

23-DDP-0034

THE PATH OFF CANE RUN

Planning Commission

Ethan Lett, Planner I

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

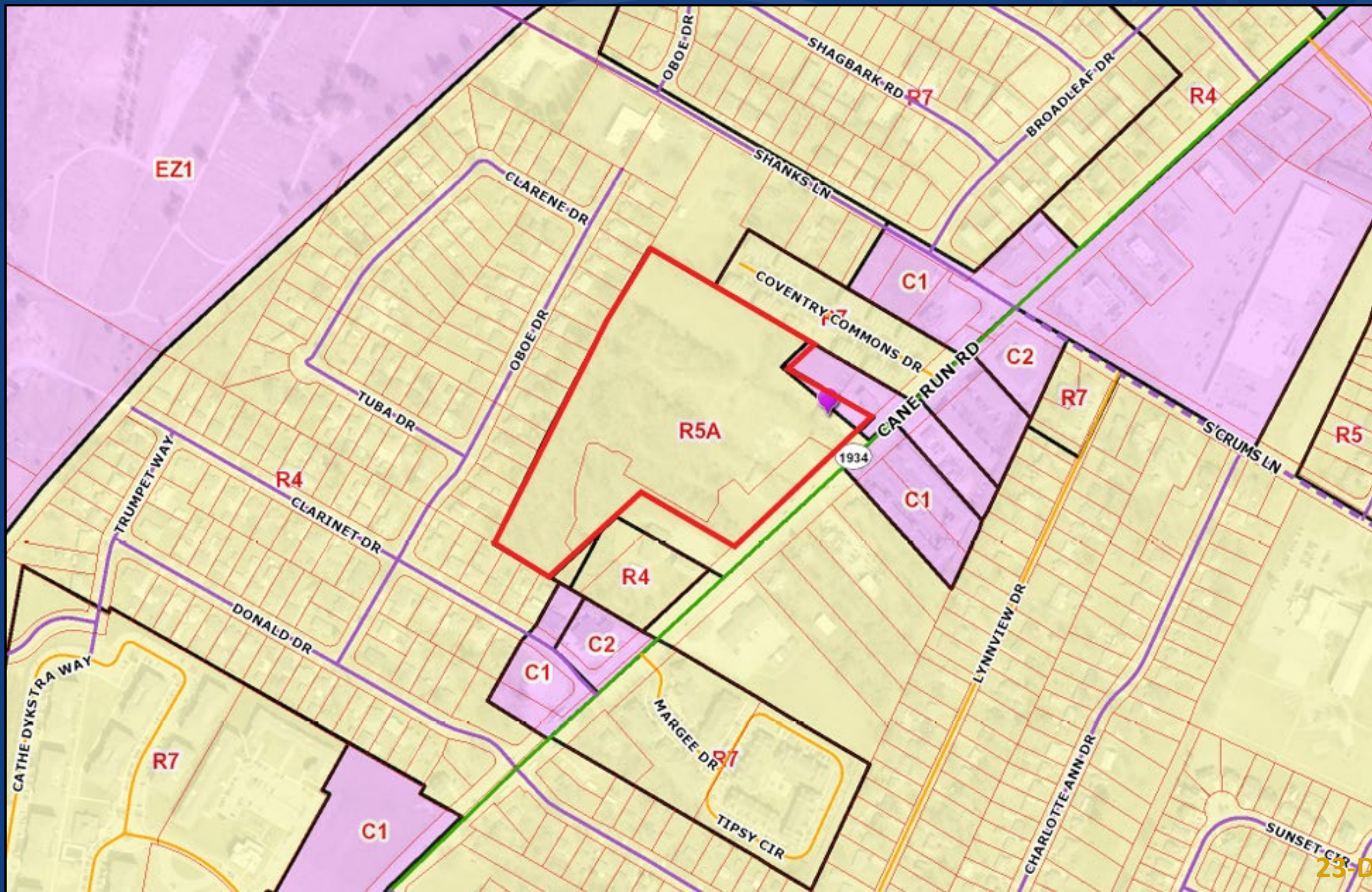
- 128-unit multi-family residential development
- Open space and preserved tree canopy
- 1 access point from Cane Run Rd, southwest of access to 1-264, TARC service nearby
- 2015 approved plan for medical offices (OR and C-1 zoning)
- 2022 approved plan for 106 townhome units



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



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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	1,471 SQ FT	61%	
Perimeter	282 SQ FT	20%	
Roofing	1,008 SQ FT	20%	
Total	3,489 SQ FT		



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

Type A - Rear			
Area Covered	1,471 SQ FT	61%	
Perimeter	282 SQ FT	20%	
Roofing	1,008 SQ FT	20%	
Total	3,489 SQ FT		



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

Type A - Left			
Area Covered	1,008 SQ FT	42%	
Perimeter	171 SQ FT	1%	
Roofing	212 SQ FT	9%	
Total	1,393 SQ FT		



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

Type A - Right			
Area Covered	1,008 SQ FT	42%	
Perimeter	171 SQ FT	1%	
Roofing	212 SQ FT	9%	
Total	1,393 SQ FT		



BUILDING ELEVATION/RENDERING



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

Type B - Front			
Net Volume	3,182 SQFT	81%	
Enclosure	627 SQFT	16%	
Roofs	5,983 SQFT	25%	
Total	9,792 SQFT		



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

Type B - Rear			
Net Volume	3,182 SQFT	81%	
Enclosure	627 SQFT	16%	
Roofs	5,983 SQFT	25%	
Total	9,792 SQFT		



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

Type B - Left			
Net Volume	3,182 SQFT	81%	
Enclosure	627 SQFT	16%	
Roofs	5,983 SQFT	25%	
Total	9,792 SQFT		



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

Type B - Right			
Net Volume	3,182 SQFT	81%	
Enclosure	627 SQFT	16%	
Roofs	5,983 SQFT	25%	
Total	9,792 SQFT		



SITE PHOTOS – SUBJECT PROPERTY



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SITE PHOTOS – ADJACENT PROPERTIES



Oboe Dr looking East



Clarinet Dr looking North



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SITE PHOTOS – ADJACENT PROPERTIES



North of subject site



South of subject site



Cane Run looking North



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



