

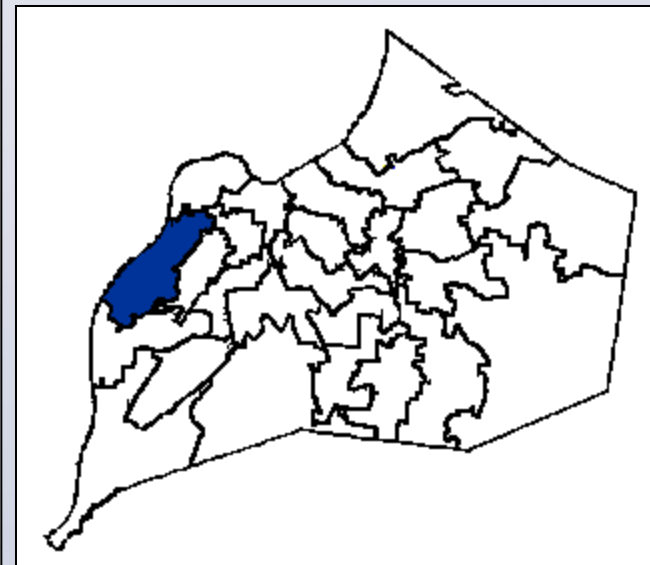
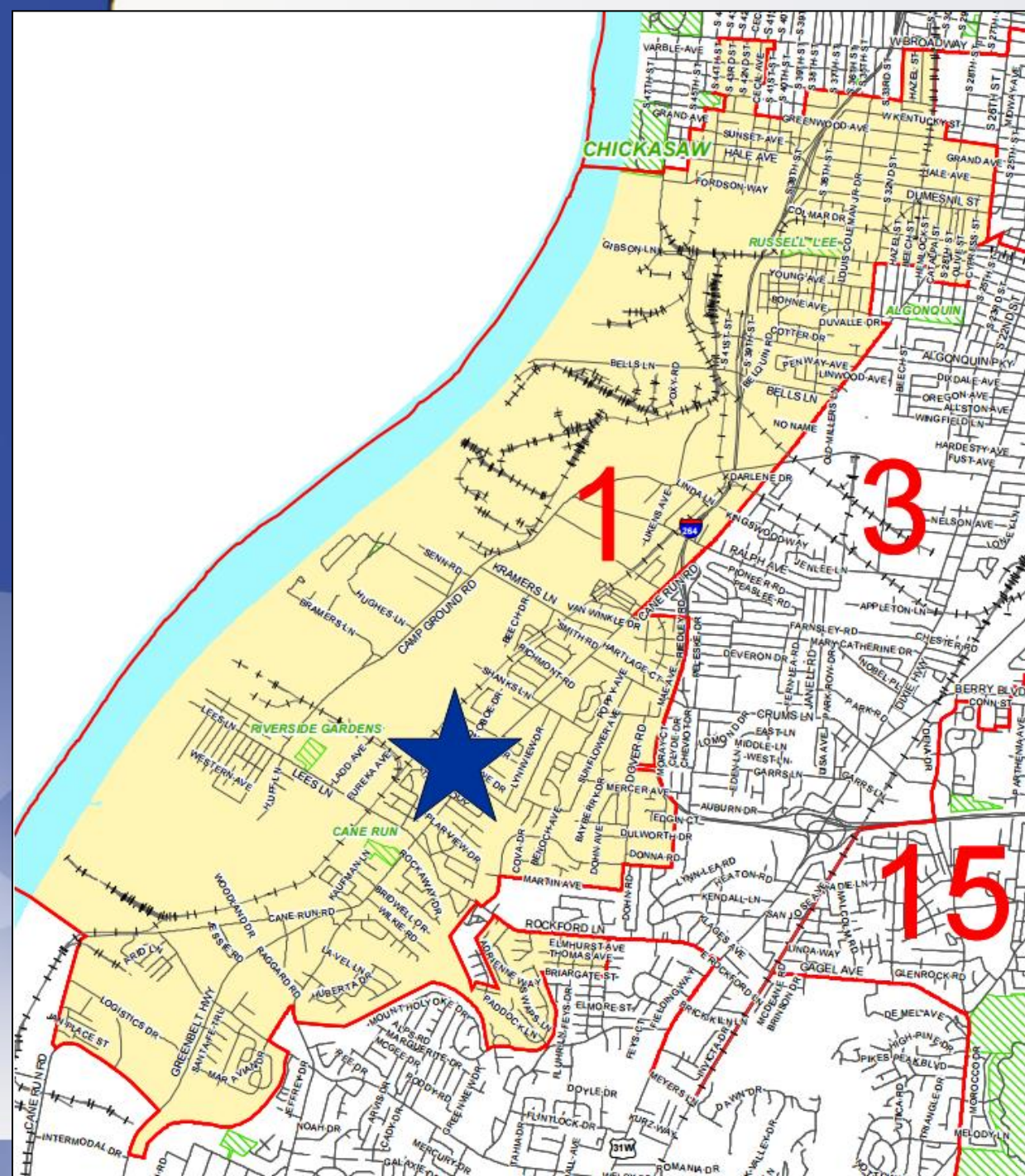
**15ZONE1012**

