

23-DDP-0034

THE PATH OFF CANE RUN

Planning Commission

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November 16, 2023



REQUESTS

- Revised Detailed District Development Plan



BACKGROUND

- Approved by Planning Commission on Aug. 17
- Reviewed by Metro Council per LDC Section 11.7.5
- Remanded for further consideration following a neighborhood meeting
- Neighborhood meeting held Nov. 1



CASE SUMMARY

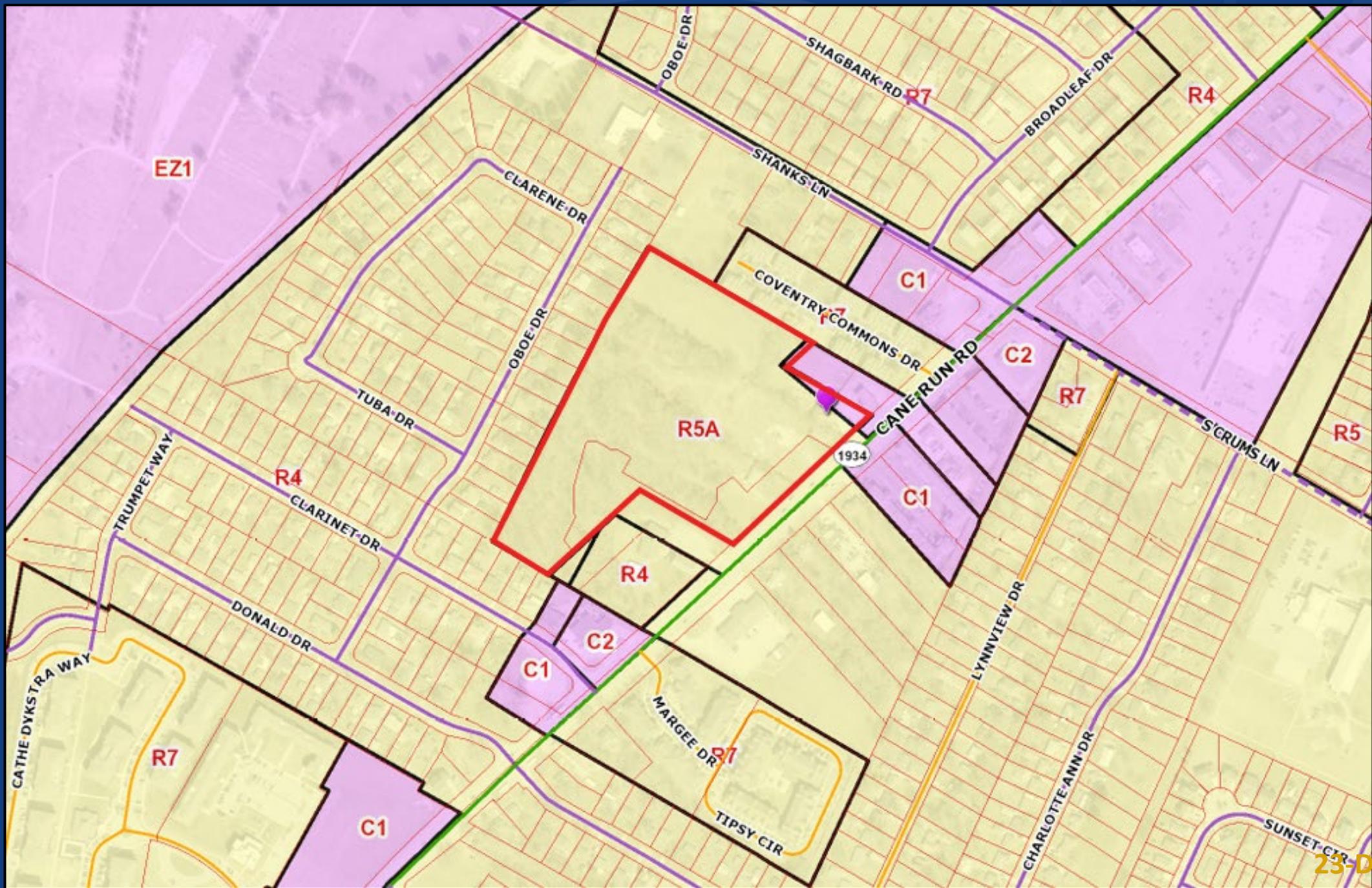
- 128-unit multi-family residential development
- Open space and preserved tree canopy
- 1 access point from Cane Run Rd, southwest of access to 1-264, TARC service nearby
- 2015 approved plan for medical offices (OR and C-1 zoning)
- 2022 approved plan for 106 townhome units



