

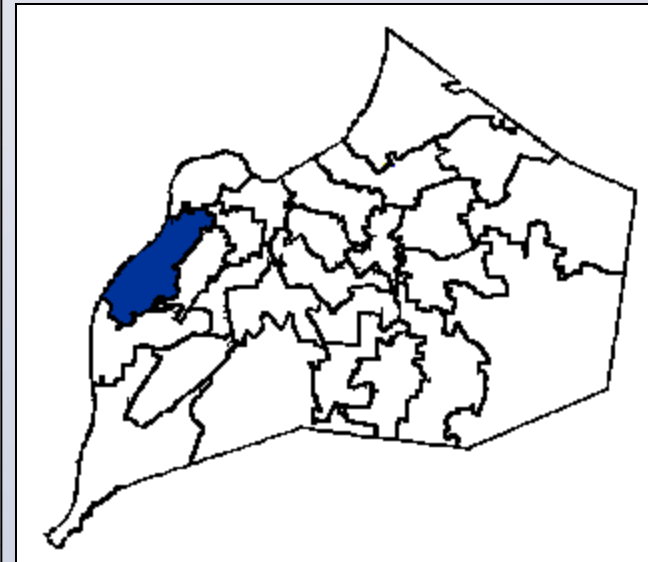
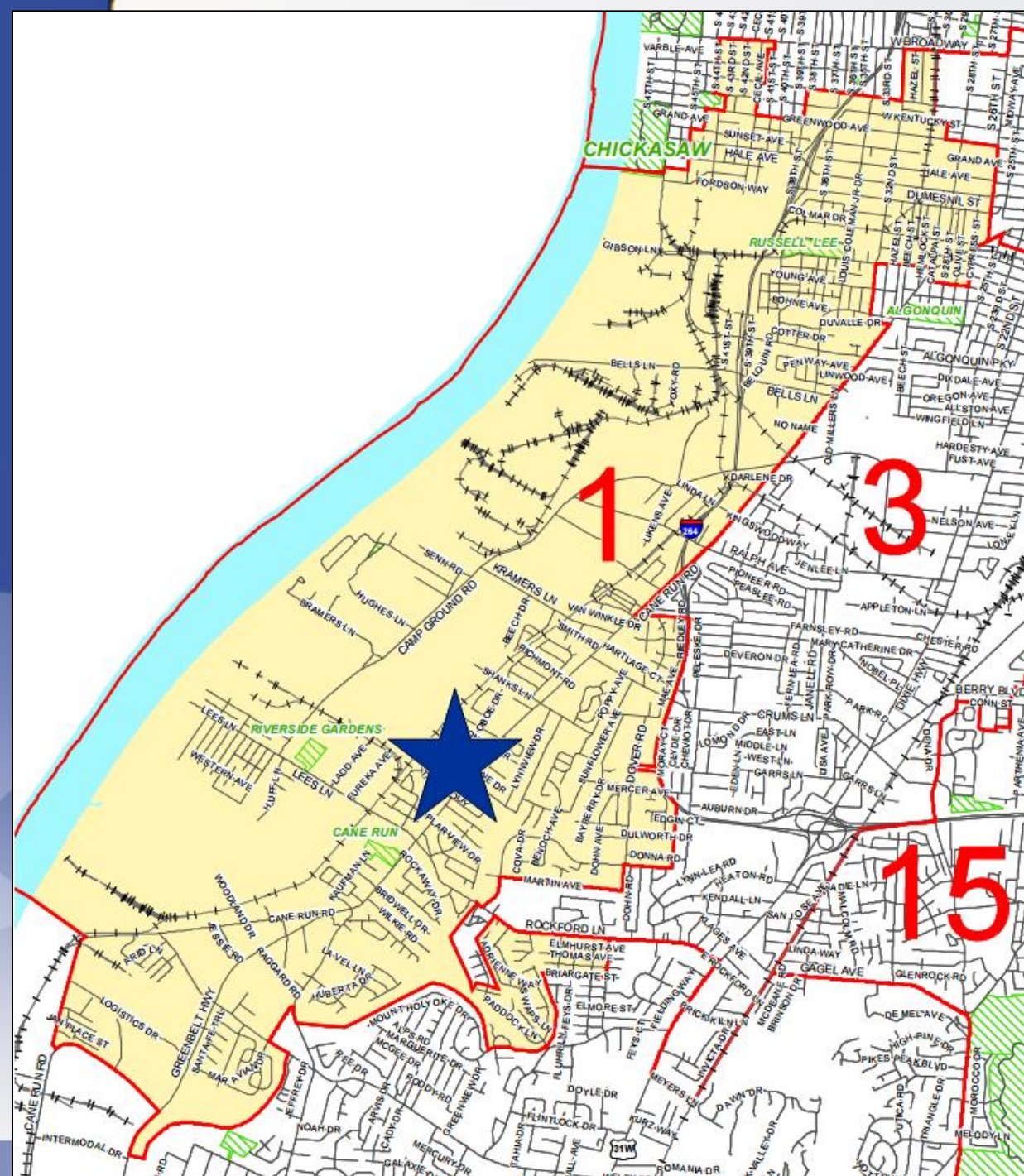
15ZONE1012

