

22-ZONE-0013

3500 Lees Lane Rezoning



Louisville Metro Planning Commission

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February 16, 2023

Requests

- **Change in Form District** from SWFD to NFD
- **Change in Zoning** from EZ-1 Enterprise Zone to R-6 Multi-Family Residential & R-7 Multi-Family Residential
- **Variances:**
 - from Table 5.3.1 to permit structures to exceed the maximum allowed height (required: 35', requested: 38', variance of 3') (22-VARIANCE-0171)
 - from 4.8.5 to permit encroachment into the required 25' wetlands buffers (22-VARIANCE-0172)
- **Major Preliminary Subdivision**
- **General Development Plan** with Binding Elements
- **Detailed District Development Plan** with Binding Elements

Site Context



Case Summary

- Undeveloped site - fully covered in tree canopy
- TCCA preserved mostly in Lot 4
- Wetlands
- Streams
- 312-unit multi-family on Lot 1

Technical Review

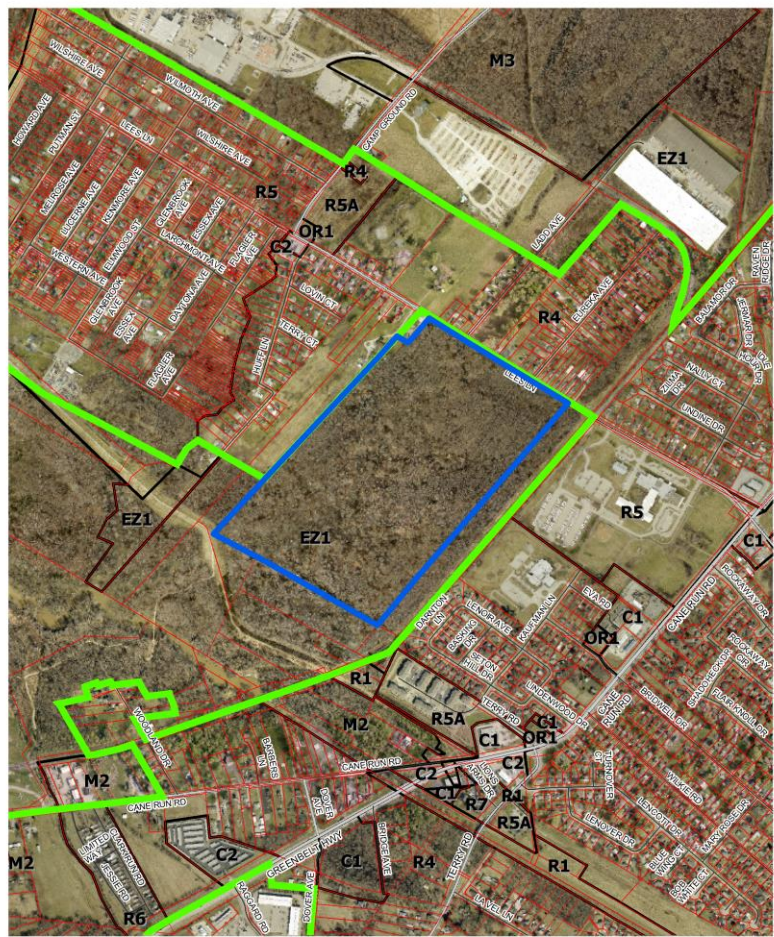
- Ladd Avenue cross-section
- Lees Lane Louisville Loop verge
- Lane alignment at Lees Lane/Ladd Avenue intersection
- Hatching on Lees Lane



