

21-FBH-0007
4619 Cane Run Rd
Factory Built Housing



Planning Commission

Chris French, Planning & Design Supervisor
January 20, 2022

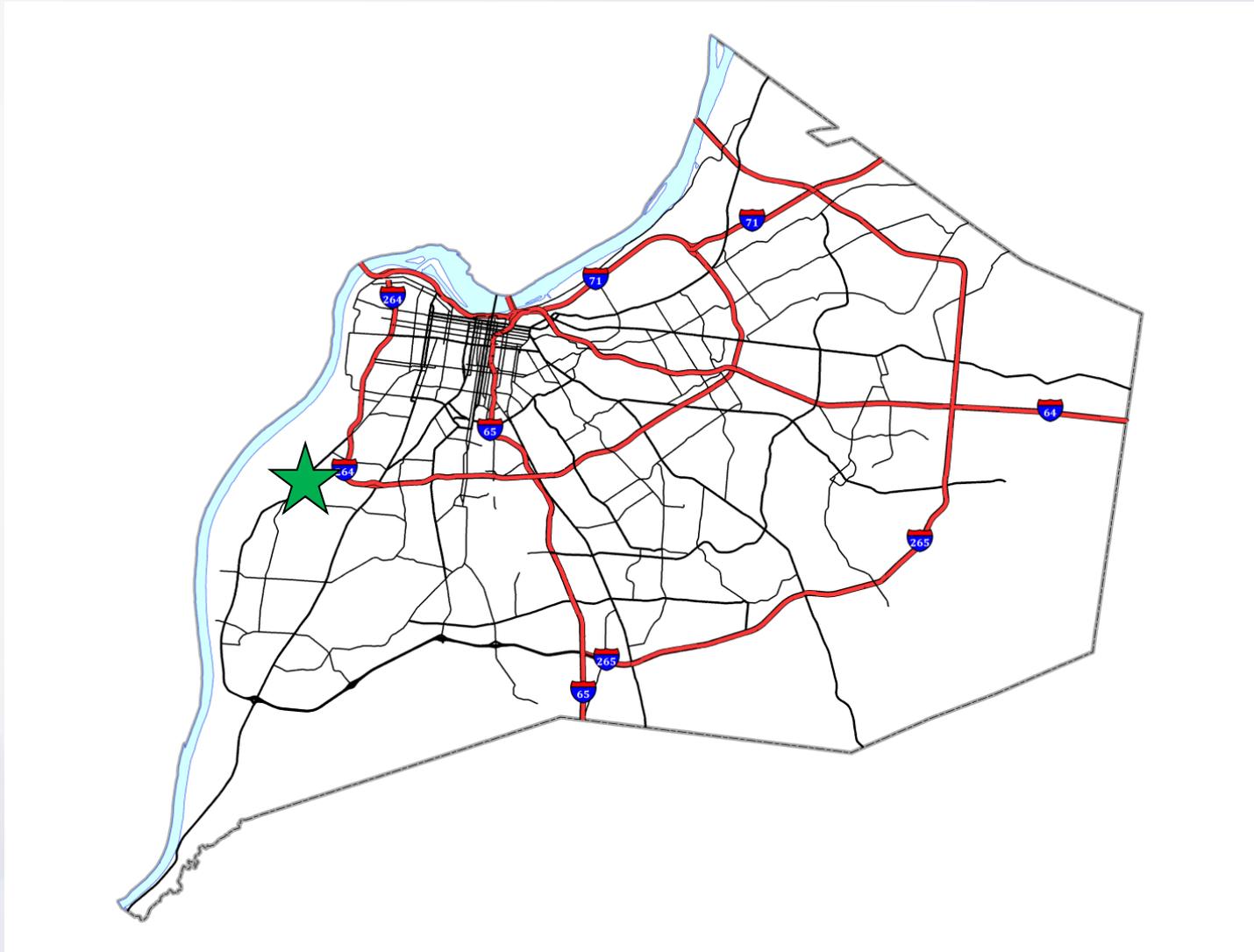
Request

- Approval of a factory built housing request that does not conform with one or more of the standards listed in sub-section 4.1.2.B of the Land Development Code.

