

The background features abstract, overlapping geometric shapes in various shades of orange and brown, creating a modern, layered effect. The shapes are primarily triangular and polygonal, with some areas appearing more translucent than others.

23-DDP-0034

4516 Cane Run Road
LDG Development

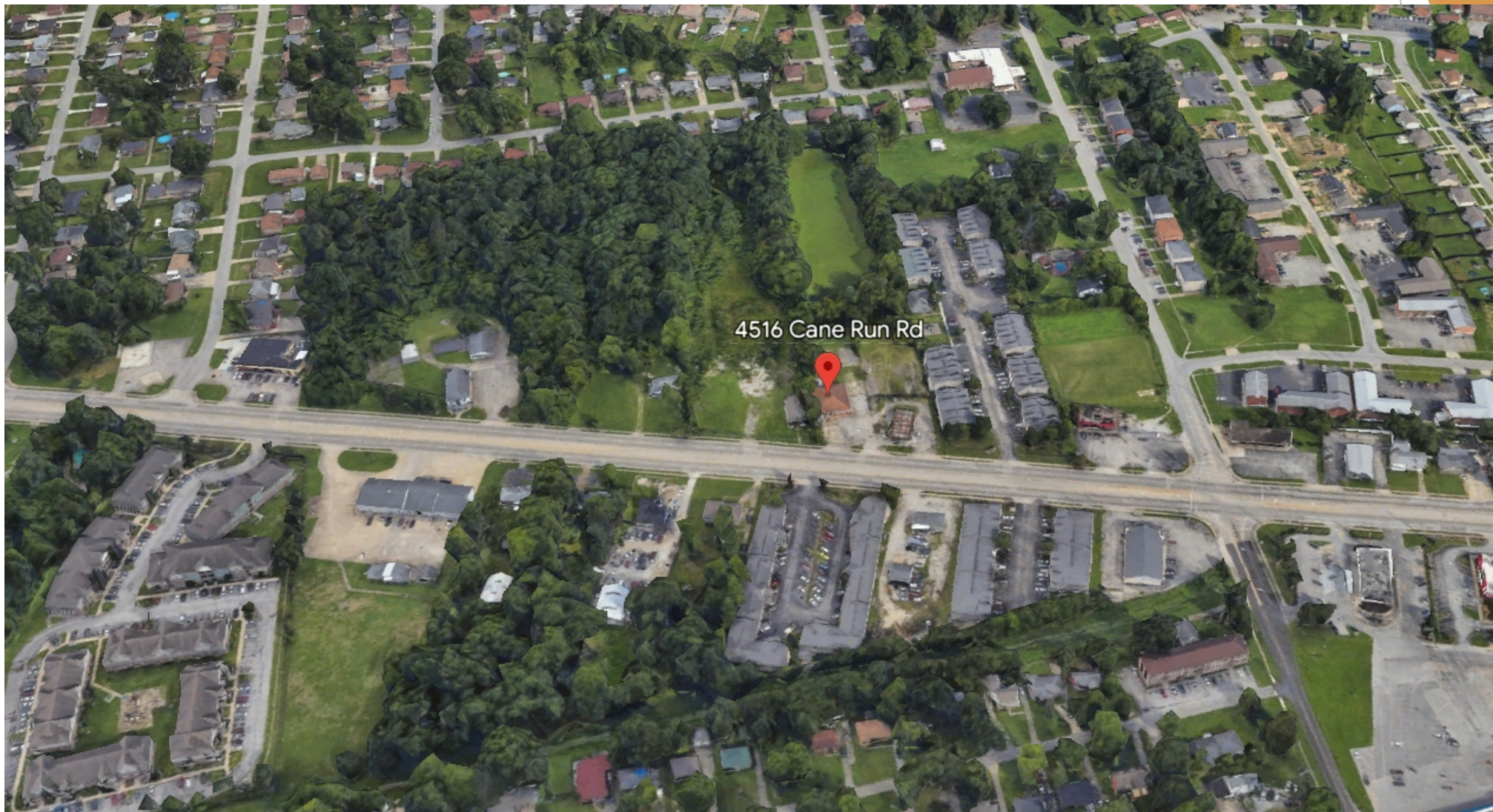
LDC Chapter 11.4.7.F.2

Scope of Planning Commission Review

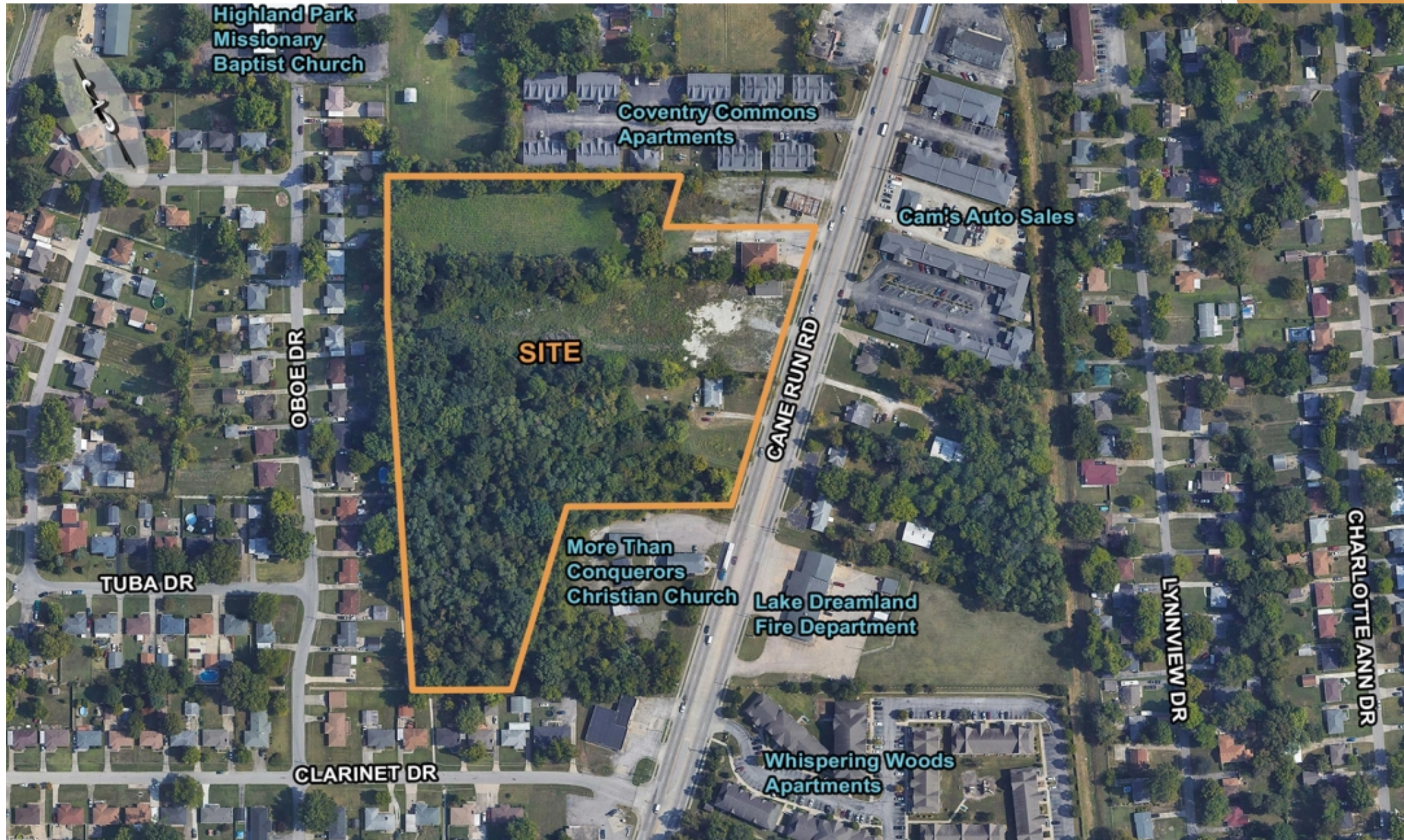
The Planning Commission shall consider, but not be limited to, the following factors in review of a detailed district development plan:

