

**DETAILED DEVELOPMENT PLAN REVIEW
CITY COUNTY PLANNING COMMISSION
March 17, 2011**

Docket # 2011-02-DP

William L. and Kim Ferguson have applied for approval of a Detailed Development Plan on a tract of land containing 2.473 acres, located at 269 Old Porter Pike, approximately 800' from Louisville Road. The Plan proposes the construction of three (3) two-story residential buildings, each containing twelve (12) two-bedroom units, for a total of 36 units. The Plan also includes all required parking, drainage and landscaping. This property is zoned RM-4 (Multi-Family residential) with Binding Elements.

STAFF REVIEW: This plan was reviewed based on the **RM-4** zone and Binding Elements as follows:

Lot Coverage:	<u>Allowed / Required</u> 75%	<u>Provided</u> 53.5%
Setbacks:	<u>Allowed / Required</u> Front: 25' Side: 10' Rear: 10'	<u>Provided</u> approx. 25' approx. 23' (east) approx. 23' (west) approx. 97'
Parking:	<u>Allowed / Required</u> 90 spaces	<u>Provided</u> 90 spaces
Density	14.56 units per acre (Based on a maximum of 36 units required by the Binding Elements)	
Building Height:	2 stories (Binding Elements)	2 stories, maximum height of 36'
Landscaping:	Landscaping plan meets the requirements of the Ordinance and the Binding Elements.	
Signage:	The Binding Elements allow one monument style sign, maximum of 5' tall, with a maximum of 60 square feet sign face area.	
Drainage:	The drainage plan is under review. Final approval will be required before issuance of a building permit	
Traffic:	A Traffic Impact Study was not required with this submittal.	
Access:	One access point from Old Porter Pike.	

Condition of approval: 1. Final approval of drainage plan.

STAFF RECOMMENDATION: Approval subject to the above condition.

DDP MOTIONS

MOTION TO APPROVE:

I make the motion to **approve** the Detailed Development Plan, Docket # 2011-02-DP, subject to the following condition:

1. Final approval of the drainage plan.

My motion is based upon the Detailed Development Plan's compliance with Section 3.11.6 of the Warren County Zoning Ordinance.

MOTION TO DISAPPROVE:

I make the motion to **disapprove** the Detailed Development Plan, Docket # 2011-02-DP. My motion is based upon the Detailed Development Plan's failure to meet the requirements of Section 3.11.6 of the Warren County Zoning Ordinance as follows: _____. I further request that the staff transmit a written notice to the applicant within 10 days of this action detailing the reasons for denial.