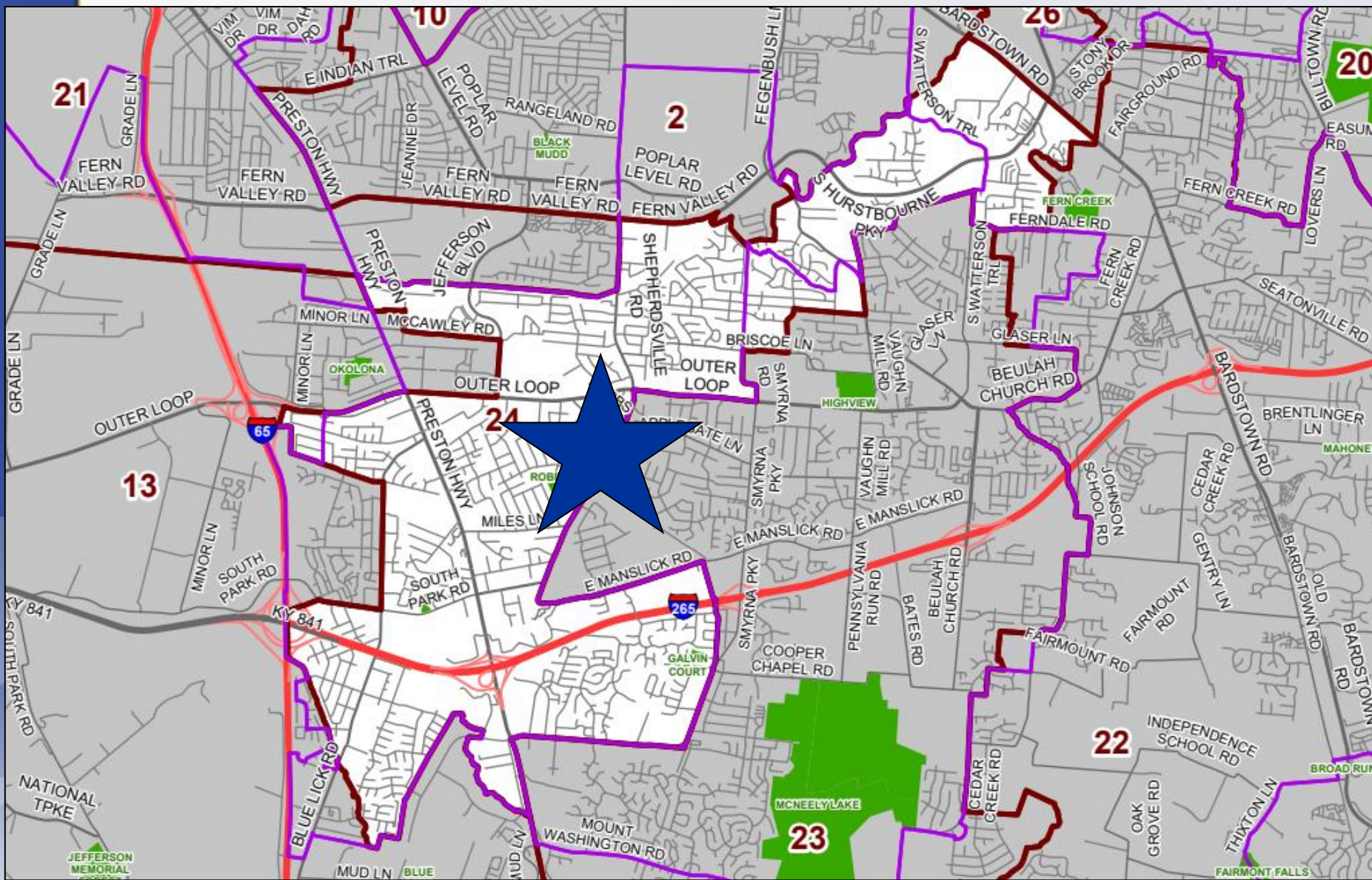


**22-DDP-0001**  
**SHEPHERD SPRINGS**



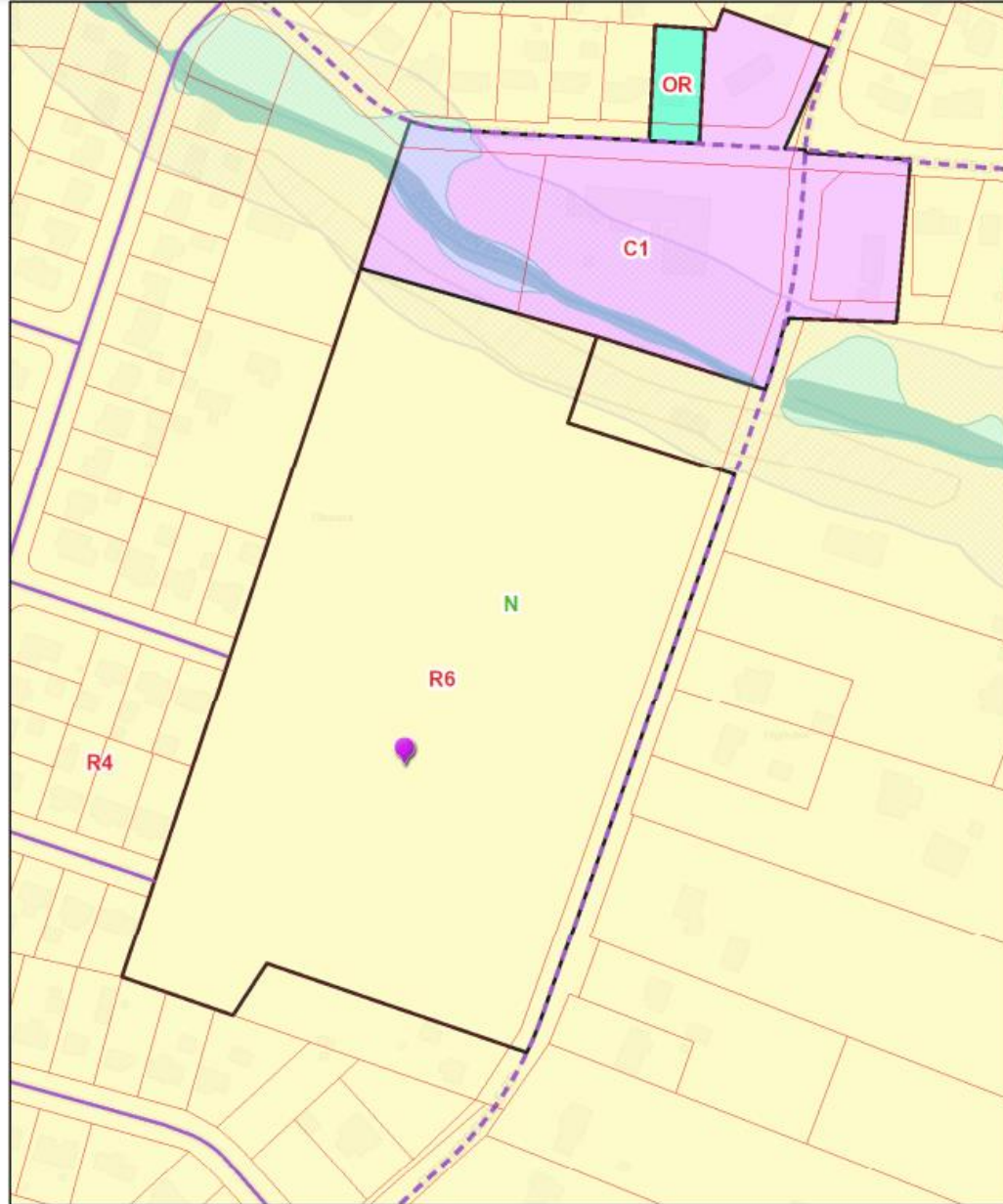
**Planning & Zoning Committee**  
**July 19, 2022**



# Aerial Photo



# Zoning/Form Districts



# Request(s)

- Alternate Plan for access from the existing stub streets (Cedar Brook Drive & Red Cedar Way)
- District Development Plan with Binding Elements

# Case Summary

- 260 multi-family units
- Density of 14.37 du/ac
- 13 proposed buildings
- 6 1/2 buildings are 2 stories
- 6 1/2 are 3 stories
- 496 parking spaces
- No proposed connections to Cedar Brook Drive and Red Cedar Way
- A shared access drive will remain.
- A variance will be heard at the May 2, 2022 BOZA hearing.

# Highview Neighborhood Plan

- Located at the far west portion of the Highview Neighborhood Plan
- No specific land use recommendations

The Plan recommends incorporating design principles for new development of multi-family residential:

- Design guidelines should be developed and adopted for all multi-family development. The design guidelines should incorporate the following design elements:
  - New multi-family development should be designed to a scale (both height and mass) to be cohesively integrated into the surrounding existing development.
  - Medium-scaled sites should take advantage of opportunities for a variety of housing types and options
  - New development should connect to surrounding neighborhoods through an integrated car, bike and pedestrian network with adequate and appropriately sited parking (i.e., not located between a building and public street).
  - Both public and private open spaces (scaled appropriately for the design of the development) should be incorporated into the design. The orientation of buildings around common spaces should also be designed to face the public space or streets.
  - Landscaping treatments, including trees, planting and other treatments, should be incorporated throughout the development with utilities and service structures screened from view.
  - The architectural design of new multi-family developments should vary to create interest rather than duplicating the same facade or building design in a continuous row or in multiple locations. High-quality and durable materials, such as brick, stone, etc., should be used in all multi-family developments and changes in colors and materials should be encouraged.