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic site;
- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;
- c. The provisions of sufficient open space (scenic and recreational) to meet the needs of the proposed development
- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;
- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;
- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code.

Subject Site

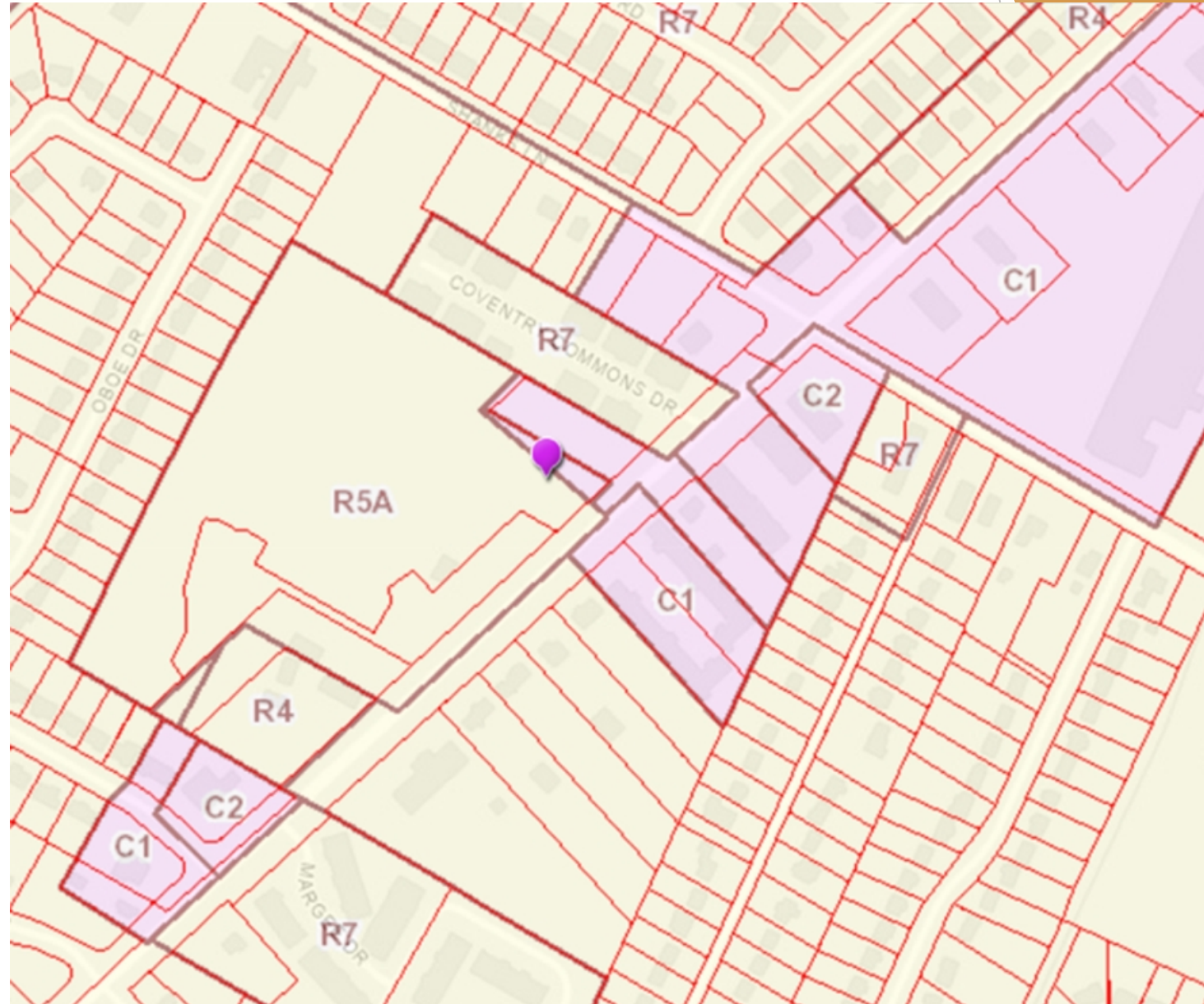


Aerial & Surrounding Properties



Area Zoning

Site was zoned to allow medium density multi-family - Exactly what is proposed.



