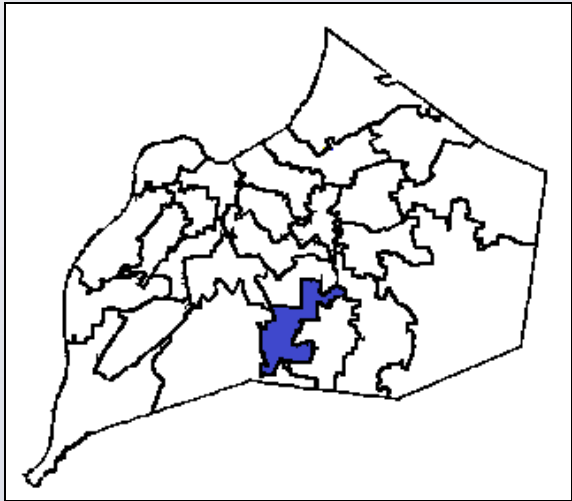
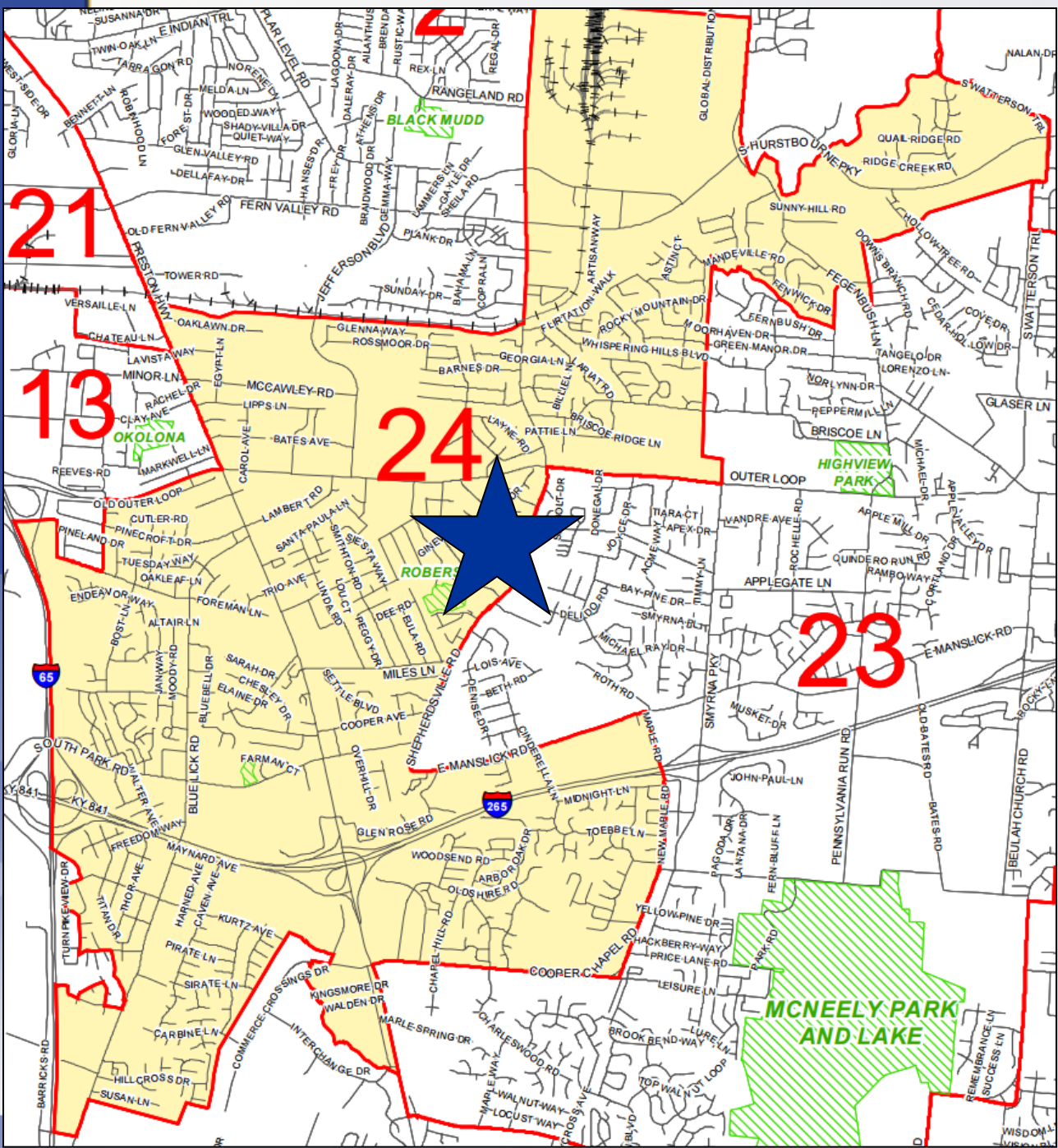


