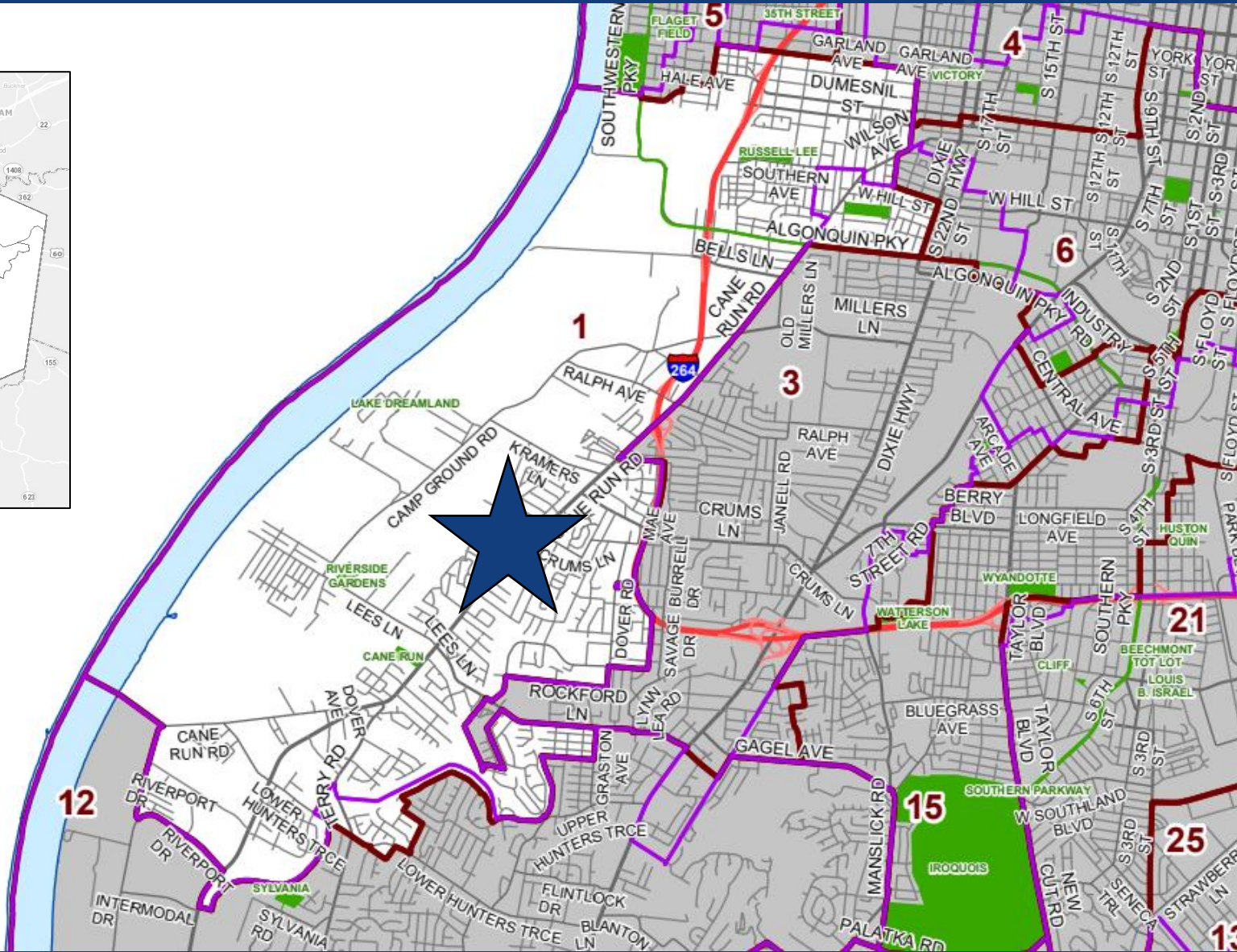
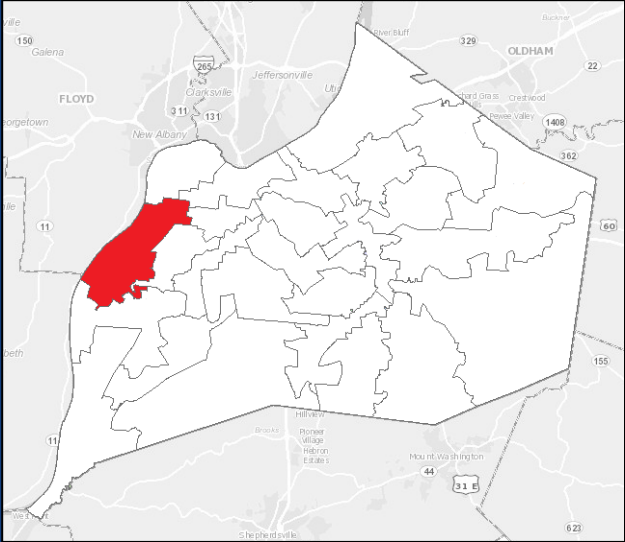