2022 Case R-4/OR/C-1/R-2 to R-5A (Affordable Multi-Family) Planning Commission Decision Comments

- ▶ Commissioner Daniels Highlighted:
 - ▶ “The fact that it is affordable housing for larger families is really impressive.”
- ▶ Commissioner Carlson Highlighted:
 - ▶ “Meets all of the desires for multi-family housing.”
 - ▶ “On a major transportation corridor.”
 - ▶ “Transit service and general area of employment centers.”
 - ▶ “Walkable shopping distance if they want to take the bus.”

Timeline

2020

Land Under Contract

2021

March – Purchased 4518 Cane Run Rd

May – Filed rezoning pre-application (Townhomes)

July – filed rezoning formal application

August – Purchased 4516 and 4524-4528 Cane Run Road

2022

April – Rezoning approved at Metro Council

April/May – Notification of awards from LAHTF and KHC

May – Submitted townhome construction plans for permitting

October – Received bids from subcontractors for the townhome plans

October - April 2023 – Went through multiple design revisions in an attempt to reduce townhome cost

Applied for additional financing.

LDG paid over \$250,000 on due diligence, design consultants, attorney fees, permit review fees, etc., at this point

2023

March/April – Final decision to move forward with revised garden style plan

April/May – requested approval of change in scope from finance partners

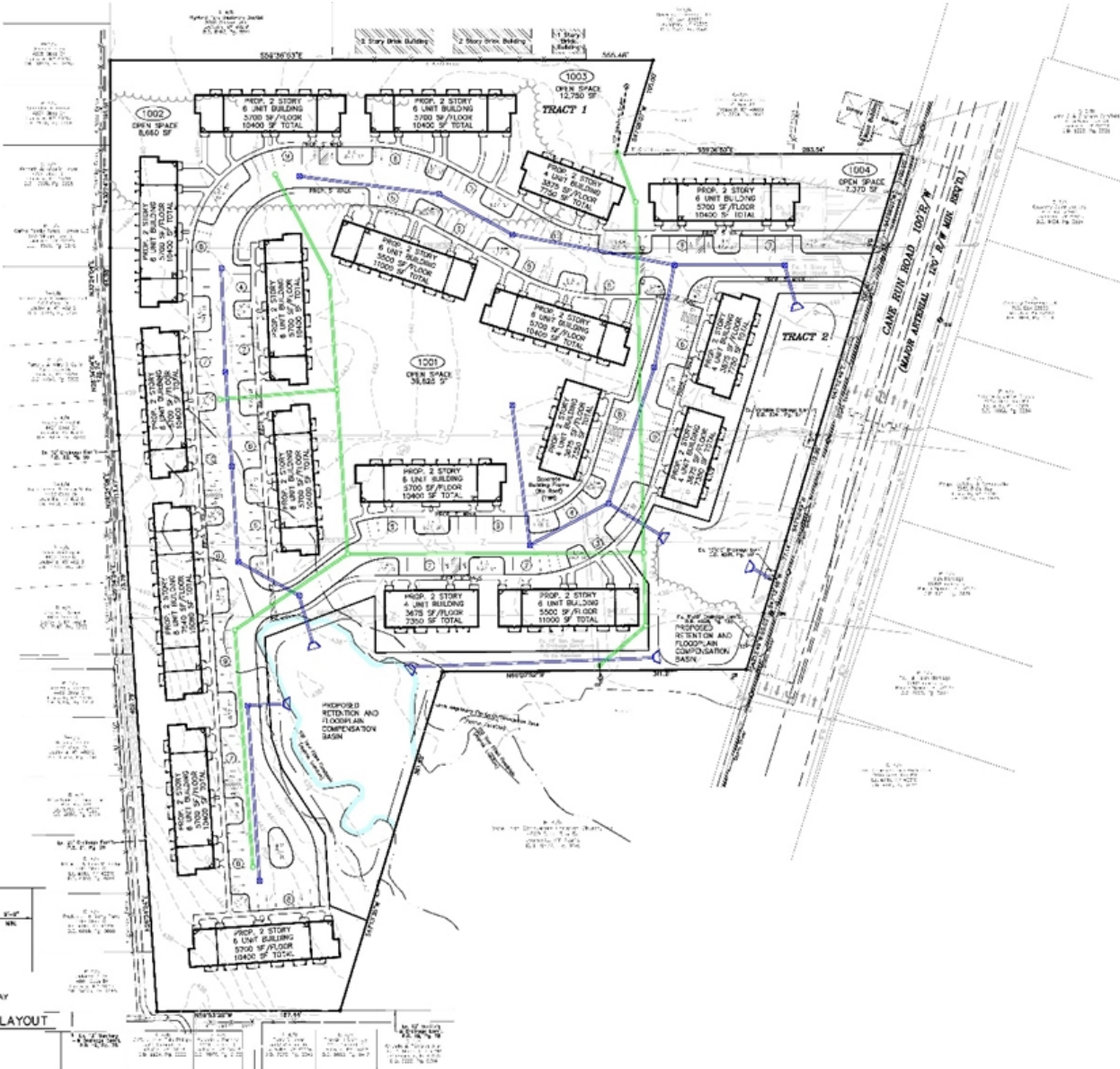
May – Submitted application to Metro for garden-style plan