# **Cane Run Multi-Use Development**



**Planning/Zoning, Land Design & Development**  
**September 1, 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

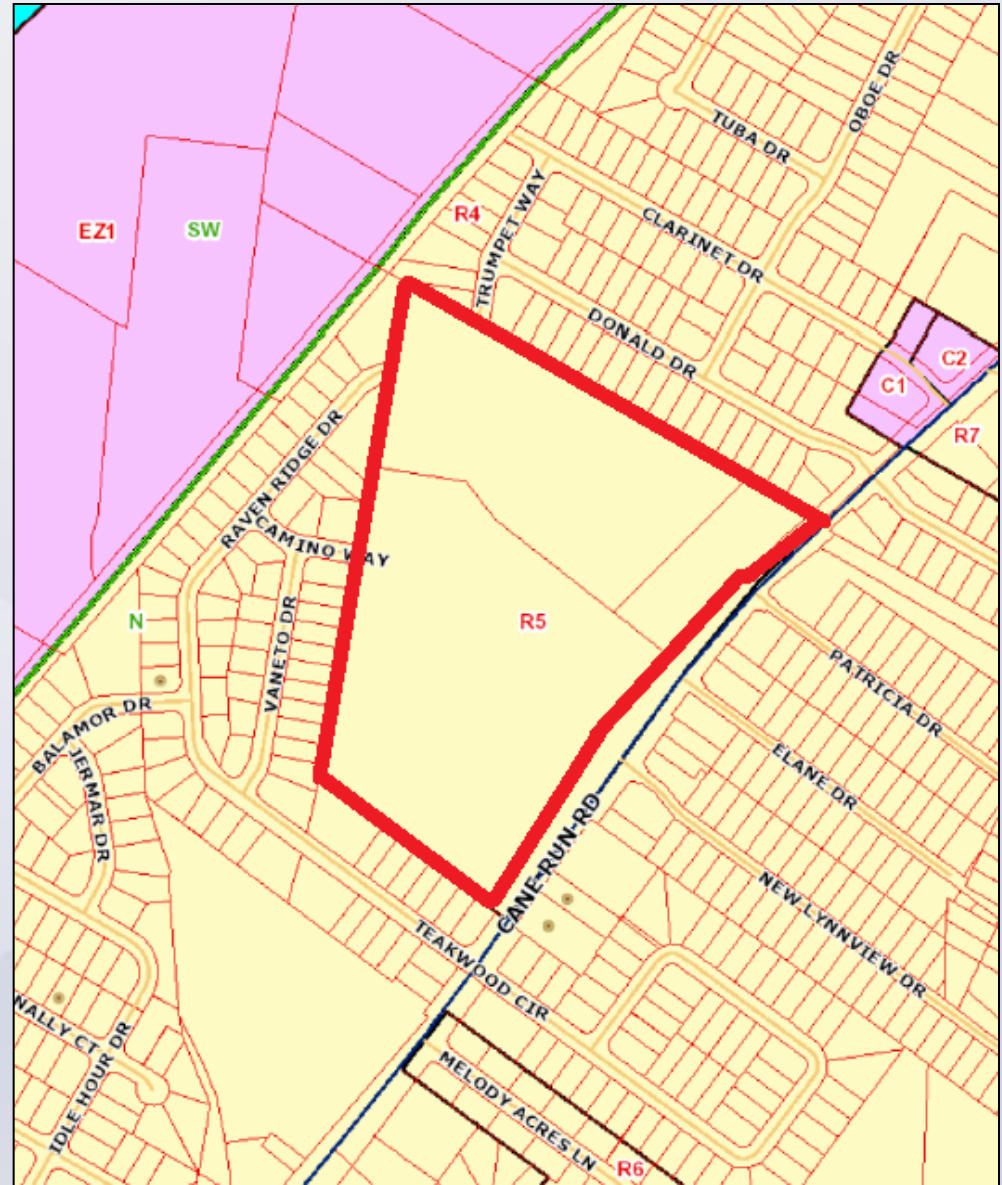
# Zoning/Form Districts

## Subject Property:

- Existing: R-4 and R-5/N
- Proposed: R-7 and C-1/N

## Adjacent Properties:

- North: R-4/N