Cane Run Multi-Use Development



Planning/Zoning, Land Design & Development
September 15, 2015

4646-4650 Cane Run Road District 1 - Jessica Green



15ZONE1012

Request(s)

- Change in Zoning from R-4 and R-5 (Single Family Residential) to R-7 (Multi-Family Residential) and C-1 (Commercial) for a Family Scholar House, Boys and Girls Club, Senior Living and Commercial
- Approval of an Alternative Plan for Connectivity
- General District Development Plan
- Detailed District Development Plan for Lots 2, 3, 4 and 8
- Binding Elements
- Variance of 5.3.1.B.5 of the LDC to exceed the maximum 80' setback along Cane Run Road for Lots 1, 5, 6 and 7
- Waiver of 10.2.4.B of the LDC to allow more than 50% overlap of the existing 200' LG&E easement over the required 20' LBA along the site's west property line for Lots 3 and 4

Case Summary / Background

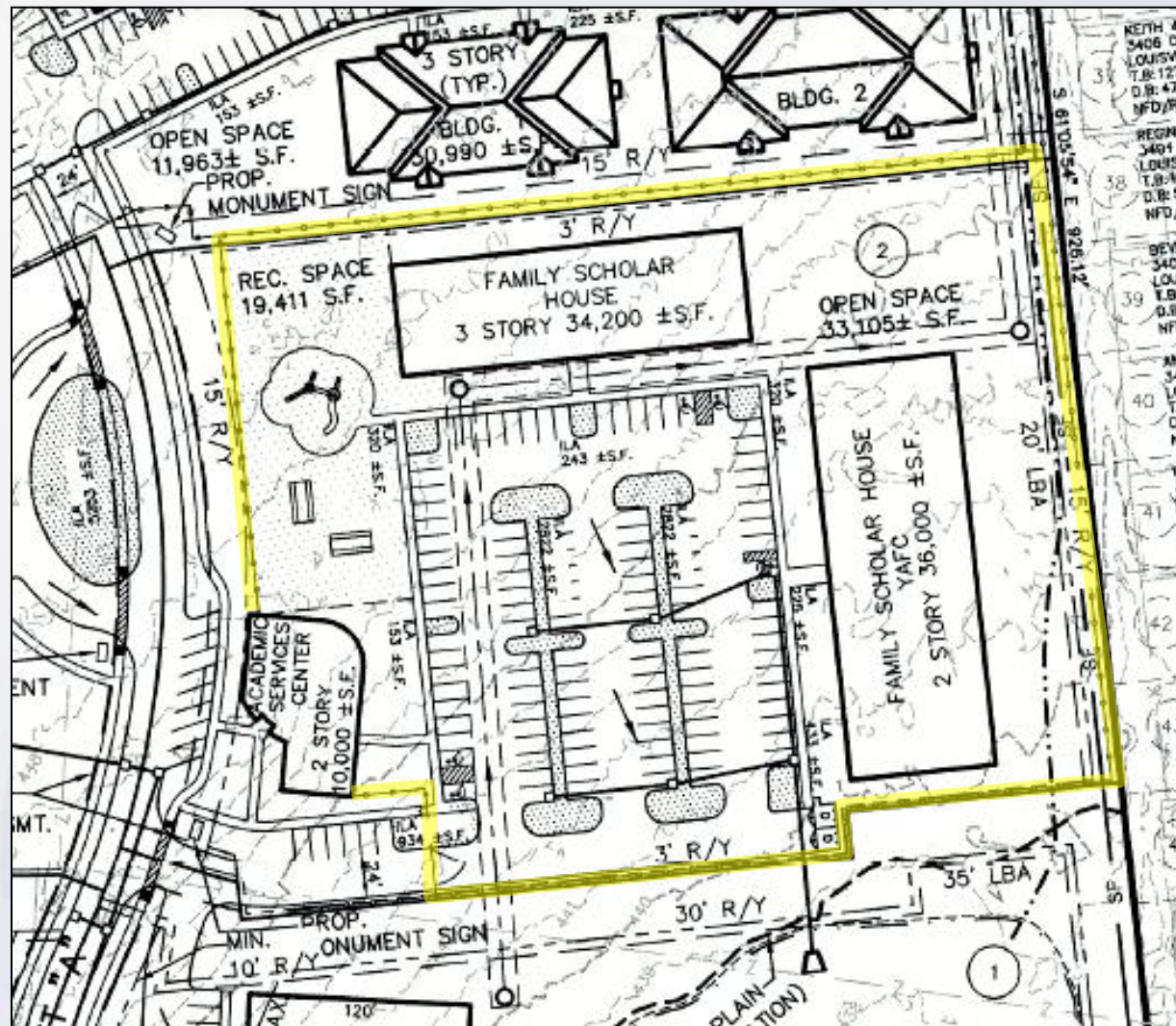
- 34 acre vacant site
- Approximately 7.4 acres of C-1; 26.4 acres of R-7
- 412 total units being created
- 40,520 square feet of commercial square footage
- Public road connection between raven Ridge Drive and Trumpet Way
- Pedestrian connection to Camino Way