August – Development Review Committee (public notice mailed to 370+ households)

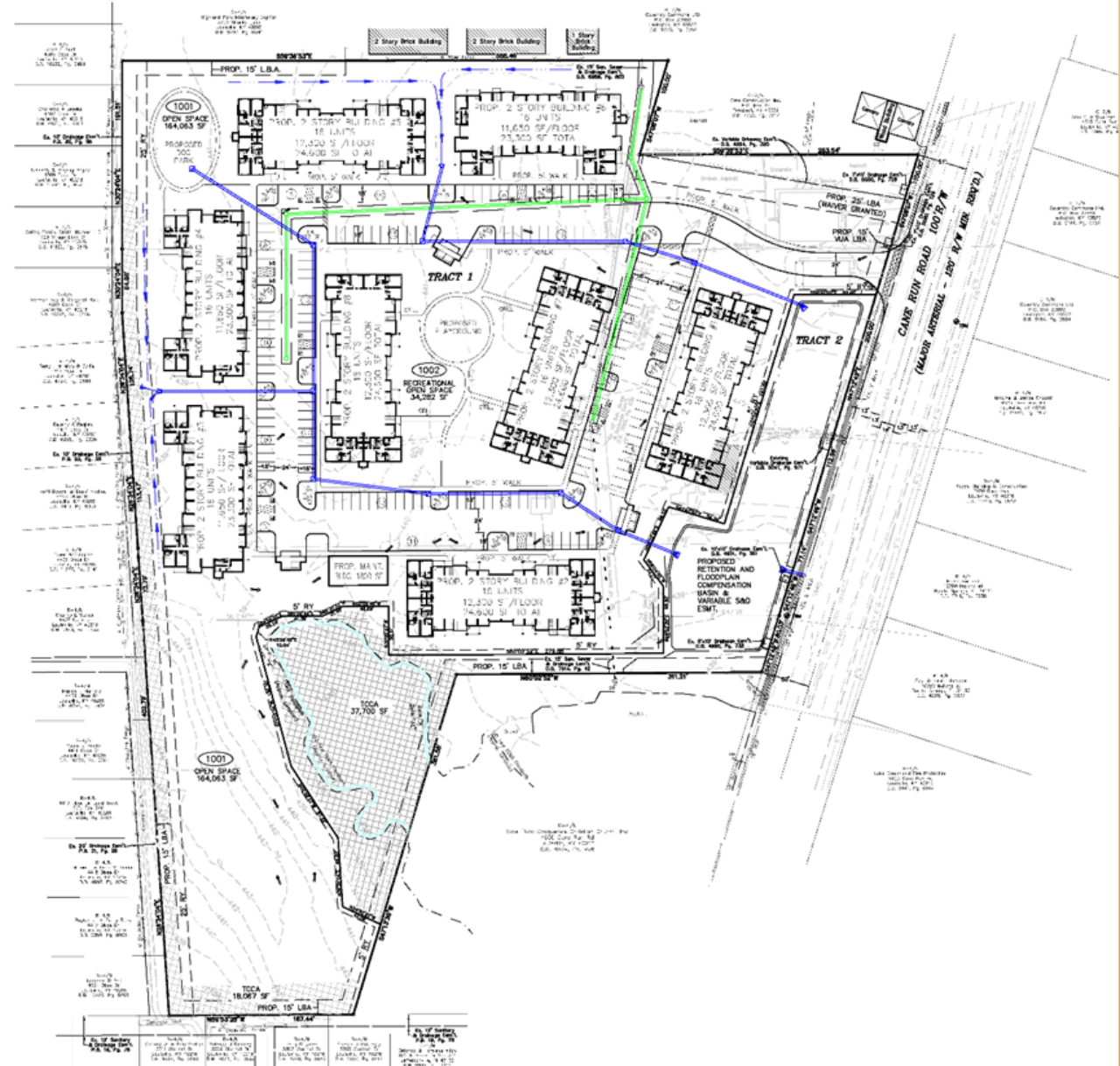
August – Revised plan approved by Planning Commission



Prior Plan



Proposed Plan



Plan Comparison Highlights

Approved Plan

- All Buildings 2-story
- 109,113 sq. ft. open space
- Most of Tree Canopy planted
- 3 and 4 bedroom units
- Affordable Rental Units

Proposed Plan

- All Buildings 2-story
- 198,345 sq. ft. open space
- Most of Tree Canopy made of preserved tree canopy area
- 2, 3, and 4 bedroom units
- Affordable Rental Units

Proposed Plan





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

Type A - Front		
Floor Concrete	3,241 SQFT	51%
Masonry	850 SQFT	13%
Cladding	1,808 SQFT	28%
Total	6,899 SQFT	



