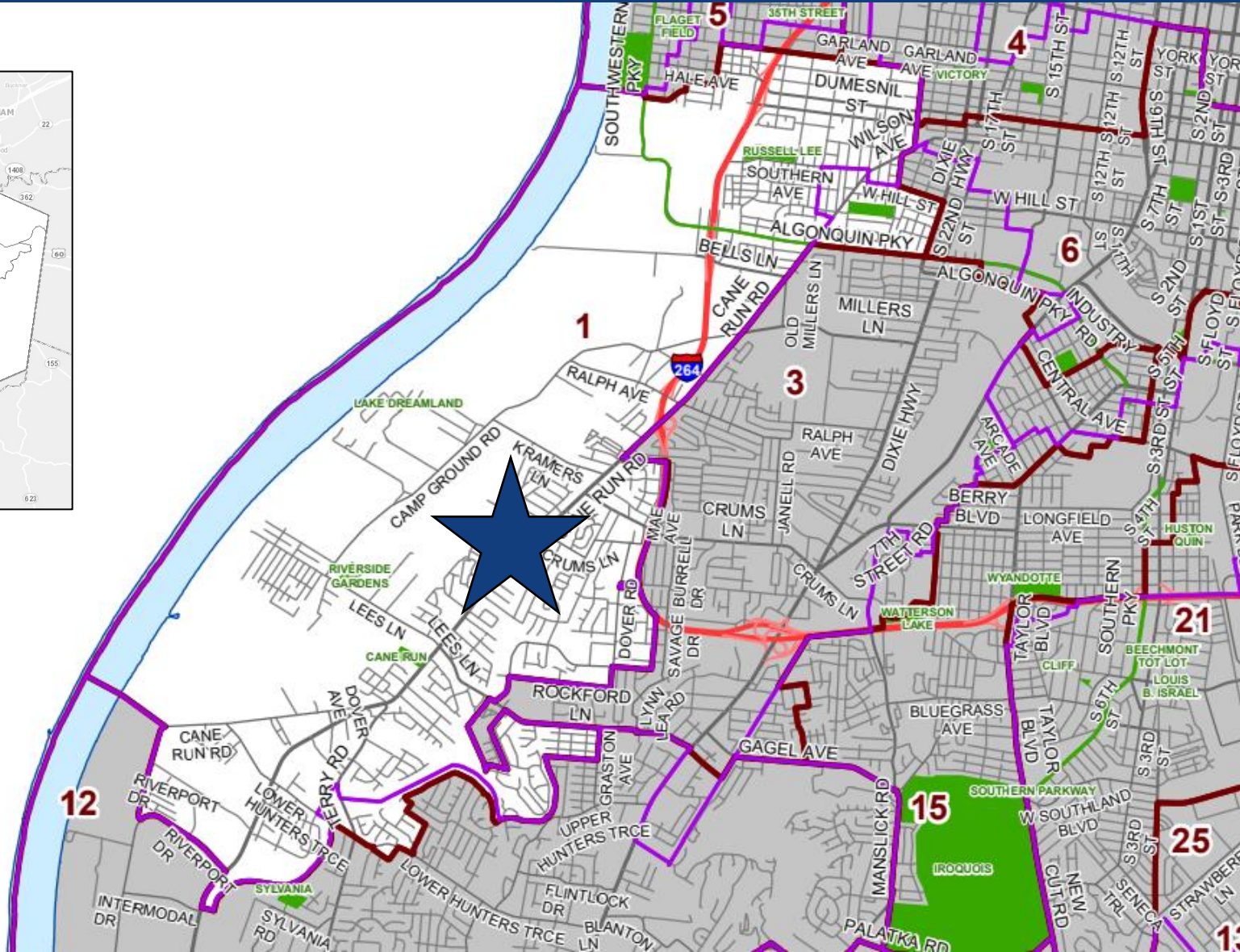
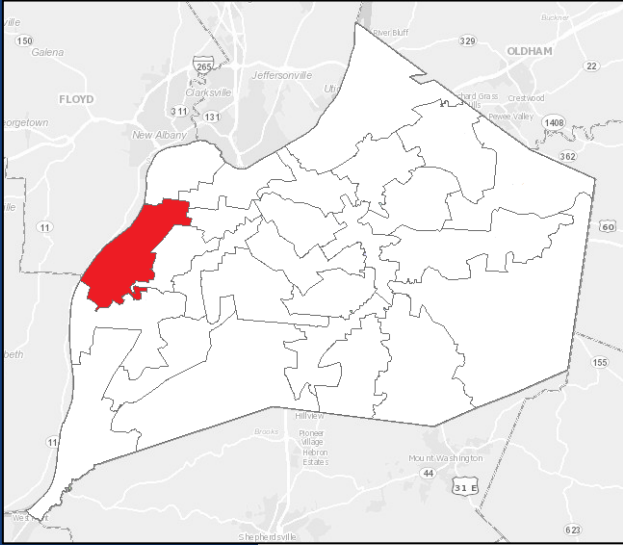