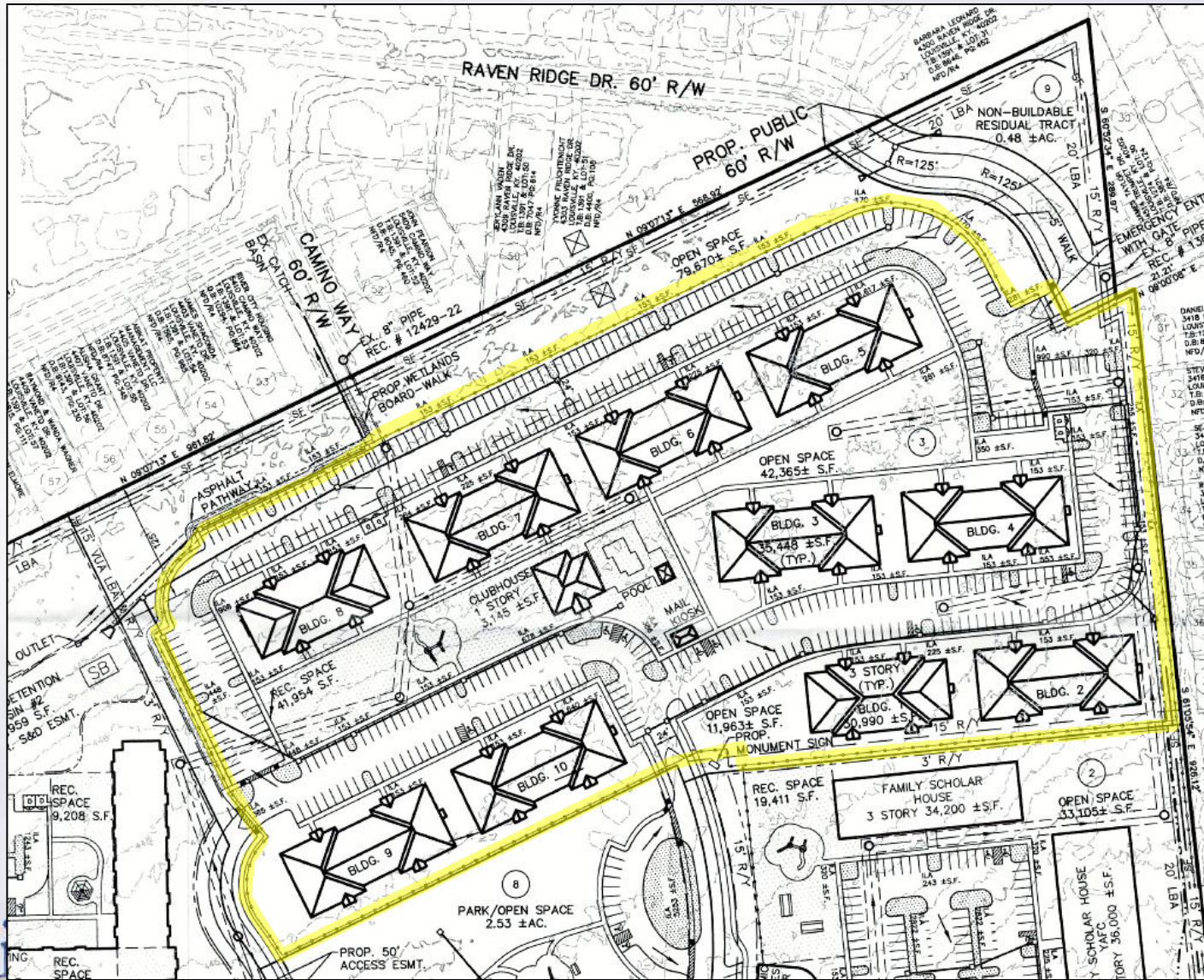
Commercial Information

In the minutes for the neighborhood meeting (held June 9, 2015):

“The commercial section of the plan was discussed, with one resident requesting a sit-down restaurant. Mr. Ashburner and Mr. Brown explained that the development team was initially marketing to neighborhood serving commercial uses, including urgent care medical uses, coffee shop/delis, etc. The issue of liquor stores and bars was raised by a resident and Mr. Brown assured him that the group was not marketing the property to those kinds of uses.”