23-DDP-0034

THE PATH OFF CANE RUN

Planning & Zoning Committee
September 19, 2023





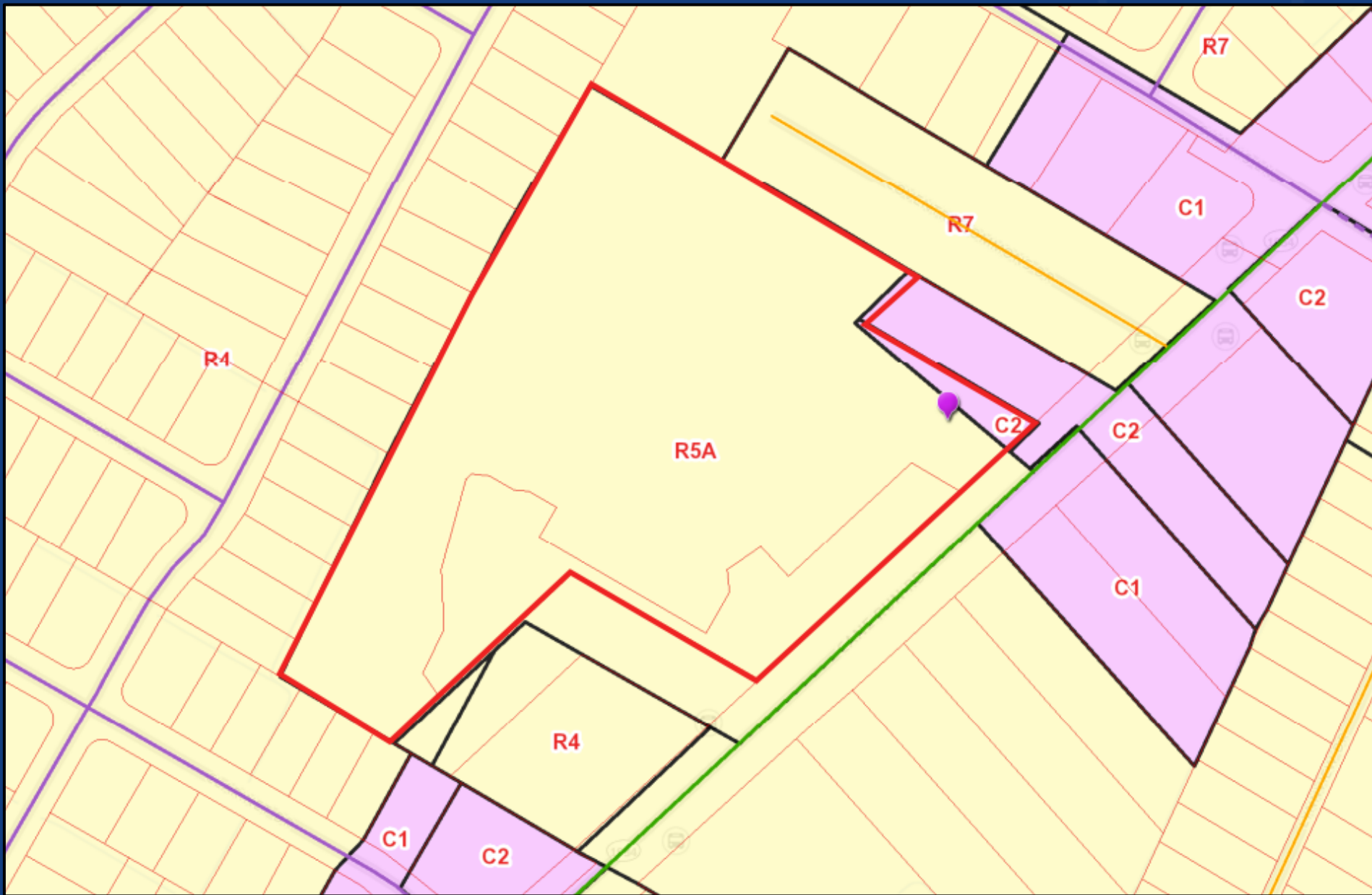
4516 Cane Run Road
District 1 – Tammy Hawkins



Existing: Vacant
Proposed: Residential



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Existing: R-5A/N



23-DDP-0034

REQUEST

- Revised Detailed District Development Plan



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 I-264
- 2015 approved plan was for medical office (OR and C-1 zoning)
- 2022 approved plan was for 106 units



2015 APPROVED PLAN



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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 sf of open space (approved plan has 71,000 sf)
- Proposed plan preserves more of the existing tree canopy



BUILDING ELEVATION/RENDERING



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

Type A - Front			
Per Section	4,471 SQ FT	81%	
Roofing	800 SQ FT	15%	
Landscaping	1,000 SQ FT	20%	
Total	6,271 SQ FT		



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

Type A - Back			
Per Section	1,241 SQ FT	20%	
Roofing	800 SQ FT	15%	
Landscaping	1,000 SQ FT	20%	
Total	3,041 SQ FT		



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

Type A - Left			
Per Section	1,000 SQ FT	20%	
Roofing	171 SQ FT	3%	
Landscaping	210 SQ FT	4%	
Total	1,381 SQ FT		



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

Type A - Right			
Per Section	1,000 SQ FT	20%	
Roofing	171 SQ FT	3%	
Landscaping	210 SQ FT	4%	
Total	1,381 SQ FT		



BUILDING ELEVATION/RENDERING



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

Type B - Front			
Area Covered	3,182 SQFT	81%	
Windows	827 SQFT	26%	
Doors	1,355 SQFT	35%	
Total	4,537 SQFT	61%	



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

Type B - Rear			
Area Covered	3,182 SQFT	81%	
Windows	827 SQFT	26%	
Doors	1,355 SQFT	35%	
Total	4,537 SQFT	61%	



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

Type B - Left			
Area Covered	3,182 SQFT	81%	
Windows	827 SQFT	26%	
Doors	1,355 SQFT	35%	
Total	4,537 SQFT	61%	



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

Type B - Right			
Area Covered	3,182 SQFT	81%	
Windows	827 SQFT	26%	
Doors	1,355 SQFT	35%	
Total	4,537 SQFT	61%	



SITE PHOTOS – SUBJECT PROPERTY



23-DDP-0034

PUBLIC MEETINGS

- DRC Meeting on August 16, 2023
- Planning Commission Public Hearing on August 17, 2023
 - Motion to approve the Revised Detailed District Development Plan passed by a vote of 4-3-1.