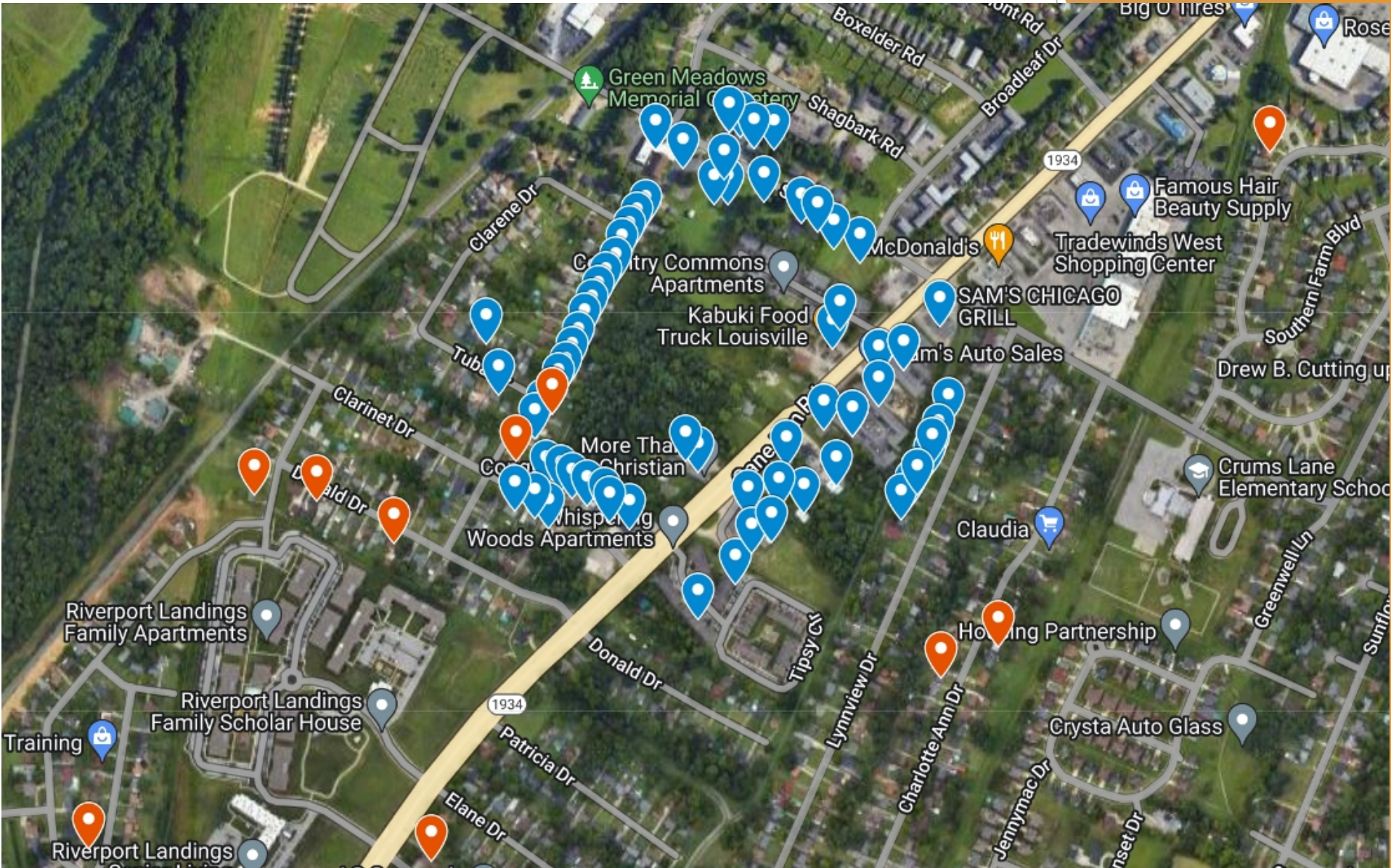
2 Elevation - Type A - Rear - Presentation
 A204 1/8" = 1'-0"

Type A - Back		
Floor Concrete	3,241 SQFT	51%
Masonry	850 SQFT	13%
Cladding	1,808 SQFT	28%
Total	6,899 SQFT	

Actions on Garden Style Plan

- ▶ August 16, 2023, Development Review Committee votes 2-2, sending case to full Planning Commission
- ▶ August 17, 2023, Planning Commission votes 4-3-1 to approve
- ▶ Metro Council considers case and sends it back to the Planning Commission with a requirement that LDG host a neighborhood meeting

Neighborhood
Meeting Sign-In
Sheet Address
Locations
vs.
Notified Address
Locations