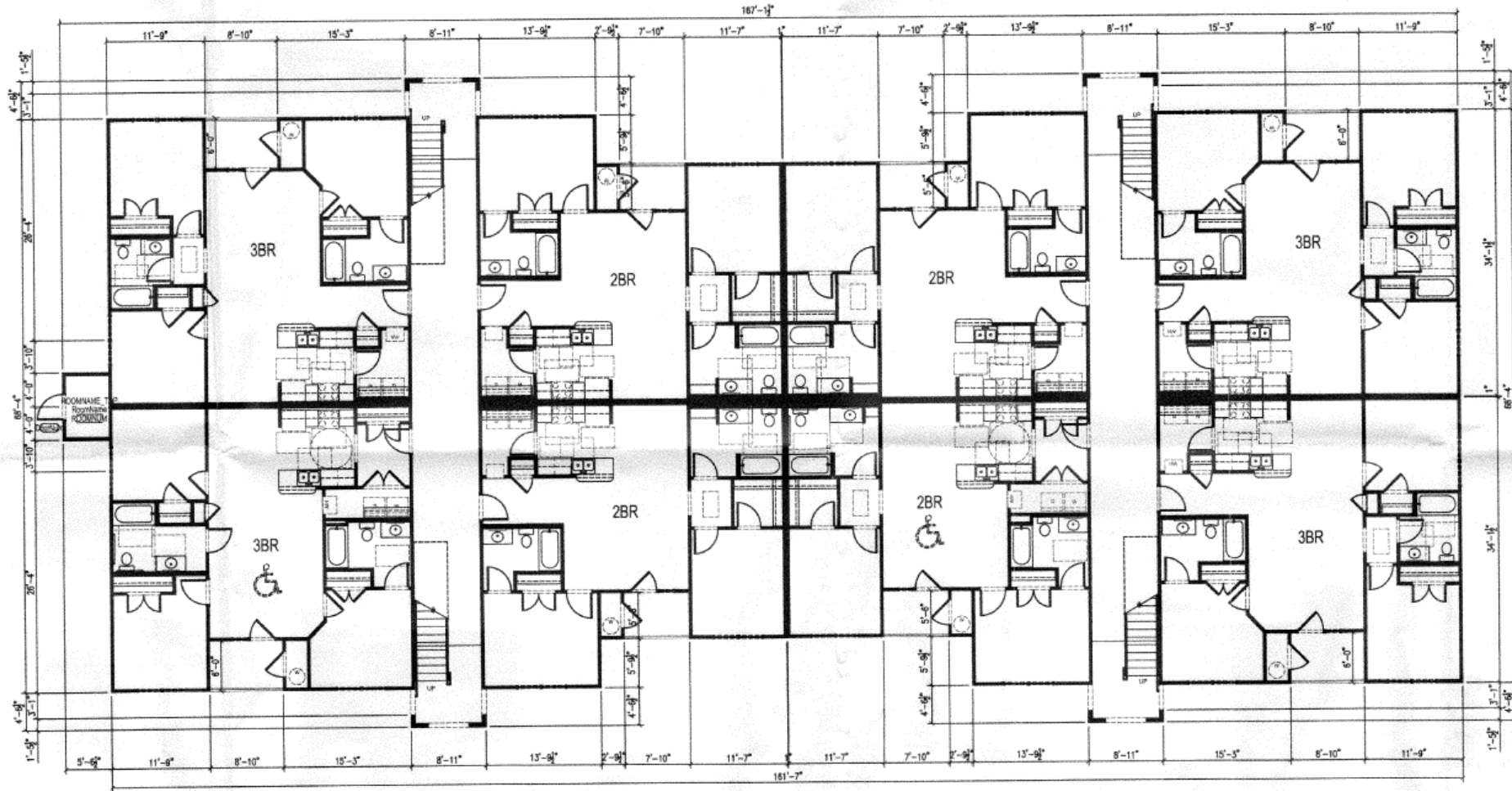


Lot 3 – 240 apartment units



1:07:04: “One other thing I want to explain quickly about the plan is the need for security. We heard at our neighborhood meeting, we had pretty good attendance at our neighborhood meeting actually, from residents of the surrounding neighborhood about, concerned about security, concerned about, well, are all these apartments going to be able to cut through our neighborhood. We live on quiet streets, you know the neighborhood to the, we’ll call it to the north on the sheet, I think its actually to the west, Camino Way and Raven Ridge, those were laid out in the 60’s, I think, the middle 60’s, so for fifty years those folks have lived on a cul-de-sac, lived on sort of a dead end condition. They did not, they were very vocal that they did not want connections through their neighborhood. And you’ll hear from Jennifer in a minute that there are some good planning reasons to not connect through that neighborhood as well.

The lines you see here, this multi-family project is going to be fenced. Its going to be secure for the residents here, which is an amenity that Riverport Development wants to offer to residents here. The Family Scholar House will also be fenced, and that is typical of the Family Scholar House layout. When you’ve got a lot of busy folks with a lot of small kids they cooperate, they watch each others kids, they want to have a really safe environment for everybody on the campus. Fencing these areas is viewed as an add, an addition, to this project. And what we heard from the residents in the area is that those connections is not anything that they would want.”



BUILDING PLAN - TYPICAL
NOT TO SCALE

Alternative Plan for Connectivity

Section 5.9.2.A.1.a.i states:

- Existing stub streets shall be extended to serve the new development and connect with adjacent residential areas unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical constraints or when the connection would increase the street classification of the extended street inappropriately or a connection would be the primary means of access for a high density development through a low density development, or if the connection is unnecessary because other stub connections are being provided through the development that further the Comprehensive Plan's goals of connectivity and access management. This requirement is not subject to the LDC waiver provision listed in Chapter 11, Part 8, however the legislative body may approved a development plan with an alternative plan for connectivity in conjunction with a change in zoning or review of Planning Commission action on a development plan pursuant to section 11.7.5 of the LDC.

PC Recommendation

- Public Hearing was held on 8/20/2015
 - No one spoke in opposition to the request.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the zoning change from R-4 and R-5 to R-7 and C-1 and the Alternative Plan for Connection to Louisville Metro Council (6 members voted)