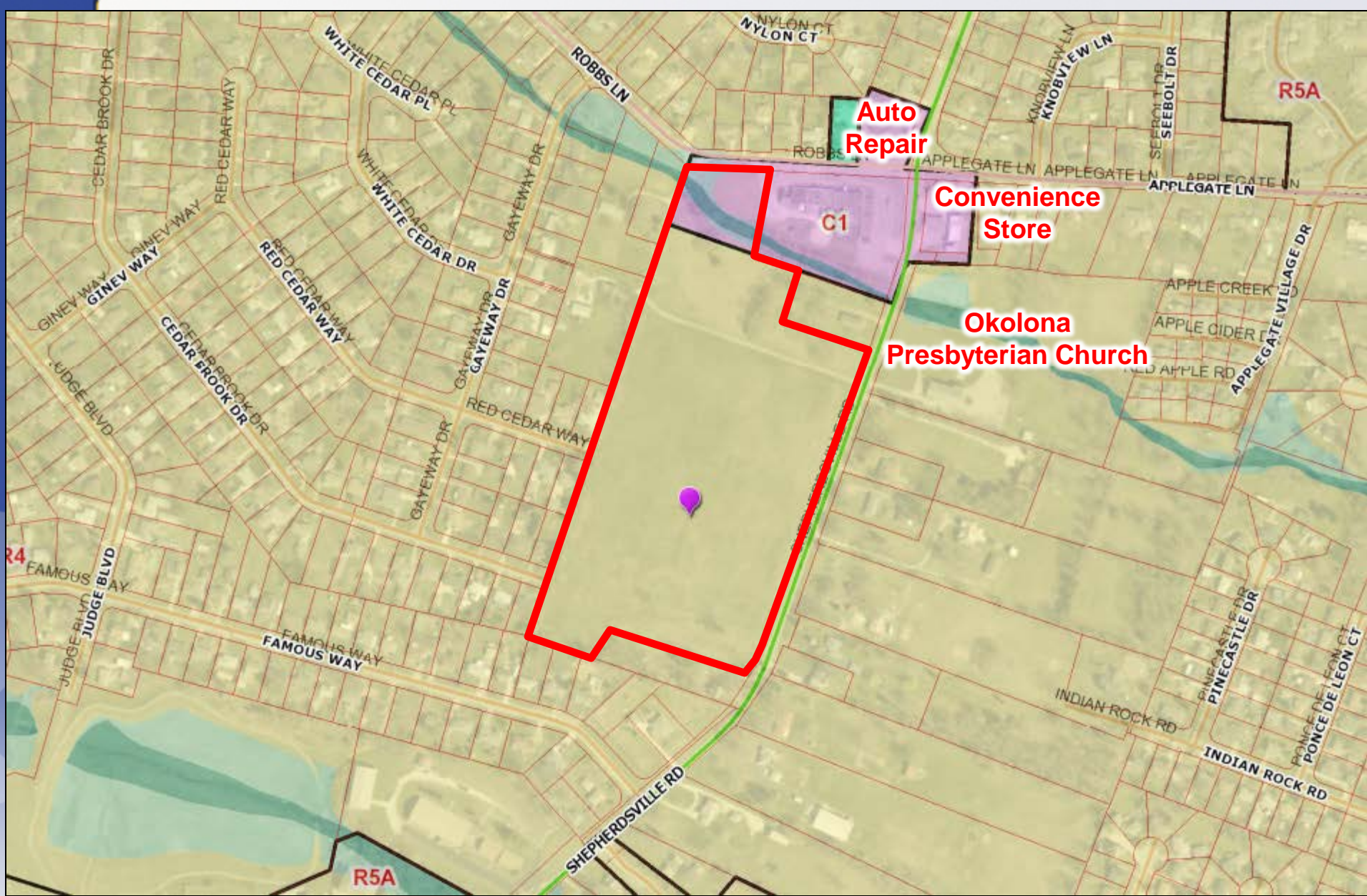
16ZONE1027 UNITY PLACE



Planning, Zoning & Annexation Committee
December 4, 2018



8016 Shepherdsville
 Road
 District 24 -
 Madonna Flood



Existing: R-4 & C-1/N
Proposed: R-6 & C-1/N

Request(s)

