

Revised District Development Plan Justification

4516 Cane Run Road

LDG Development, LLC

Our client, LDG Development, LLC (the “Applicant”), proposes to develop a multi-family community on the properties located at 4516, 4518, and 4525 Cane Run Road (the “Subject Property”). The Subject Property was rezoned to R-5A in 2022 to allow for the construction of 106 townhomes. The proposed development plan includes 128 apartment units in eight two-story buildings. The revision will increase the amount of open space on the property significantly in comparison to the approved plan. There are limited natural resources on the property. The proposed development will contain several tree preservation areas. The proposed development will include an amenity area and open space will be provided internally and around the structures. The Subject Property contains no scenic or historic assets. The site is located adjacent to existing residential single-family and multi-family communities.

The proposed development is located on Cane Run Road where sidewalks currently front the entire Subject Property. The Comprehensive Plan suggests higher-density uses be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas. The Subject Property is accessed via Cane Run Road, which is an appropriate roadway for the increased density resulting from the proposed development. The proposed development will not include an access point from surrounding residential properties and will minimally impact the lower density residential uses in the area. The proposed development will also include internal sidewalks for pedestrian use.

There is sufficient open space (scenic and recreational) to meet the needs of the proposed development. The open space provided on the proposed plan greatly exceeds that proposed on the previously approved plan. There are provisions for adequate drainage facilities provided on the subject site to accommodate the additional impervious surface that will result from the proposed development. The proposed development includes a retention and floodplain compensation basin to mitigate potential drainage issues.

The overall site design remains compatible with the existing and projected future development in the area. The subject property is located near existing residential single-family and multi-family communities.

The proposal is in conformance with the Comprehensive Plan and Land Development Code. The proposal involves design measures that will keep both the site and proposed structures in compliance with the LDC site design standards in place at the time of plan approval. The proposed development is located in the Neighborhood form district, which is characterized by “predominantly residential uses that vary from low to high density and that blends compatibly into the existing landscape and neighborhood areas.” The proposed development provides an additional housing type to the area that is predominantly single-family homes.

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