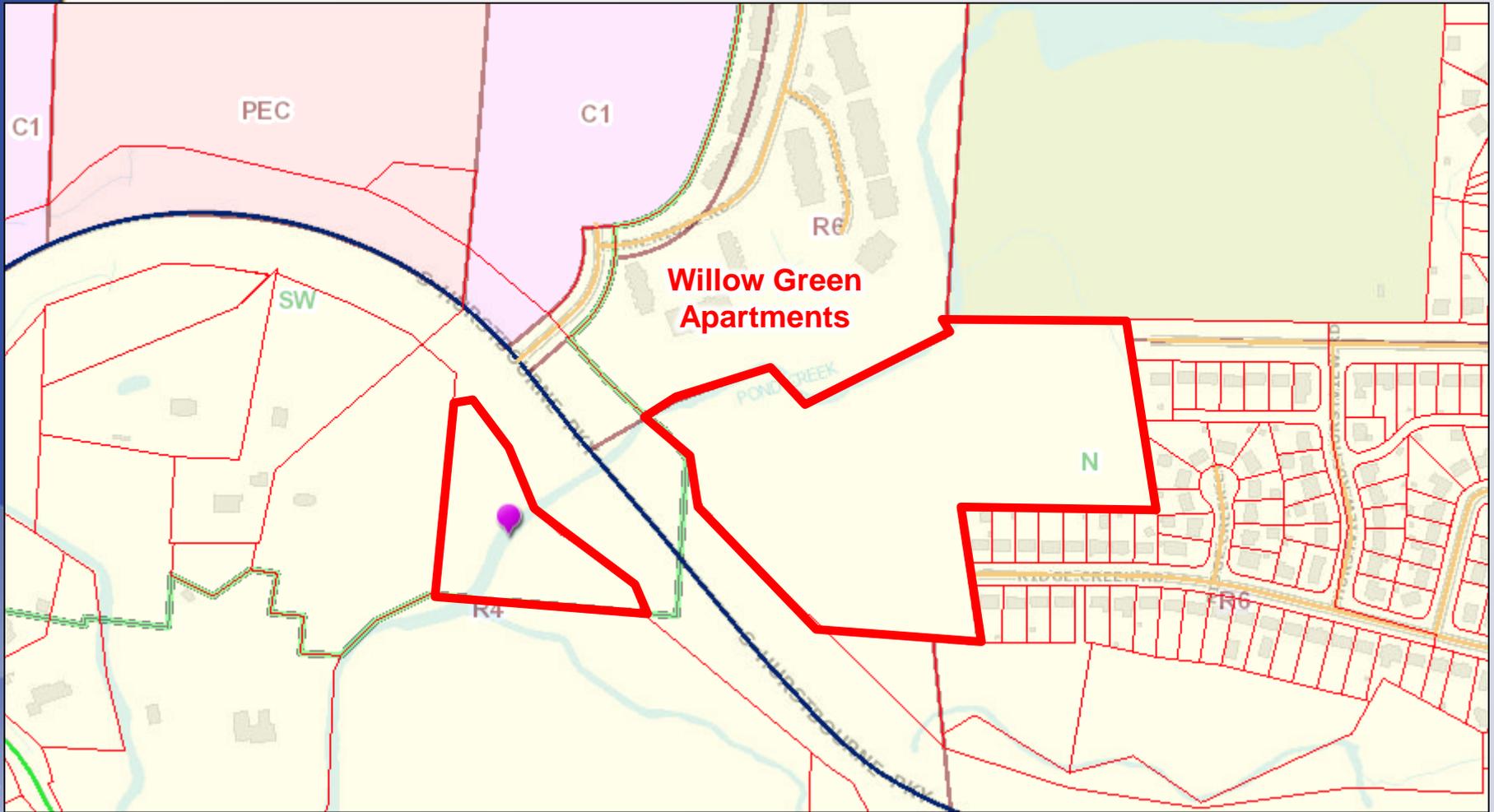


**Planning & Zoning Committee  
July 14, 2020**



7191 S. Hurstbourne Pkwy, 7000 Ridge Creek Rd,  
and 6601 Sunny Hill Rd

District 2 - Barbara Shanklin  
District 24 - Madonna Flood



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



Existing: Vacant  
Proposed: Multi-Family

# Requests

- Zoning change from R-4 Single Family Residential to R-6 Multi-Family Residential on 16.5 acres
- Alternative Connection Plan
- Waiver (#1) from Table 10.3.1 to allow building encroachment into required 75' parkway setback (19-WAIVER-0078)
- Waiver (#2) from Table 10.3.1 to allow parking and dumpster encroachment into required 50' parkway buffer area (19-WAIVER-0081)
- Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements

# Case Summary

- Currently undeveloped
- Two separate developments proposed
- 192 units on north side of S Hurstborne, 16 units on south side
- Required open space provided
- Alternative Connection Plan to have pedestrian connection only to Quail Ridge Road