23-DDP-0034

THE PATH OFF CANE RUN

Planning & Zoning Committee
December 5, 2023





4516 Cane Run Road
District 1 – Tammy Hawkins

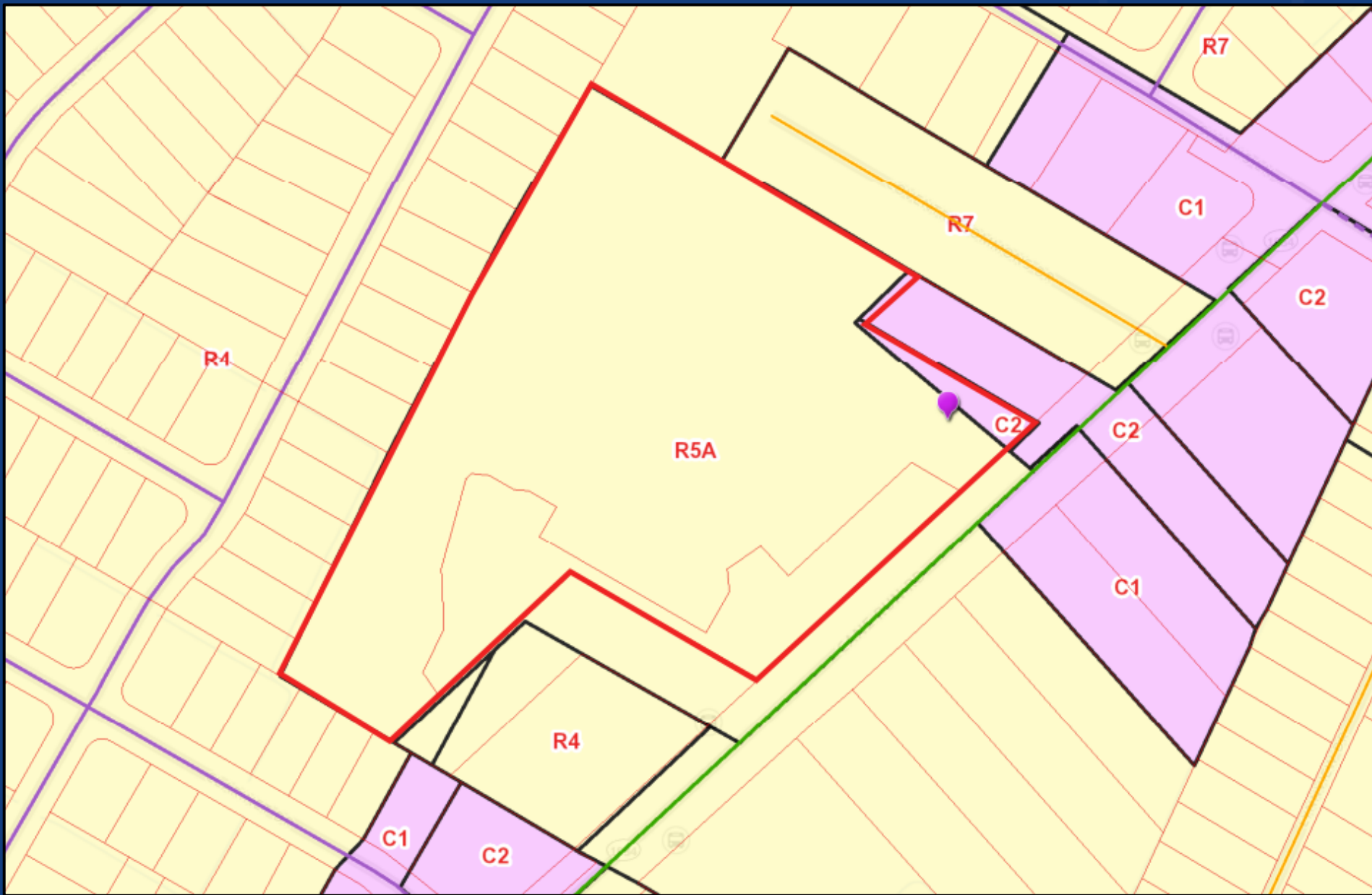
23-DDP-0034



Existing: Vacant
Proposed: Residential



23-DDP-0034



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

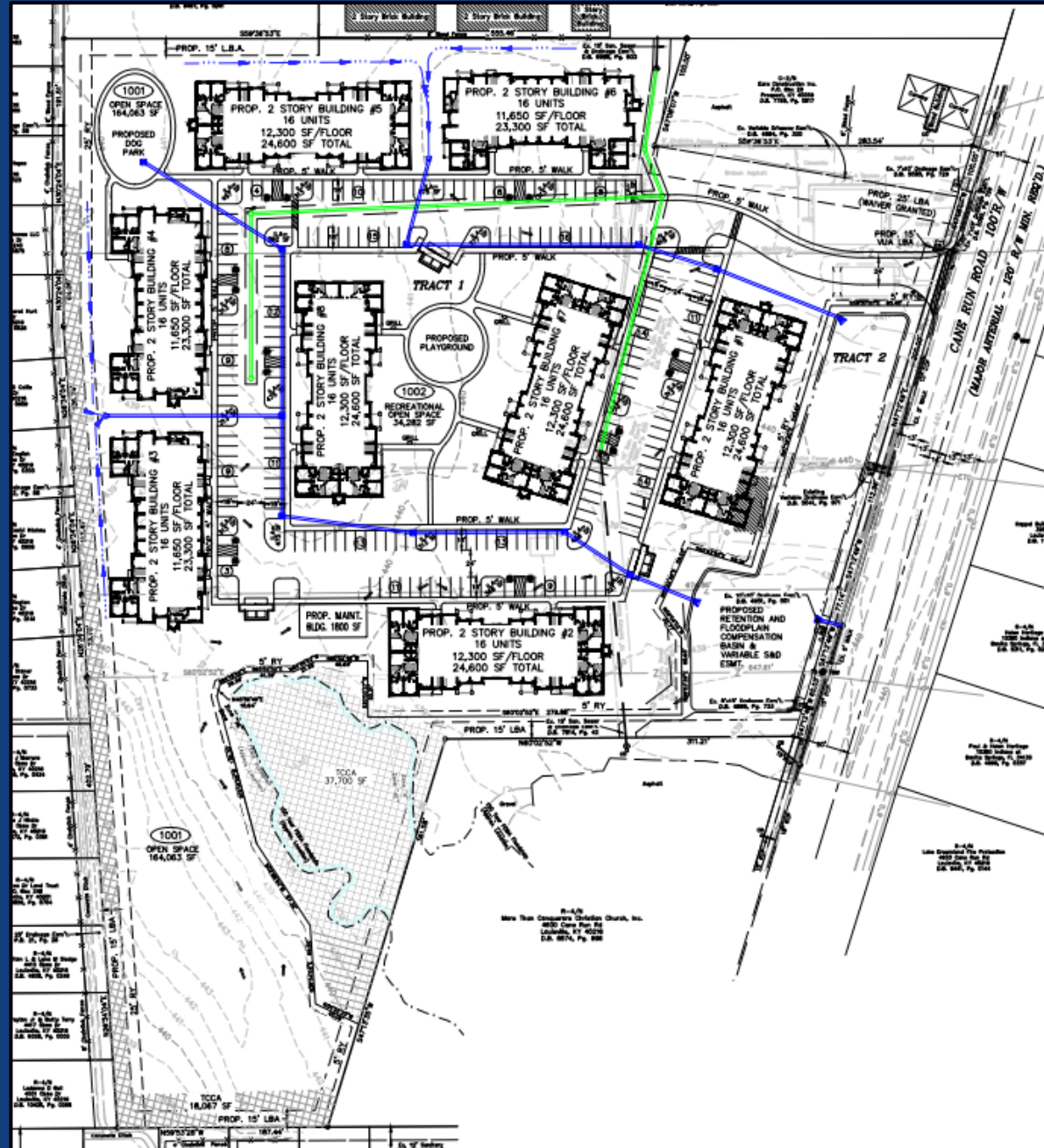


2015 APPROVED PLAN





DEVELOPMENT PLAN



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	4.00' SQ. FT.	0.1%	
Material	80' SQ. FT.	0.1%	
Roofing	1,000' SQ. FT.	0.1%	
Total	1,084' SQ. FT.		



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

Type A - Rear			
Per Section	1,241' SQ. FT.	0.1%	
Material	80' SQ. FT.	0.1%	
Roofing	1,000' SQ. FT.	0.1%	
Total	2,321' SQ. FT.		



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

Type A - Left			
Per Section	1,000' SQ. FT.	0.1%	
Material	171' SQ. FT.	0.1%	
Roofing	1,000' SQ. FT.	0.1%	
Total	2,171' SQ. FT.		



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