- Change in zoning from R-4 to R-6 on 16.94 acres (C-1 portion of property is not changing)
- Alternate Plan for access from the existing stub streets (Cedar Brook Drive & Red Cedar Way)
- Variance from Chapter 5.4.2.A.4 to permit the multi-family structures to be located closer than 50' to abutting single family residences
- District Development Plan with Binding Elements

Case Summary

- 260 multi-family units on 16.94 acre portion of the site (15.58 du/ac)
- 26 total buildings (13 3-story buildings and 13 2-story buildings)
- 485 parking spaces
- No distinguishable natural features around the area to be developed
- Existing C-1 to remain (1.15 acre)
- “Park N’ Ride” parking lot proposed in existing C-1

Neighborhood Plan

- Highview Neighborhood Plan
 - Existing areas with a cluster of commercial uses have been identified as future Neighborhood Nodes as seen in Figure 3.4. These nodes are the preferred location for future medium to high density development.



Site Photos-Subject Property



Site Photos-Surrounding Areas



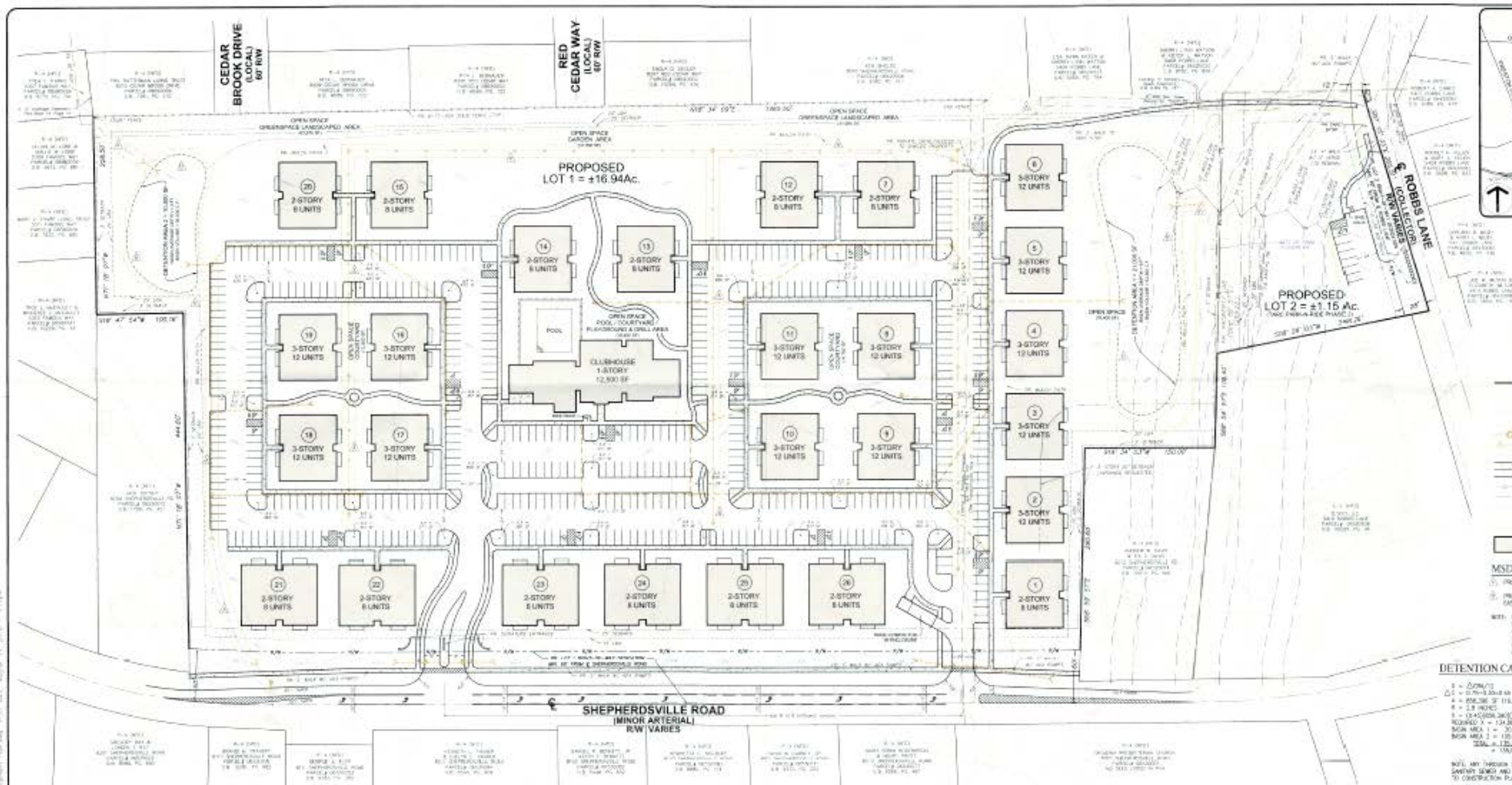
Site Photos-Surrounding Areas



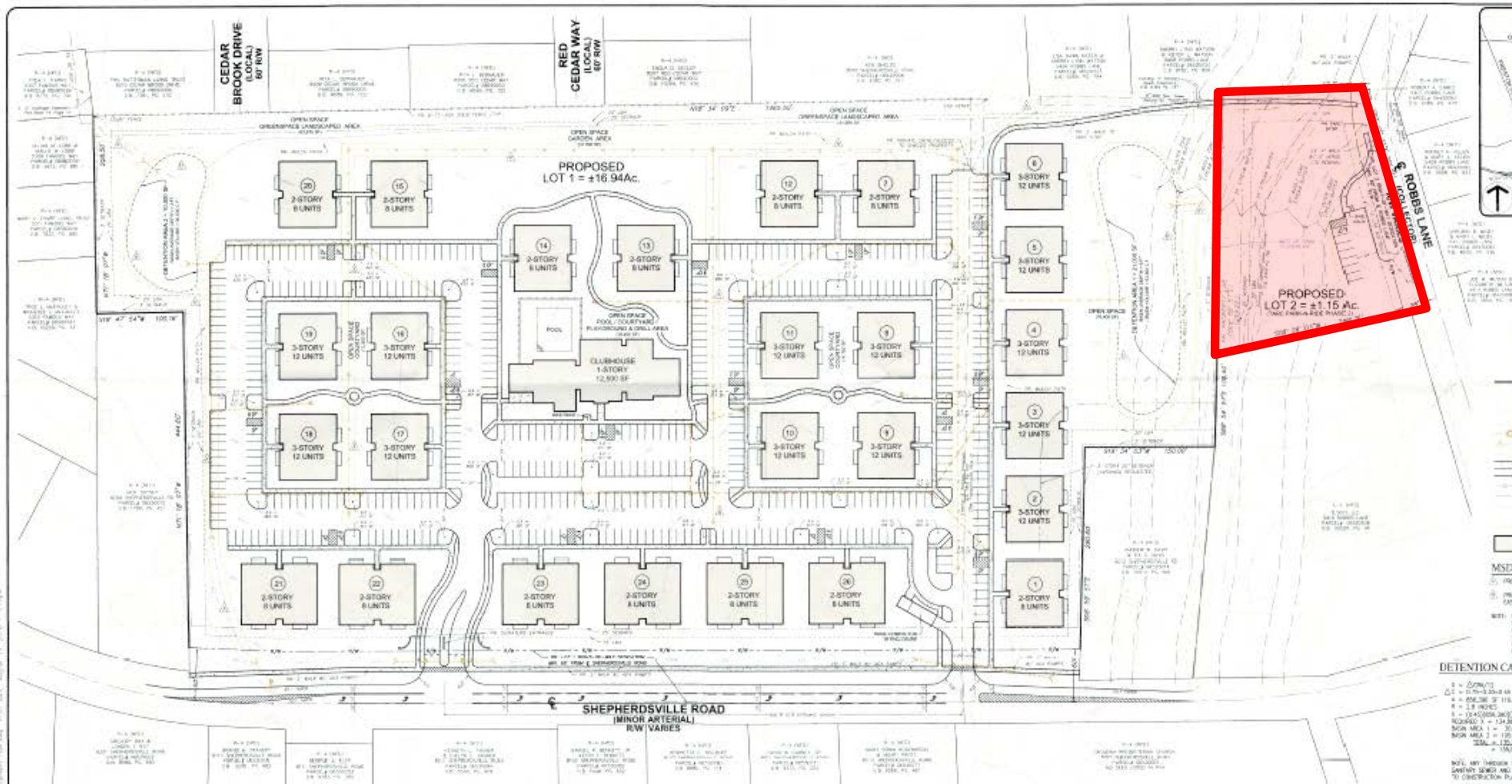
Site Photos-Surrounding Areas



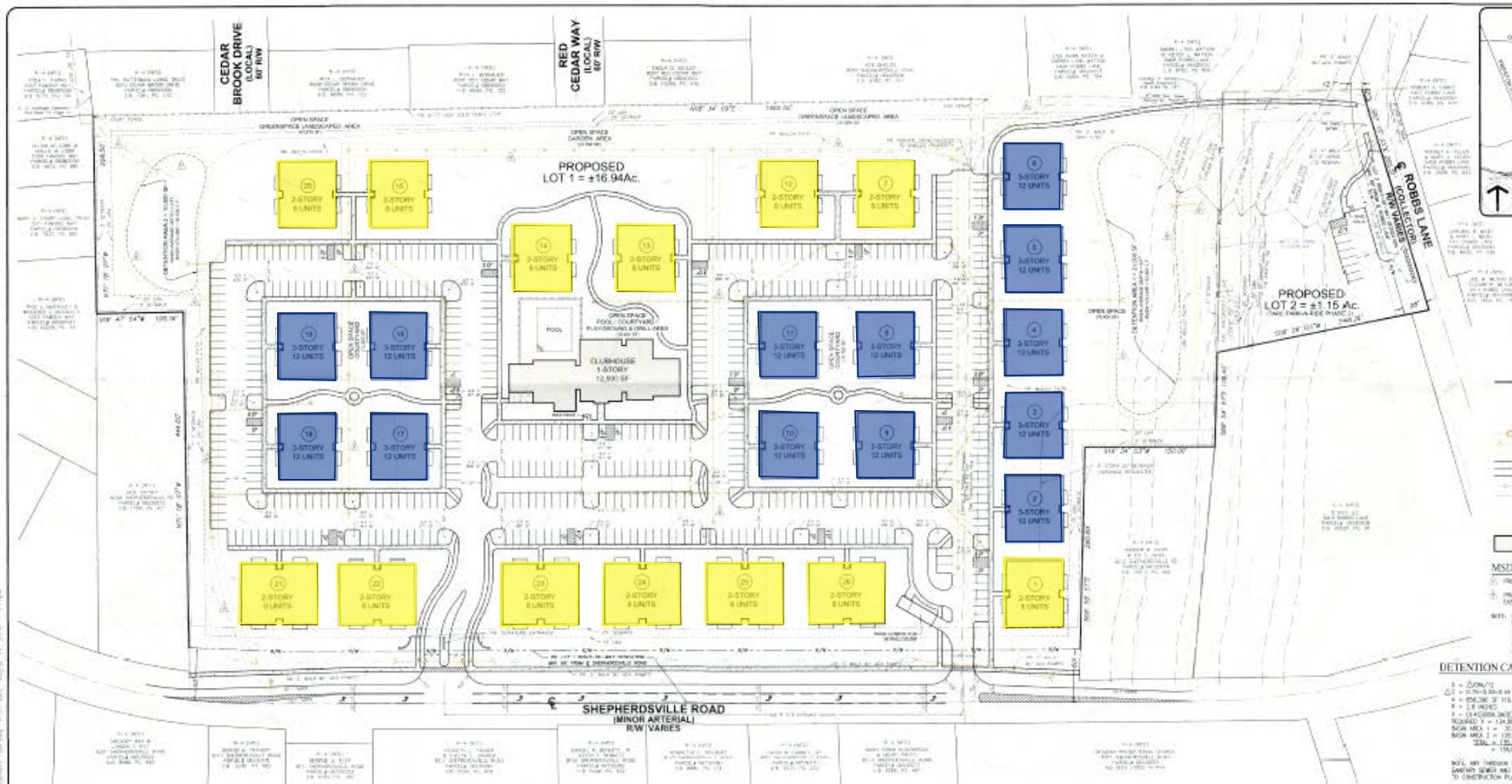
Applicant's Development Plan



Applicant's Development Plan



Applicant's Development Plan



Applicant's Rendering



Public Meetings

- Neighborhood Meeting on 8/3/2016 and 11/30/2016
 - Conducted by the applicant, 65 people attended the 8/3 meeting, 48 people attended the 11/30 meeting
- LD&T meetings on 5/31, 6/14, 7/12 and 7/26/2018
- Planning Commission public hearing on 10/9/2018
 - 16 people spoke in opposition.
 - The Commission recommended approval of the change in zoning from R-4 to R-6 with a vote of 5-2 (three members were not present). The Commission also recommended approval of the Alternative Connection Plan with a vote of 6-1 (three members were not present).