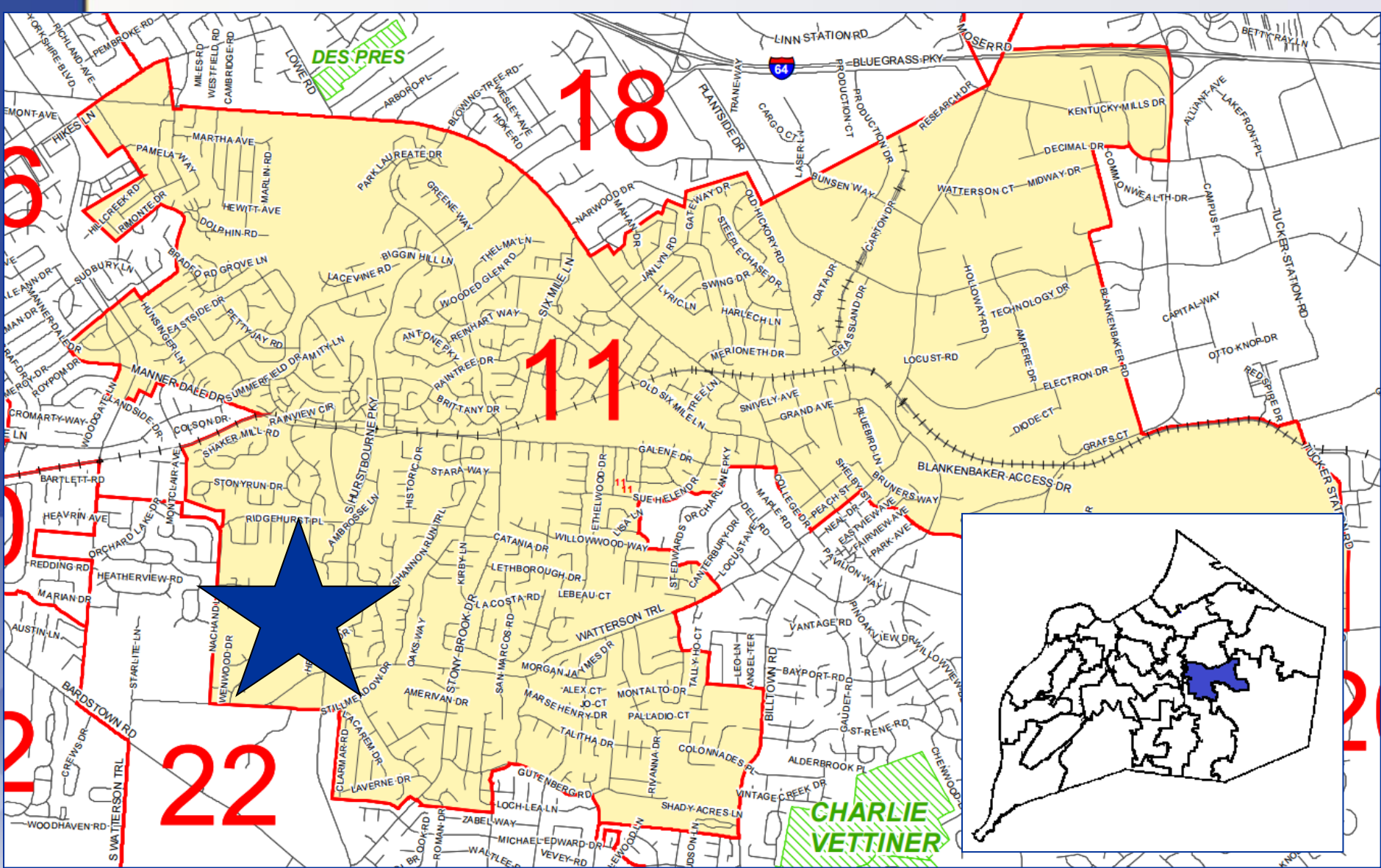


# 20-ZONE-0020

# HURSTBOURNE COMMONS

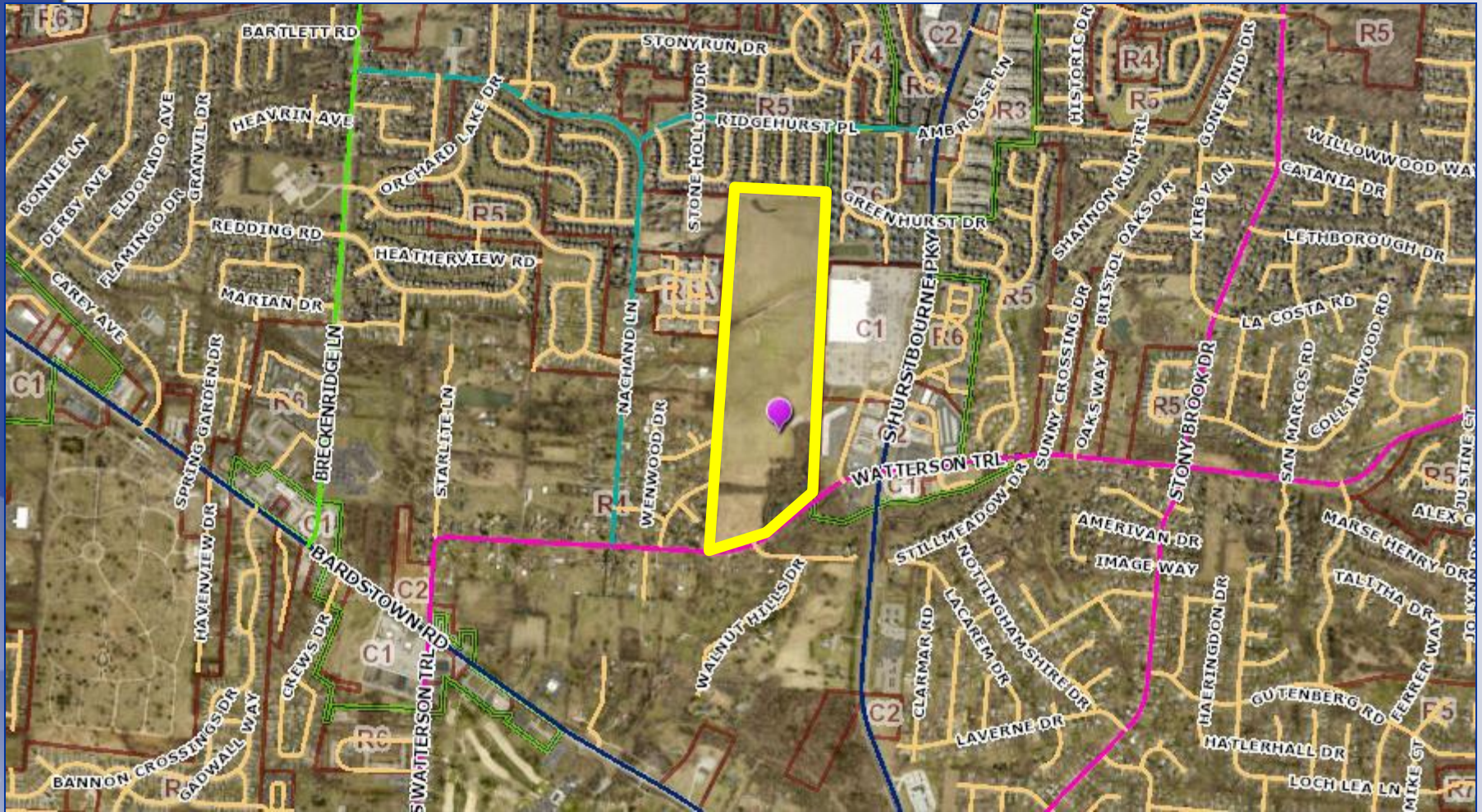


**Planning & Zoning Committee**  
**April 13, 2021**

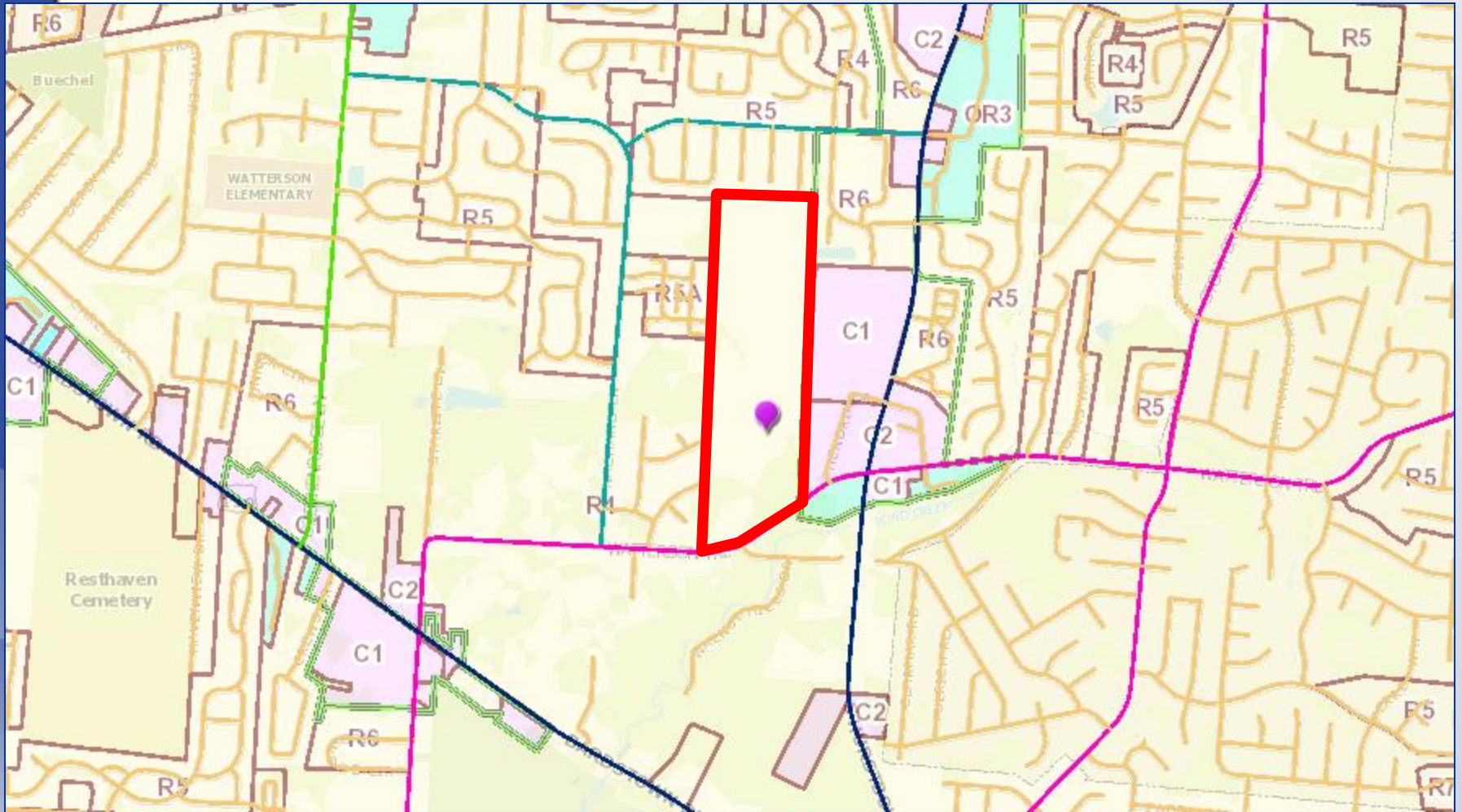


8127 Watterson Trail  
 District 11 - Kevin Kramer

20-ZONE-0020



Existing: Ag/Vacant  
Proposed: Residential/Office



Existing: R-4/N  
Proposed: R-5, R-6 & OR-1/N

# Requests

- **Change-in-Zoning** from R-4 single-family residential to R-5 single-family, R-6 multi-family, and OR-1 office-residential
- **Variances:**
  1. **Variance** from Land Development Code (LDC) Section 5.1.12.B.2.a to allow for structures on Tract 1 to exceed the infill established front setback (Watterson Trail) and be located as shown on the development plan
  2. **Variance** from LDC Section 5.3.1.C.4 to allow for proposed structures on Tract 3 to exceed the maximum height of 35' and be 42' in height
- **Detailed District Development/Major Preliminary Subdivision Plan**