CASE SUMMARY

- Both plans feature 2-story buildings
- Proposed plan includes 2-, 3-, and 4-bedroom units (approved plan was 3- and 4-bedroom units)
- Proposed plan has 200,000 sq. ft. of open space (approved plan has 71,000 sq. ft.)
- Proposed plan preserves more existing tree canopy







2015 APPROVED PLAN



EROSION PREVENTION AND SEDIMENT CONTROL NOTES

THE APPROVED EROSION PREVENTION AND SEDIMENT CONTROL (EPSC) PLAN SHALL BE IMPLEMENTED PRIOR TO ANY LAND-DISTURBING ACTIVITY ON THE CONSTRUCTION SITE. ANY MODIFICATIONS TO THE APPROVED EPSC PLAN MUST BE REVIEWED AND APPROVED BY MSD'S PRIVATE DEVELOPMENT REVIEW OFFICE. EPSC BMP'S SHALL BE INSTALLED PER THE PLAN AND MSD STANDARDS.

DETENTION BASINS, IF APPLICABLE, SHALL BE CONSTRUCTED FIRST AND SHALL PERFORM AS SEDIMENT BASINS DURING CONSTRUCTION UNTIL THE CONTRIBUTING DRAINAGE AREAS ARE SEEDING AND STABILIZED.

ACTIONS MUST BE TAKEN TO MINIMIZE THE TRACKING OF MUD AND SOIL FROM CONSTRUCTION AREAS ONTO PUBLIC ROADWAYS. SOIL TRACKED ONTO THE ROADWAY SHALL BE REMOVED DAILY.

SOIL STOCKPILES SHALL BE LOCATED AWAY FROM STREAMS, PONDS, SWALES,



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2022 APPROVED PLAN



DEVELOPMENT PLAN



BUILDING ELEVATION/RENDERING



1 Elevation - Type A - Front - Presentation
A204 1/8" = 1'-0"

Type A - Front		
Area Covered	4,541 SQ FT	41%
Roofing	86 SQ FT	10%
Walls	1,008 SQ FT	20%
Total	6,435 SQ FT	



2 Elevation - Type A - Rear - Presentation
A204 1/8" = 1'-0"

Type A - Back		
Area Covered	1,241 SQ FT	20%
Roofing	86 SQ FT	1%
Walls	1,858 SQ FT	29%
Total	3,185 SQ FT	



3 Elevation - Type A - Left - Presentation
A204 1/8" = 1'-0"

Type A - Left		
Area Covered	1,992 SQ FT	31%
Roofing	171 SQ FT	3%
Walls	1,008 SQ FT	16%
Total	3,171 SQ FT	



4 Elevation - Type A - Right - Presentation
A204 1/8" = 1'-0"

Type A - Right		
Area Covered	1,992 SQ FT	31%
Roofing	171 SQ FT	3%
Walls	1,008 SQ FT	16%
Total	3,171 SQ FT	



BUILDING ELEVATION/RENDERING



1 Elevation - Type B - Front - Presentation
A205 1/8" = 1'-0"

Type B - Front	
Face Cement	1,182 SQFT 13%
Masonry	827 SQFT 13%
Cladding	3,963 SQFT 26%
Total	5,972 SQFT



2 Elevation - Type B - Rear - Presentation
A205 1/8" = 1'-0"

Type B - Rear	
Face Cement	3,189 SQFT 50%
Masonry	827 SQFT 13%
Cladding	1,982 SQFT 26%
Total	5,998 SQFT



3 Elevation - Type B - Left - Presentation
A205 1/8" = 1'-0"

Type B - Left	
Face Cement	1,511 SQFT 13%
Masonry	131 SQFT 1%
Cladding	2,322 SQFT 21%
Total	4,764 SQFT



4 Elevation - Type B - Right - Presentation
A205 1/8" = 1'-0"

Type B - Right	
Face Cement	1,451 SQFT 13%
Masonry	111 SQFT 1%
Cladding	218 SQFT 2%
Total	4,780 SQFT