GovDelivery Notice Data

Delivery Metrics - Details

1,082 Total Sent

975 (90%) Delivered

22 (2%) Pending

85 (8%) Bounced

0 (0%) Unsubscribed

Bulletin Analytics

175 Total Opens

107 (13%) Unique Opens

14 Total Clicks

9 (1%) Unique Clicks

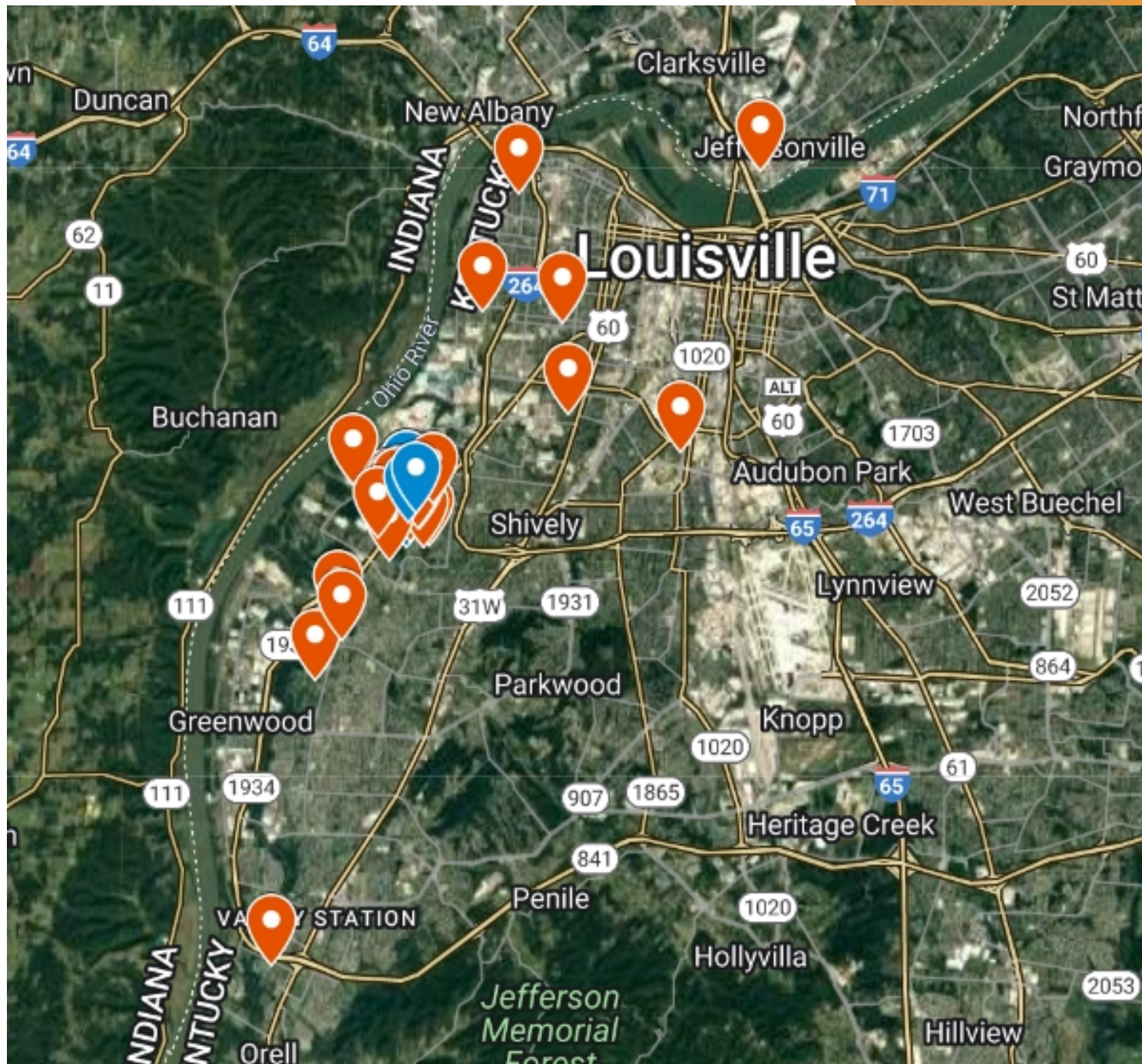
9 # of Links



Neighborhood Meeting Sign-In
Sheet Address Locations



Properly Notified
Address Locations



Neighborhood Open House







Neighborhood Form District

3.1.3. Neighborhood: The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.



Major Arterial

Higher
Density (R
-7)

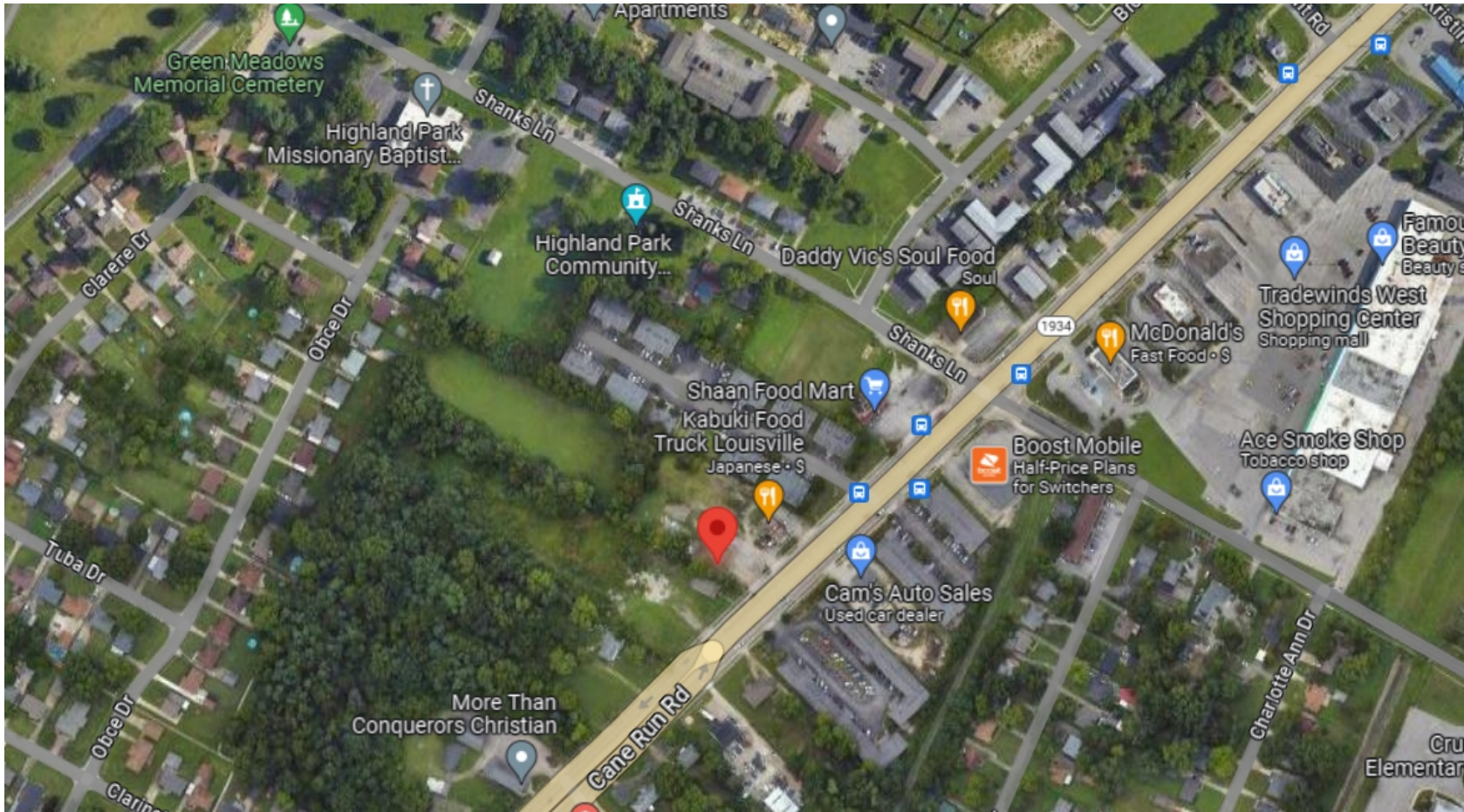
Higher
Intensity

4.6 HOUSING

GOAL 2

Facilitate the development of connected, mixed-use neighborhoods.