Type A - Right			
Per Section	1,000' SQ. FT.	0.1%	
Material	171' SQ. FT.	0.1%	
Roofing	1,000' SQ. FT.	0.1%	
Total	2,171' SQ. FT.		



BUILDING ELEVATION/RENDERING



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

Type B - Front			
Face Count	1,182 SDF	8%	
Material	627 SDF	5%	
Volume	5,984 SDF	26%	
Total	7,793 SDF		



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

Type B - Rear			
Face Count	1,182 SDF	8%	
Material	627 SDF	5%	
Volume	5,984 SDF	26%	
Total	7,793 SDF		



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

Type B - Left			
Face Count	1,182 SDF	8%	
Material	627 SDF	5%	
Volume	5,984 SDF	26%	
Total	7,793 SDF		



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

Type B - Right			
Face Count	1,182 SDF	8%	
Material	627 SDF	5%	
Volume	5,984 SDF	26%	
Total	7,793 SDF		



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.
- Metro Council utilized LDC Section 11.7.5 to hear the case



PUBLIC MEETINGS

- Ordinance 146, Series 2023 stated:

NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISIVLLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the revised district development plan for the property located at 4516 Cane Run Road and being in Louisville Metro, as proposed and more particularly described in the minutes and records of the Planning Commission in Case No. 23DDP0034, is hereby returned to the Planning Commission for further consideration, which shall occur subsequent to a neighborhood meeting held by the developer and conducted in accordance with the requirements for such meetings as contained in the Planning Commission's Bylaws.



PUBLIC MEETINGS

- Applicant conducted a neighborhood meeting on November 1, 2023 at the Gospel Kingdom Church, 4742 Cane Run Road (32 people signed the sign-in sheet)
- Planning Commission Public Hearing on November 16, 2023
 - Five people spoke in opposition
 - Motion to approve the Revised Detailed District Development Plan passed by a vote of 5-4.