SITE PHOTOS – SUBJECT PROPERTY



SITE PHOTOS – ADJACENT PROPERTIES



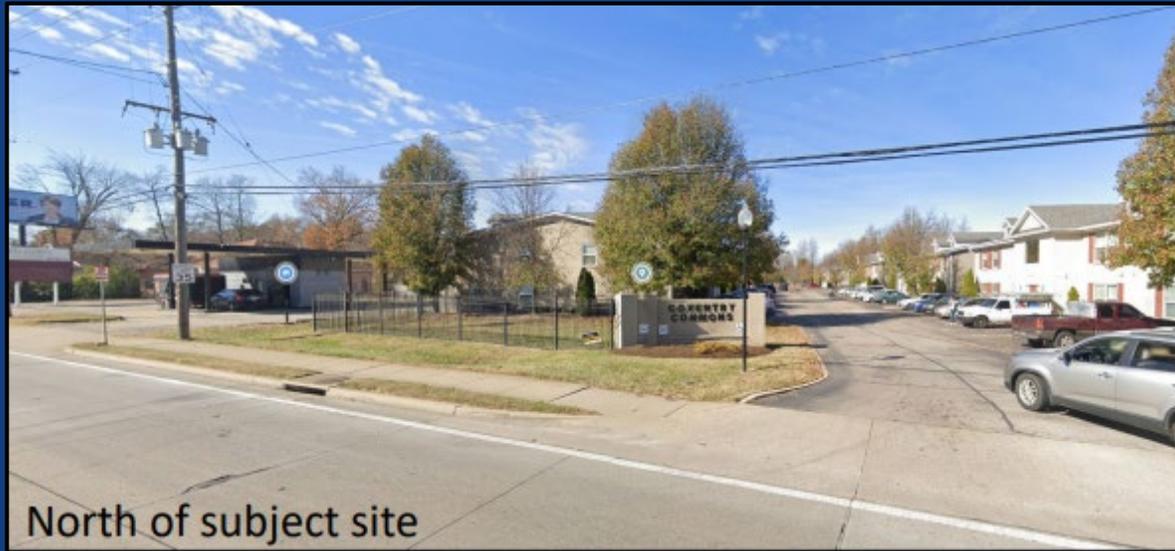
Oboe Dr looking East



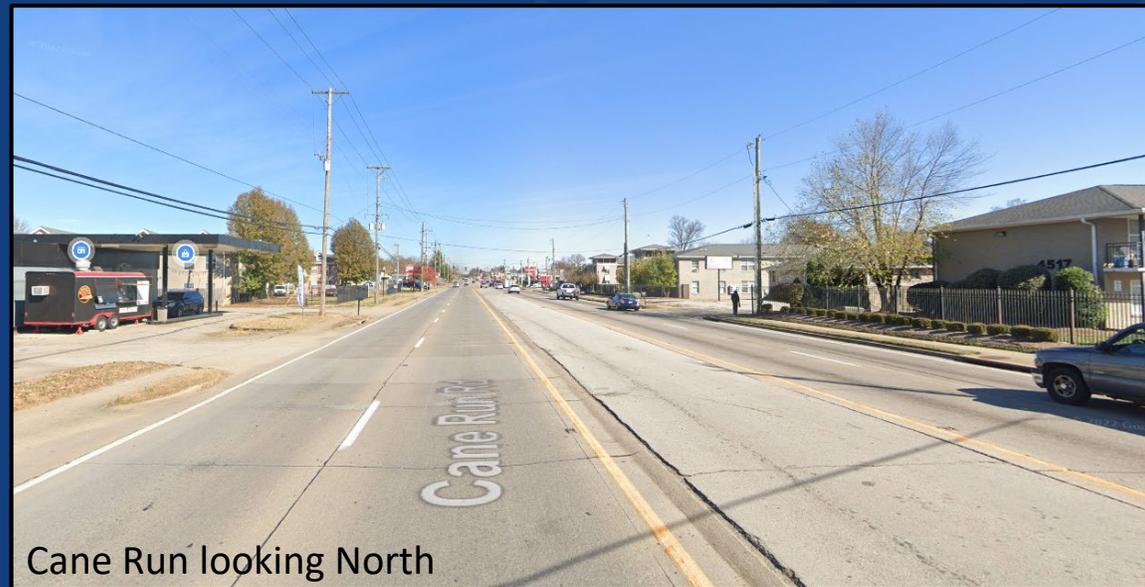
Clarinet Dr looking North



SITE PHOTOS – ADJACENT PROPERTIES



North of subject site



Cane Run looking North



South of subject site



Cane Run looking South



STAFF FINDING

- The proposal is adequately justified for approval based on the analysis contained in the standard of review.



REQUIRED ACTIONS

- **APPROVE** or **DENY** the Revised Detailed District Development Plan