CHASE PRINCIPLE Connected



1. Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.
2. Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.
3. Evaluate developments for their ability to promote public transit and pedestrian use. Encourage higher density mixed-use developments that reduce the need for multiple automobile trips as a means of achieving air quality standards and providing transportation and housing choices.

4.5 LIVABILITY

CHASE PRINCIPLE Healthy

Objectives

- a. Safe, accessible multi-use trails, pathways and transit options are promoted to improve air quality and increase connections throughout the community.
- b. Existing waterways are conserved, protected or improved to enhance water quality.
- c. Parks, public outdoor spaces and public natural areas are preserved, enhanced and accessible to all.
- d. Restoration of the tree canopy and integration of native species into the built environment are prioritized.



4.1 COMMUNITY FORM

GOAL 3

Enhance neighborhoods by protecting and integrating open space, watersheds and other natural resources.

CHASE PRINCIPLE Authentic



1. Encourage creation of common, usable and accessible open space in new residential development based on density, need for open space, size of development, and proximity to greenways through the use of regulatory incentives and other tools.
2. Design open space to meet outdoor recreation, natural resource protection, aesthetic, cultural and educational, public, or health and safety needs. Open space may also be associated with civic uses, managed for production of resources and designed to ensure compatibility between differing land uses.



CHASE PRINCIPLE Sustainable

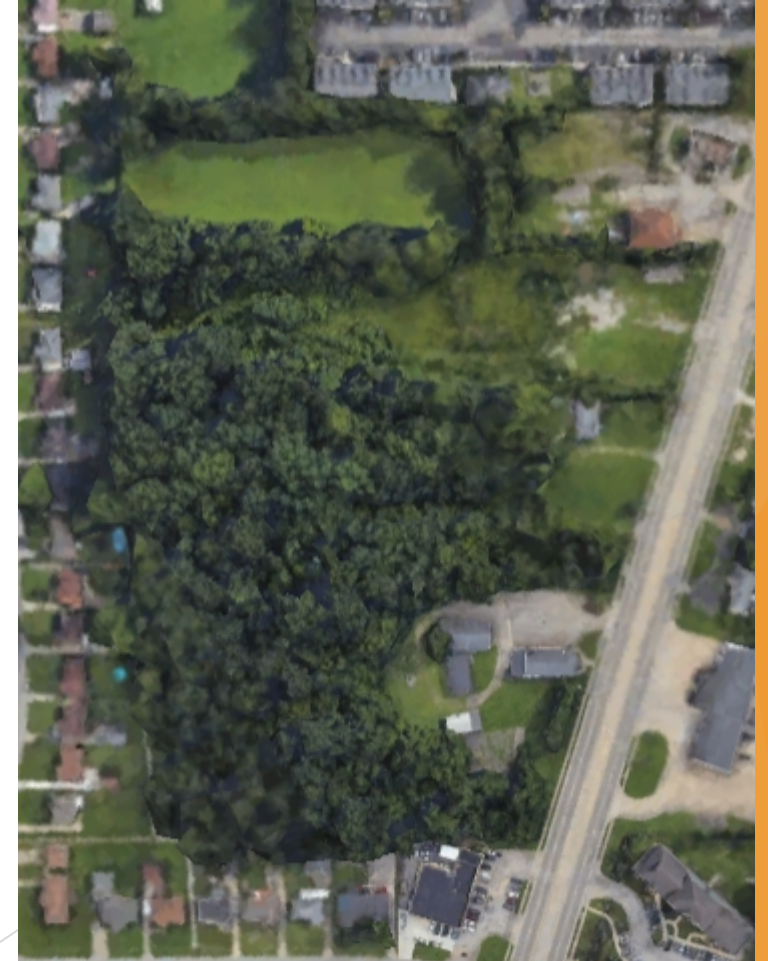
Louisville Metro is a resilient community that improves quality of life for all citizens by encouraging green practices in development and redevelopment of buildings, transportation and infrastructure. Louisville Metro maintains its existing infrastructure and encourages sustainable, high-quality development practices that provide livable, walkable communities while being harmonious with the natural environment.

Approved Plan

- **109,113 sq. ft. open space**
- Most of Tree Canopy planted

Proposed Plan

- **198,345 sq. ft. open space**
- Most of Tree Canopy made of preserved tree canopy area
- Increased buffer areas



