

**DETAILED DEVELOPMENT PLAN REVIEW  
CITY COUNTY PLANNING COMMISSION  
May 6, 2010**

**Docket # 2010-06-DP**

Cave Mill Station, LLC and Cave Mill Properties, LLC have applied for approval of a Detailed Development Plan on a tract of land containing 13.0122 acres, located 709' from Cave Mill Road, opposite the intersection with Chandler Drive. The Plan proposes the construction of twelve (12) two and three story apartment buildings, containing (56) one bedroom, (137) two bedroom and (30) three bedroom units, for a total of 223 units. Also proposed is a Community Building, a maintenance building and all required parking, drainage and landscaping. This property is zoned RM-4 (Multi Family Residential) with a general development plan and F (General Flood Plain). An application to revise this general development plan is pending approval.

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

Lot Coverage:	<u>Allowed / Required</u> 70% (per Binding Elements)	<u>Provided</u> 59%
Setbacks:	<u>Allowed / Required</u> Front: 25' Side: 10' Rear: 10'	<u>Provided</u> 25' 11' approximately 43'
Parking:	<u>Allowed / Required</u> 532 spaces	<u>Provided</u> 474 surface parking spaces 71 spaces in garages (545 total)
Density	26 units per acre	17.14 units per acre
Building Height:	3 stories or 42' (per Binding Elements)	3 stories; (41'9")
Landscaping:	The landscape plan meets the requirements of the Ordinance and the pending Binding Elements revision.	
Signage:	One monument style sign will be allowed, a maximum 5' in height, 60 square feet in area.	
Drainage:	The drainage plan is approved.	
Traffic:	A Traffic Impact Study was not required with this submittal.	
Access:	One access point from a new street to be created to the property from Cave Mill Road. The street is planned to intersect with Cave Mill Rd. at the existing, three-way, traffic signal at Chandler Drive.	

Conditions of Approval:

1. The proposed commercial street be constructed or bonded prior to issuance of a grading or building permit.
2. The additional traffic signal be installed at Cave Mill Road as shown on exhibit “D” of the Binding Elements prior to issuance of a grading or building permit.
3. Record the Subdivision Plat to create the lot and street.

STAFF RECOMMENDATION:            Approval, subject to the above conditions.

## **DDP MOTIONS**

### **MOTION TO APPROVE:**

I make the motion to **approve** the Detailed Development Plan, Docket #2010-06-DP subject to the following conditions:

1. The proposed commercial street be constructed or bonded prior to issuance of a grading or building permit.
2. The additional traffic signal be installed at Cave Mill Road as shown on exhibit “D” of the Binding Elements prior to issuance of a grading or building permit.
3. Record the Subdivision Plat to create the lot and street.

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 #2010-06-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.