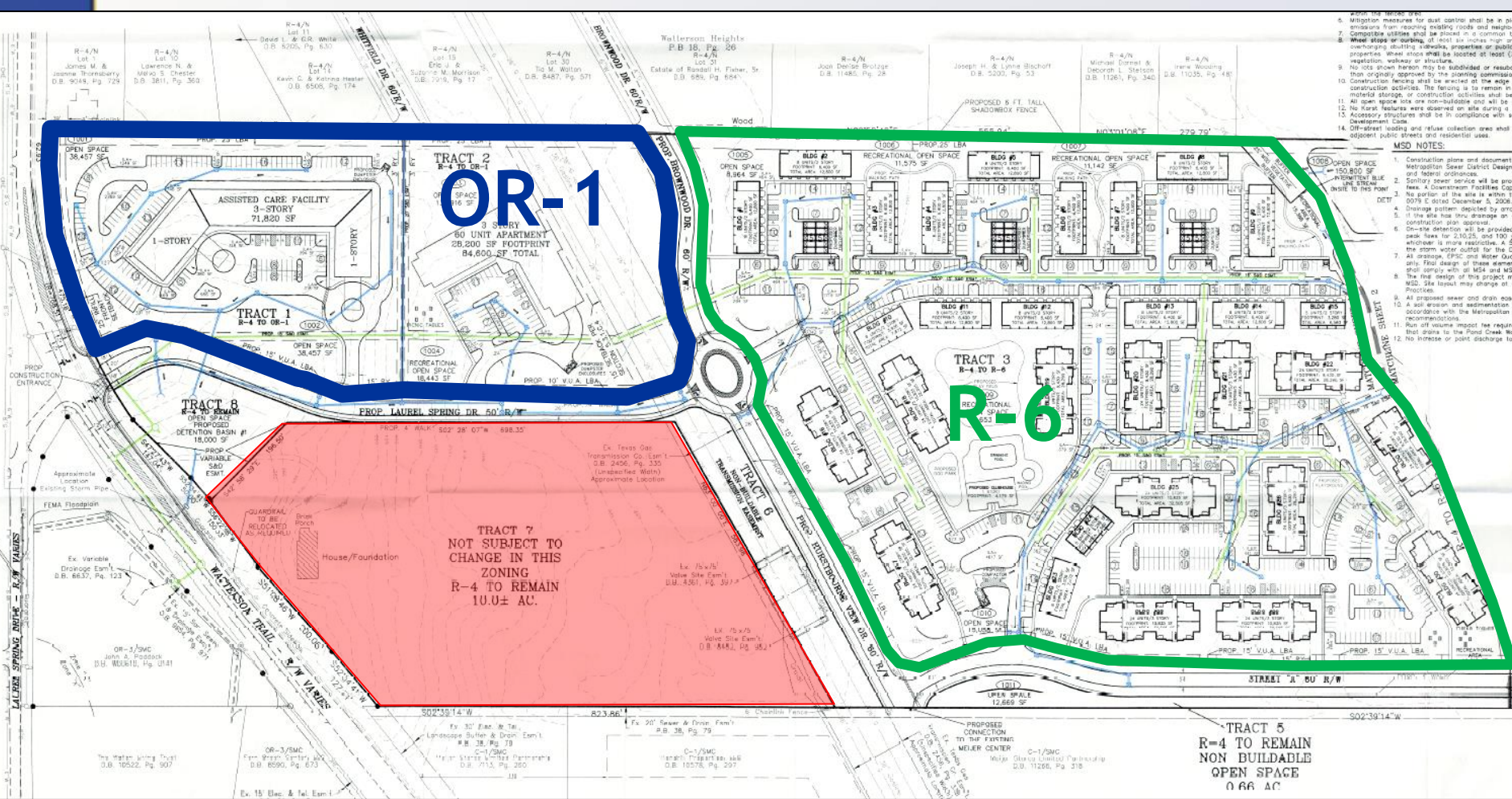
# Case Summary

- **OR-1:** Assisted living facility and 60 multi-family residential dwelling-units (10.8 acres)
- **R-6:** Tract 3 is proposed for 438 multi-family residential dwelling-units (26.79 acres)
- **R-5:** 104 lots single-family lots (24.93 acres)