900



Aerial Photo



3500 Lees Lane
feet

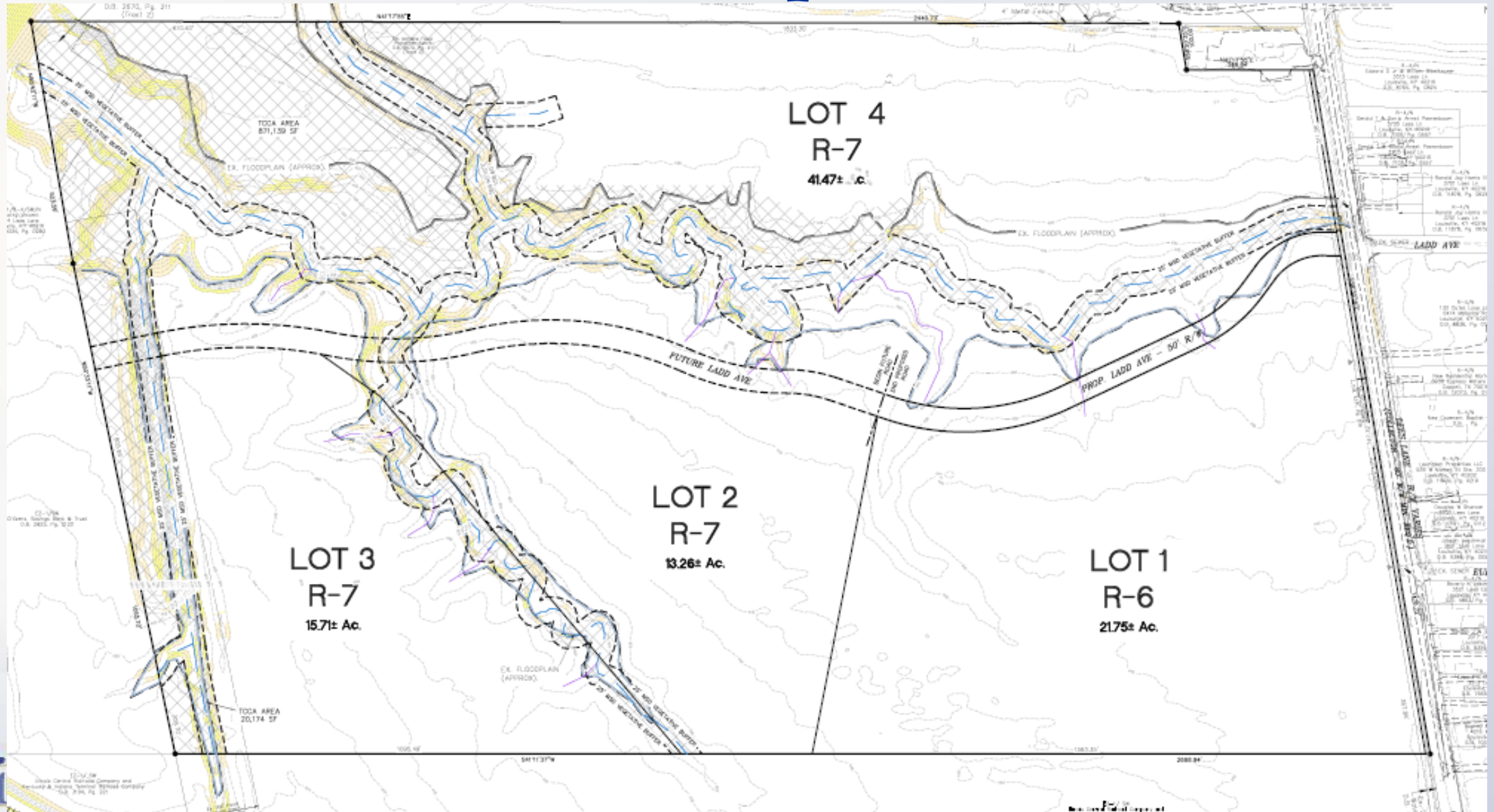
900

Map Created: 1/6/2022



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General Development Plan







Applicant's Rendering



1 Schematic Elevation- Type A - Front
S02.101 1/8" = 1'-0"



2 Schematic Elevation- Type A - Left
S02.101 1/8" = 1'-0"



3 Schematic Elevation- Type A - Right
S02.101 1/8" = 1'-0"

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EC 05 2022

NING & DESIGN
SERVICES



4 Schematic Elevation- Type A - Rear
S02.101 1/8" = 1'-0"

Site Photos-Subject Property



Site Photos-Surrounding Areas

Mixed
residential &
institutional
across Lees
Lane



Farnsley
Middle
School to
South East



Site Photos-Surrounding Areas

Mixed
residential &
commercial to
North West



Riverside
Gardens Park
to North West



Staff Finding

- Form district & zoning changes generally compliant with Plan 2040
- Zoning change permits new residential near Cane Run Road commercial and employment centers - more appropriate for vicinity than existing EZ-1
- Form district change needed with zoning change
- Variance 1 adequately justified
- Variance 2 not adequately justified - encroachment into buffers
- General development plan meets LDC & Plan 2040
- Detailed plan does not meet Plan 2040

Required Actions

- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Form-District**
- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning**
- **APPROVE** or **DENY** the **Variances**
- **APPROVE** or **DENY** the **Major Preliminary Subdivision**
- **APPROVE** or **DENY** the **General District Development Plan** and **Binding Elements**
- **APPROVE** or **DENY** the **Detailed District Development Plan** and **Binding Elements**