- South: R-4/N
- East: R-4/N
- West: R-4/N



# Aerial Photo/Land Use

## Subject Property:

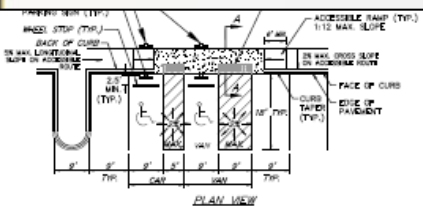
- Existing: Vacant
- Proposed: Multi-Family/Commercial

## Adjacent Properties:

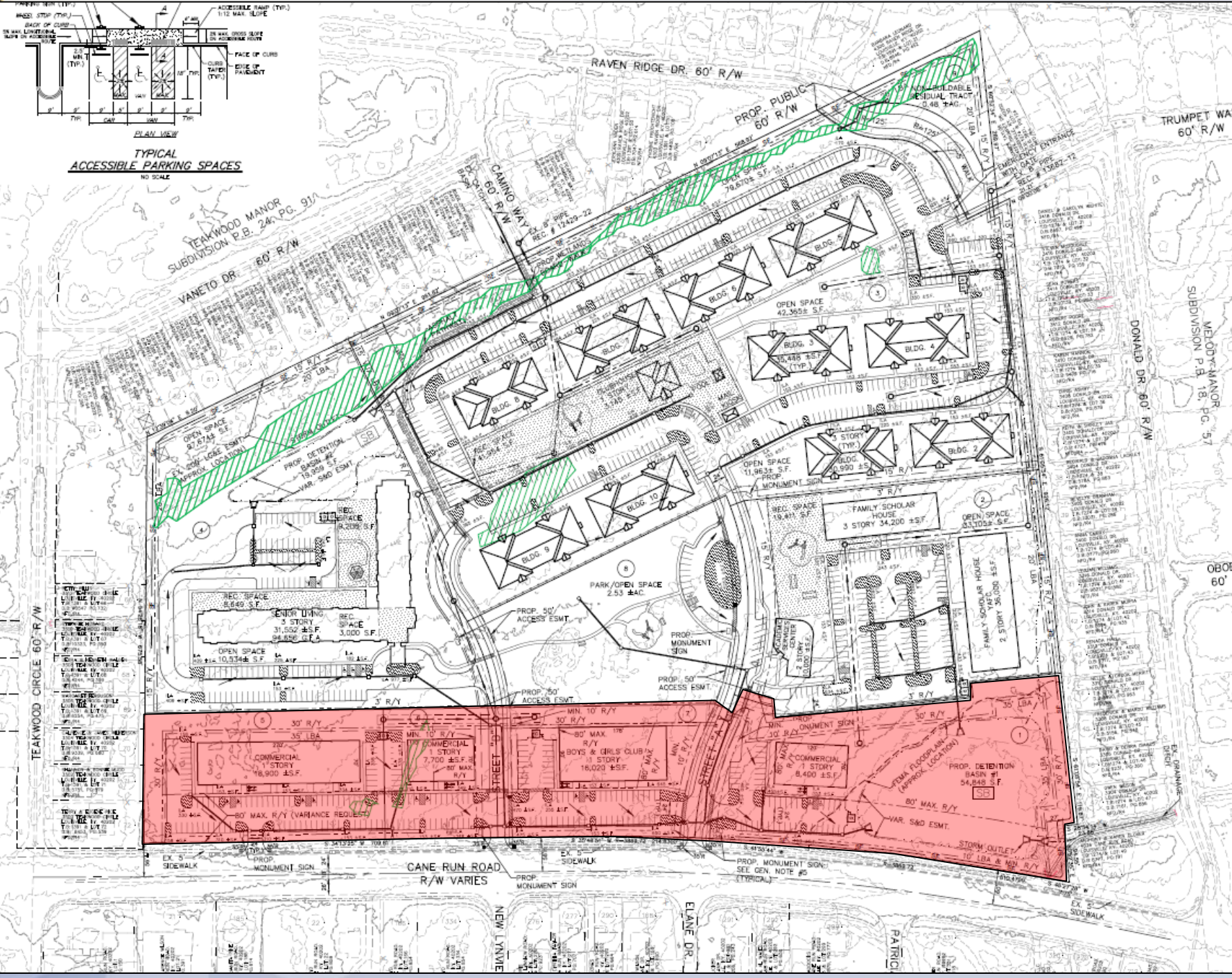
- North: Single Family
- South: Single Family
- East: Single Family
- West: Single Family