# Site Photos-Site Context

Site north of S  
Hurstborne  
Parkway

Site south of  
S Hurstborne  
Parkway

# Site Photos-Surrounding Areas

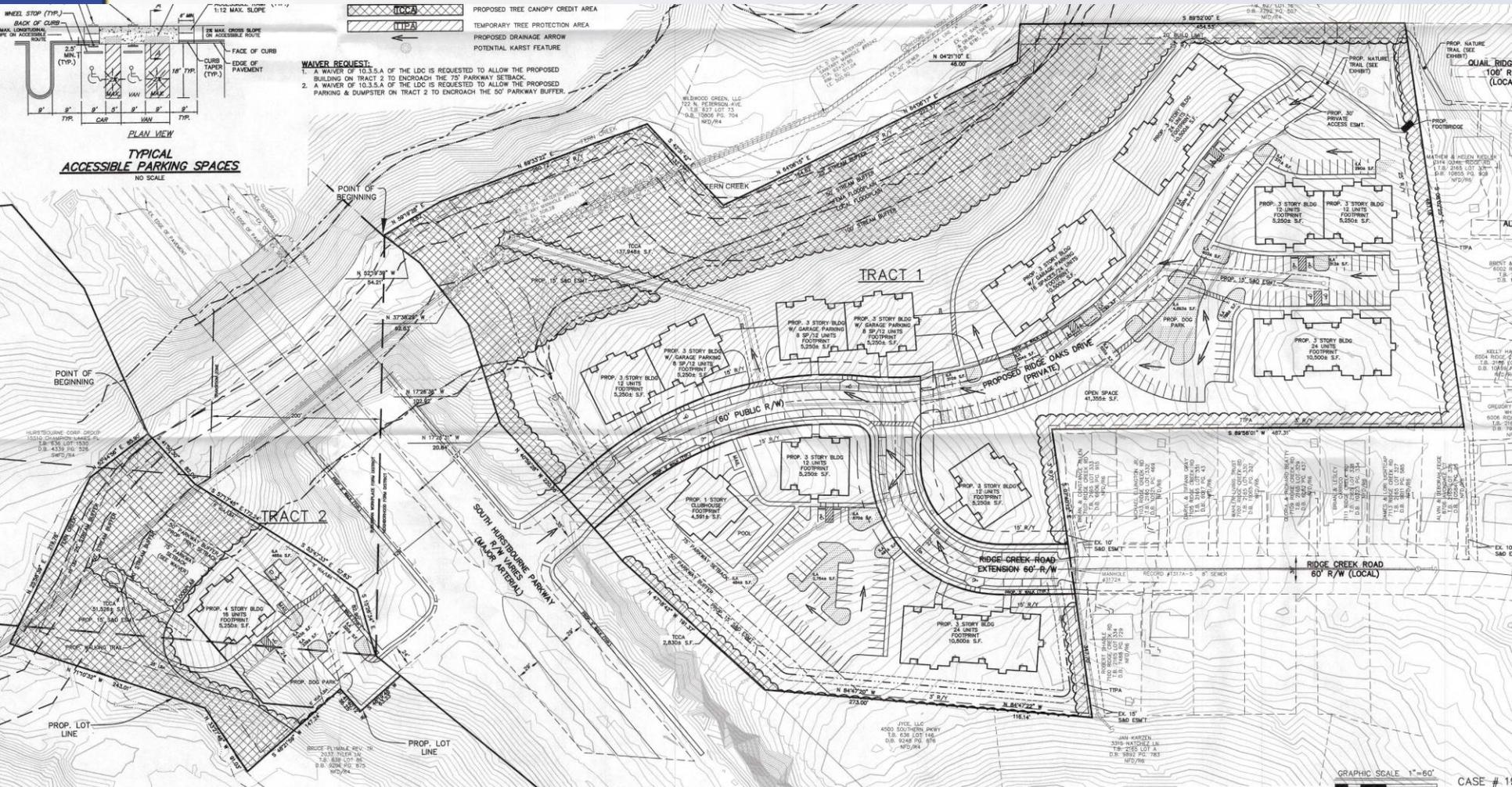


The end of  
Ridge Creek  
Road

The end of  
Quail Ridge  
Road



# Applicant's Development Plan



# Applicant's Development Plan





# Public Meetings

- Neighborhood Meeting held on 4/30/2019 and 5/8/2019
  - 44 people attended the meetings.
- LD&T meetings on 11/14/2019, 1/16/2020 and 1/30/2020
- Planning Commission public hearing on 3/5/2020
  - One person spoke in opposition, and two as other.
  - The Commission recommended approval of the zoning map amendment from R-4 to R-6 by a vote of 7-0 (two members were absent).
  - The Commission recommended approval of the Alternative Connection Plan to Quail Ridge Road by a vote of 5-2 (two members were absent).