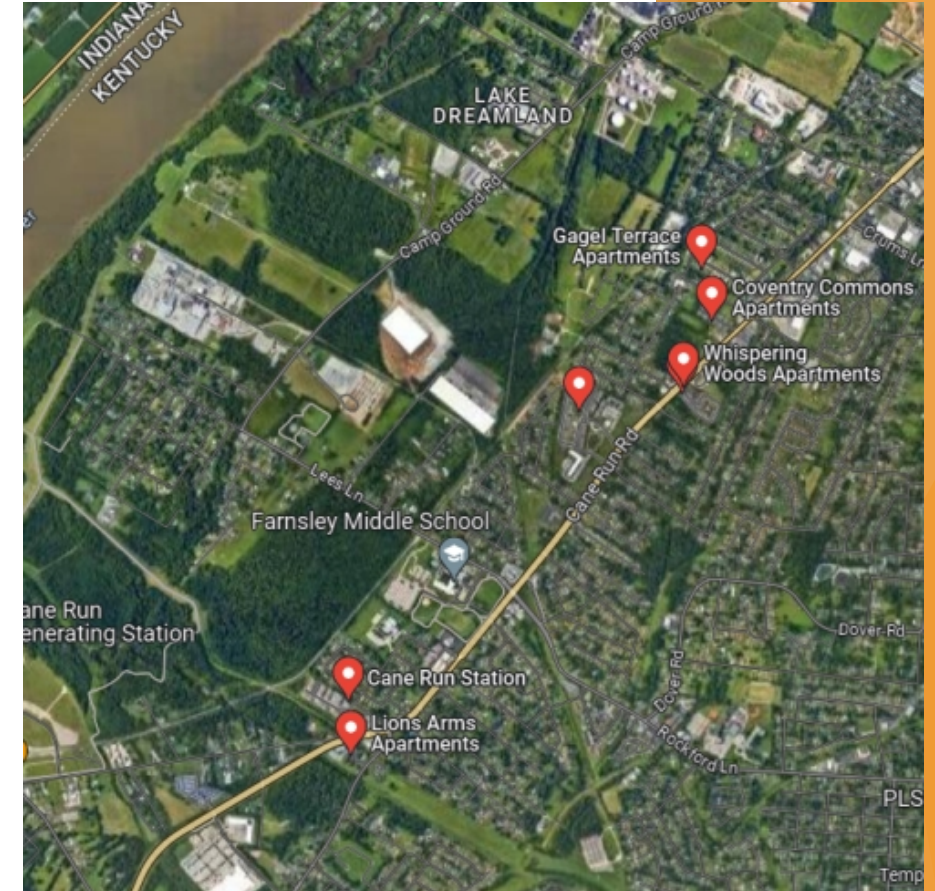
CHASE PRINCIPLE

Equitable

Louisville Metro is a community that values diversity and recognizes that resources, opportunities, and outcomes must be shared by all. Louisville Metro seeks to engage all citizens in the decision-making process and address the history of inequities and their ongoing impacts, particularly among communities of color. Louisville Metro's built environment supports the creation of safe neighborhoods while providing equitable access to quality education, employment and affordable housing of choice for all citizens. The community enjoys the benefits of economic growth and improvements to the built and natural environment in and across neighborhoods.



Single Family Availability



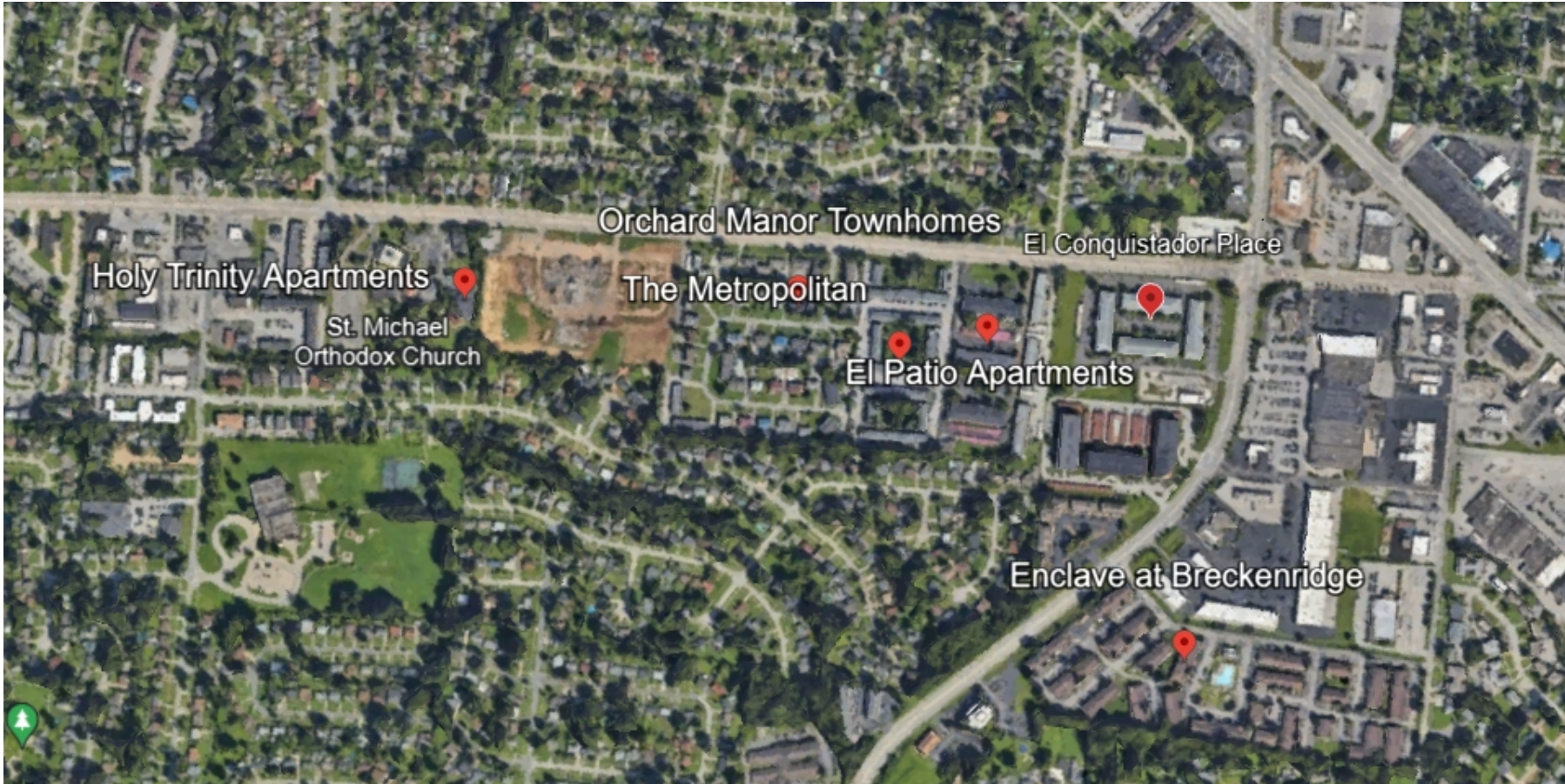
Multi-Family Availability

Apartment Clusters are located across Louisville.



St. Matthews

Apartment Clusters are located across Louisville.



Hikes Point

Proposed Plan