# Case Summary

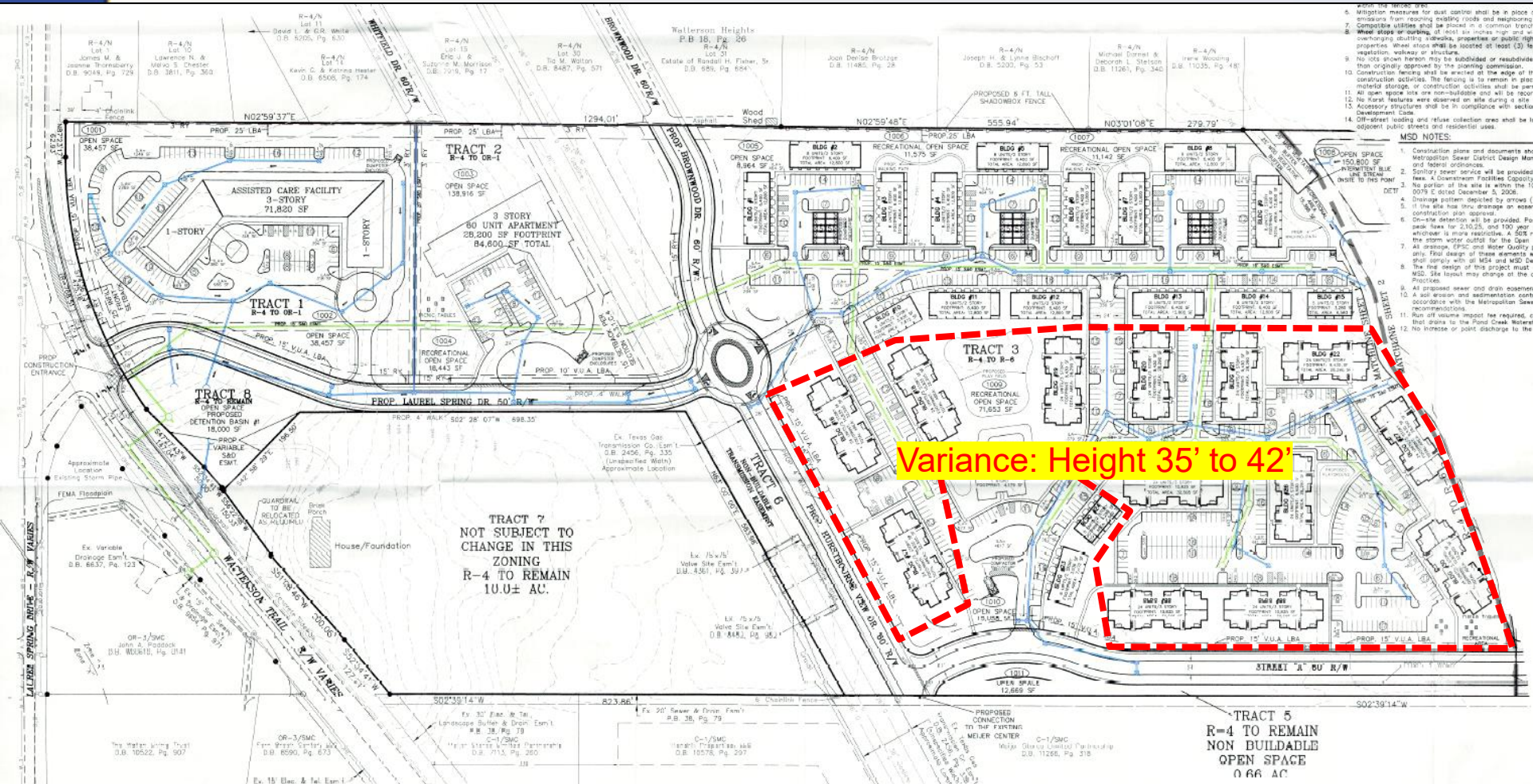
- Access provided from Watterson Trail, a primary collector roadway
- Secondary access from roadway stubs provided from Brownwood Drive and Brody Lane; each being local roadways
- Additional connection through the adjacent activity center to Hurstbourne Parkway
- Public sidewalks and pedestrian connections will be provided throughout the development site and connect to existing and future public ways