Width	Requirement	Request
Infill Context	Average of two nearest homes (40ft)	16ft

Roof Pitch	Requirement	Request
Infill Context	Within 4:12 and 5:12 (the range of surrounding homes)	3:12

Site Context



Site Context – Street View



Site Context – Street View



Neighboring property to the South

Site Context – Street View



Neighboring property to the North

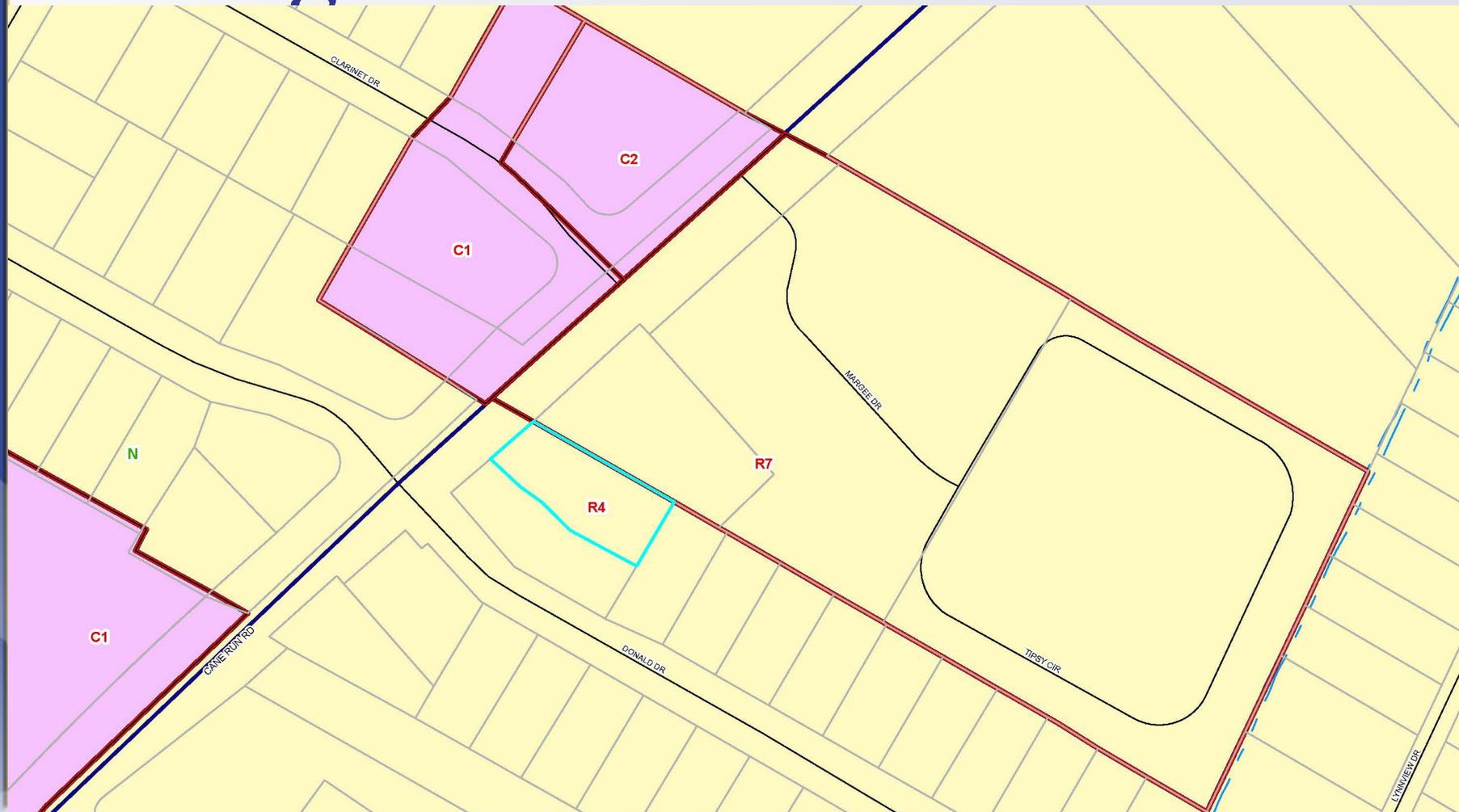
Case Summary / Background

- The property is zoned R-4 Single-Family in the Neighborhood Form District.
- The lot is vacant and the applicant is proposing to place a factory built home on the lot. Infill standards apply.
- All other design guidelines in chapters 4.1.2 and 5.3.1 are met.