# Site Photos-Subject Property

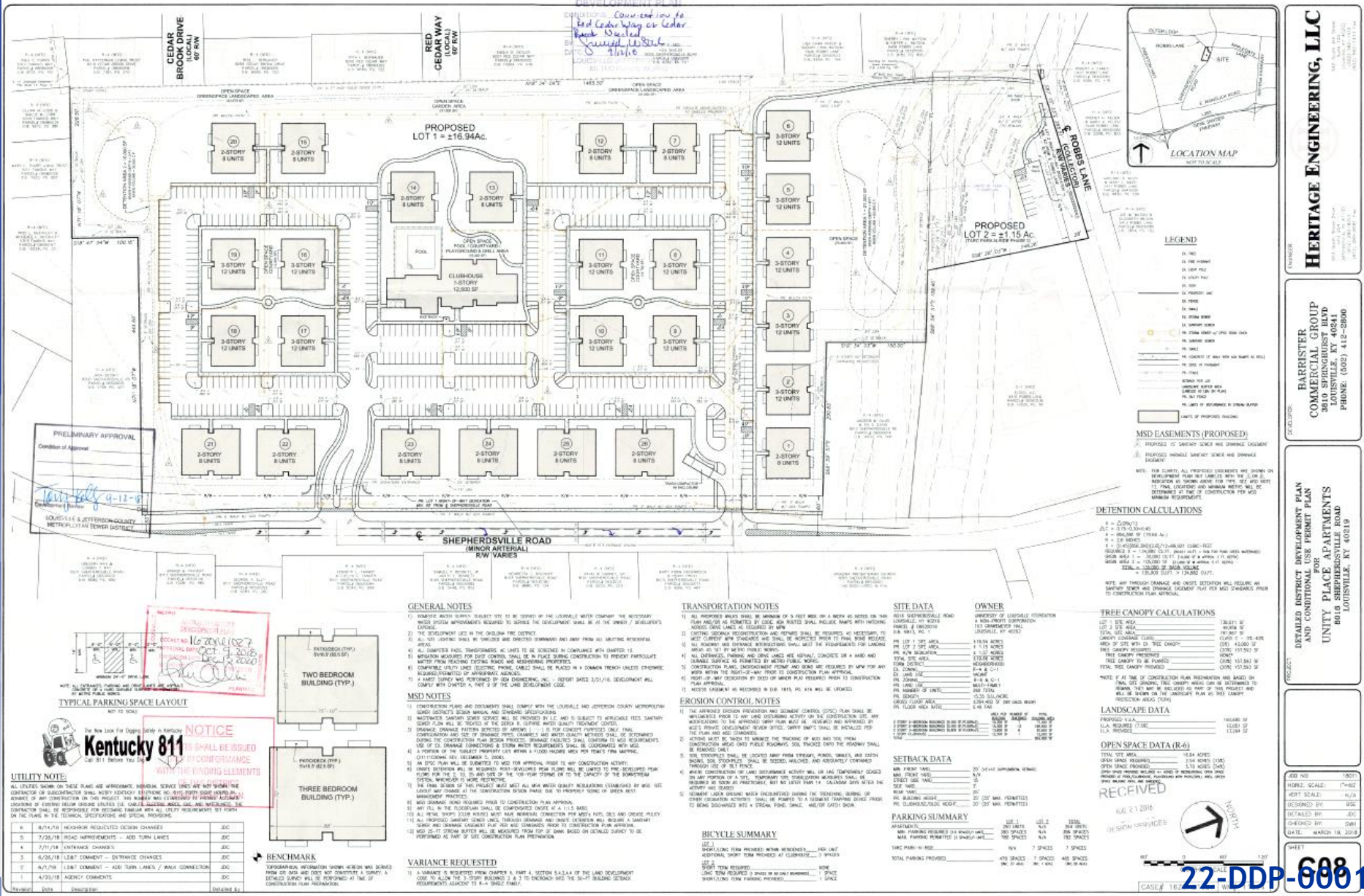




# Site Photos-Surrounding Areas



# Previous Development Plan



**HERITAGE ENGINEERING, LLC**  
 1000 S. MAIN ST. SUITE 100  
 LOUISVILLE, KY 40203  
 PHONE: (502) 412-5800

**COMERCIAL GROUP**  
 3810 SPRINGFIELD BLVD  
 LOUISVILLE, KY 40241  
 PHONE: (502) 412-5800

**UNITY PLACE APARTMENTS**  
 6010 SHEPHERDSVILLE ROAD  
 LOUISVILLE, KY 40219

**22-DDP-6001**



# Applicant's Rendering



# Public Meetings

- Planning Commission public hearing on 4/21/2022
  - One person spoke in opposition.
  - Motion to recommend denial of the Alternative Plan for Access from the existing street stubs passed by a vote of 8-0.
  - Motion to recommend denial of the District Development Plan and Binding Elements passed by a vote of 8-0.