# Proposed Plan



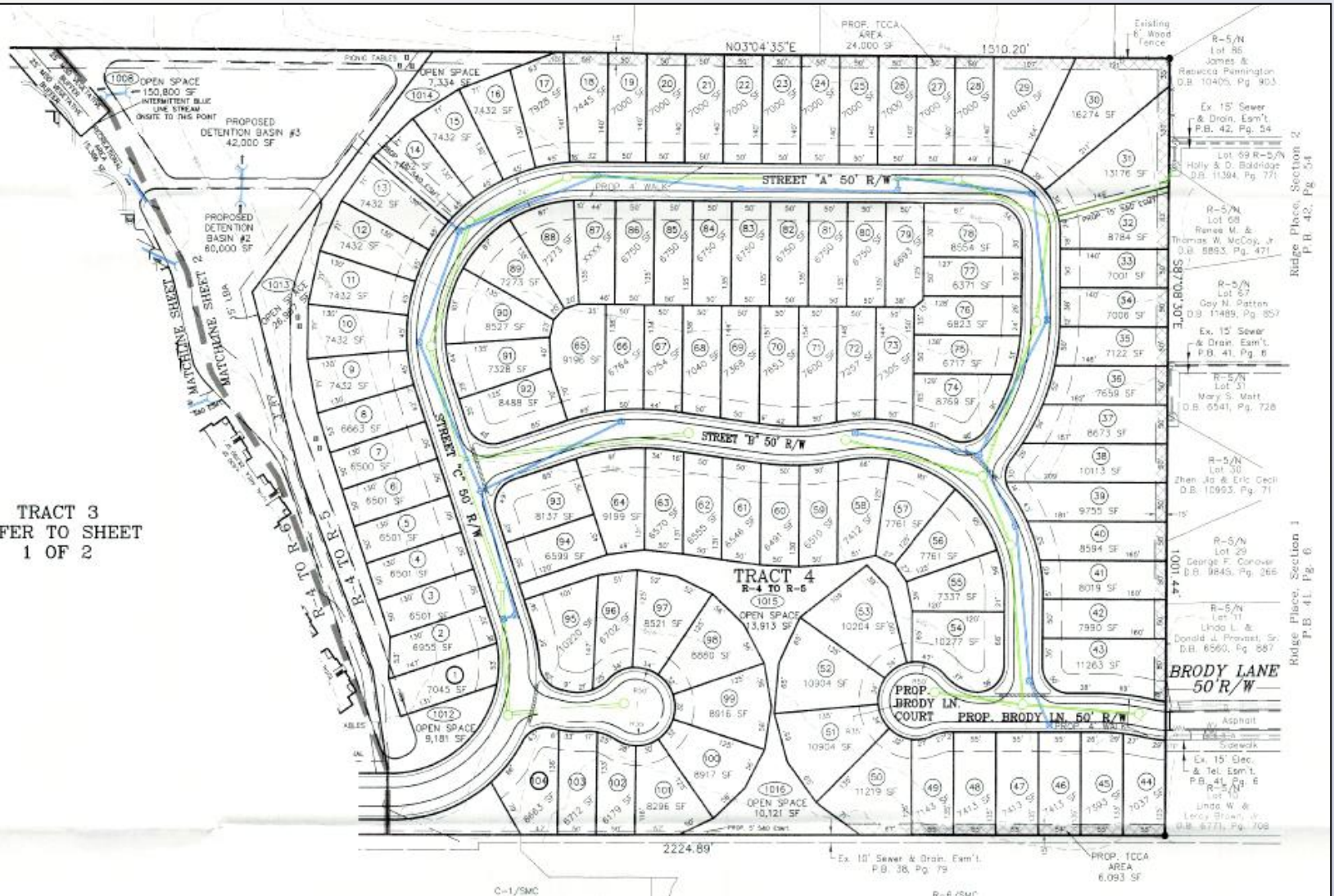


# Variations

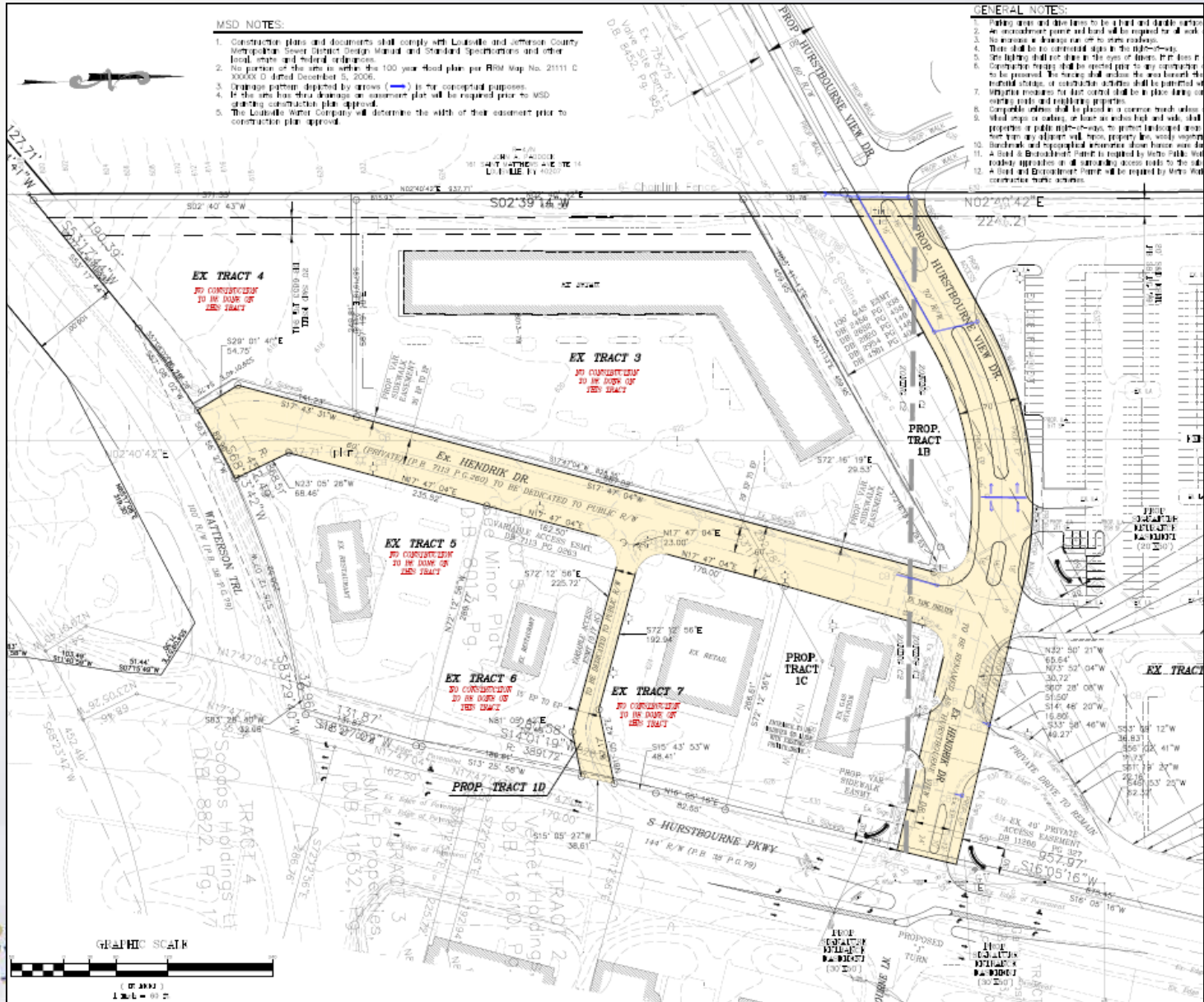


# Proposed Plan

TRACT 3  
REFER TO SHEET  
1 OF 2



# Hurstbourne Parkway Connection



# Elevations



Concept Building  
ASSITED CARE FACILITY



Concept Building  
SENIOR HOUSING (55 AND OLDER)



Concept Building  
TOWNHOUSES



Concept Building  
3 STORIES APARTMENTS

# Public Meetings

- Neighborhood Meeting held 1/29/2020 and 2/18/2020 (148 people attended)
- LD&T meetings on 7/9/2020, 7/23/2020, 9/10/2020 and 11/12/2020.
- Planning Commission public hearing on 2/18/2021
  - 10 people spoke in opposition (one person spoke as other).
  - Motion to recommend approval of the change in zoning from R-4 to R-5, R-6 and OR-1 passed by a vote of 7-0.