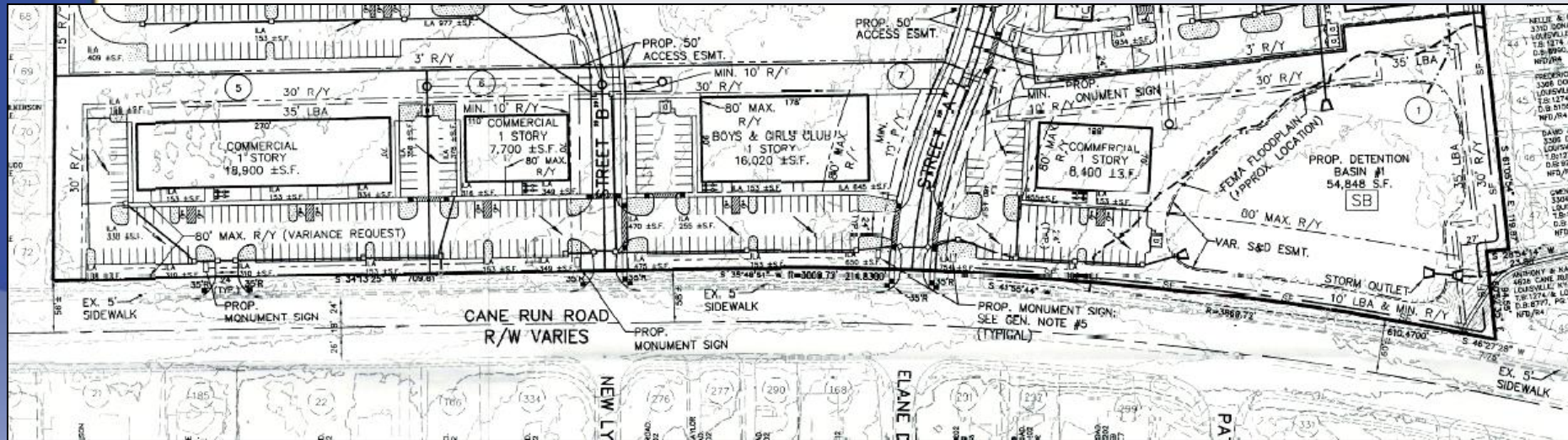


TYPICAL ACCESSIBLE PARKING SPACES  
NO SCALE





# Lots 1, 5, 6 & 7 – Zoned C-1

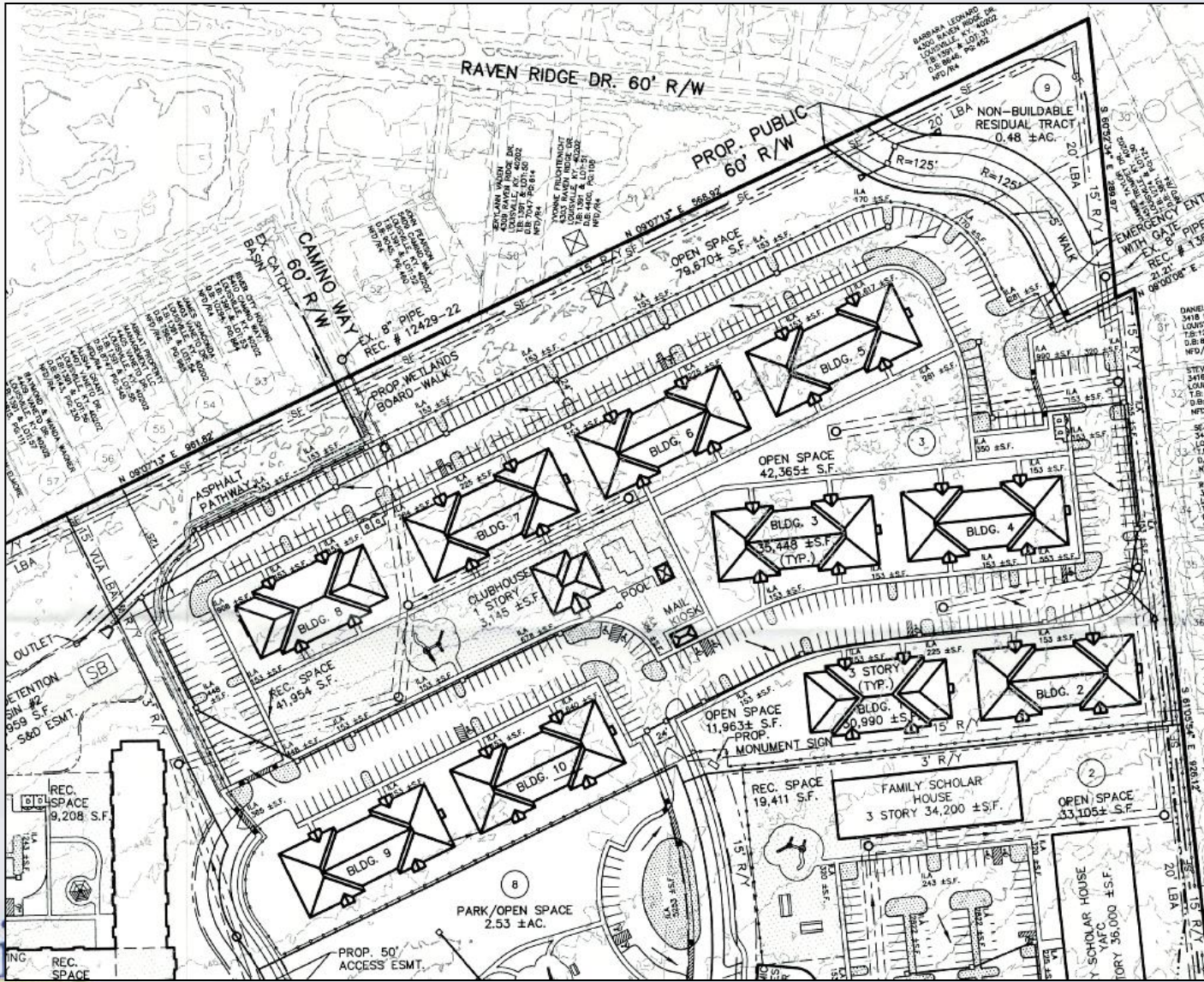








# Lot 3 – 240 apartment units







# 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 8/27/2015
  - 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)