Variety of Surrounding Residences



Zoning and Form



Aerial

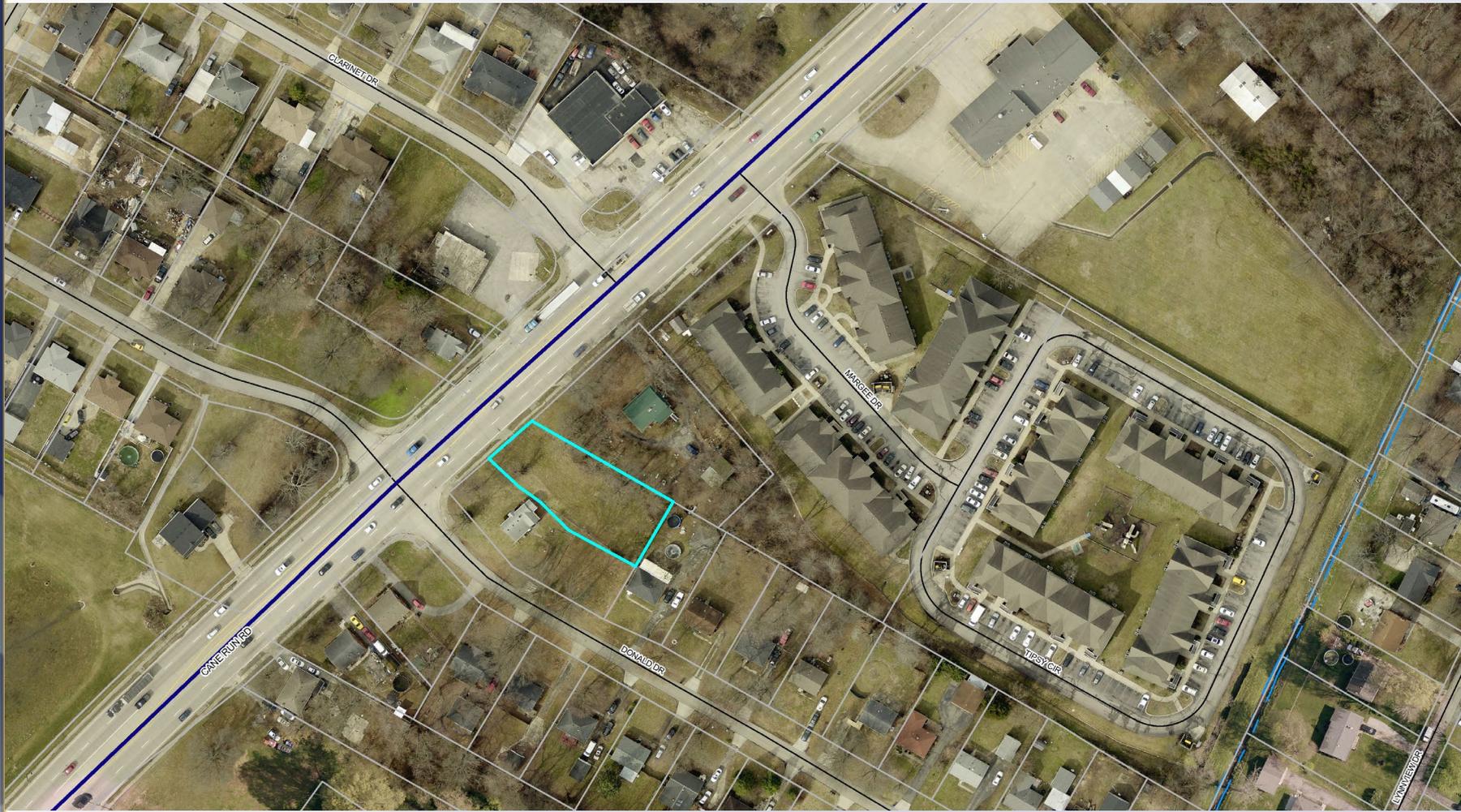


Photo & Rendering



Staff Finding

- The plan conforms to the Comprehensive Plan, the Neighborhood Form District standards, and the 2016 Cane Run Road Neighborhood Revitalization Plan.
- Staff finds that the request is adequately justified and meets the standard of review.

Required Action

- **APPROVE** or **DENY** the Factory Built Housing application.