

21-ZONE-0152

College Drive Subdivision



Louisville Metro Planning Commission

Dante St. Germain, AICP, Planner II

May 12, 2022

Requests

- **Change in Zoning** from CTC-2 Commercial Town Center to PRD Planned Residential Development
- **Variance** from 5.1.12.A.2.a to permit a structure to exceed the maximum infill setback (required: 7.5', requested 35', variance of 27.5') (22-VARIANCE-0017)
- **Waivers:**
 - From 7.3.30.E to permit a drainage easement to overlap rear yards by more than 15% (22-WAIVER-0020)
 - From 5.3.1.d.1.b.vi to permit more than 4 contiguous units in PRD (22-WAIVER-0019)
- **Major Preliminary Subdivision**
- **Detailed District Development Plan with Binding Elements**

Site Context



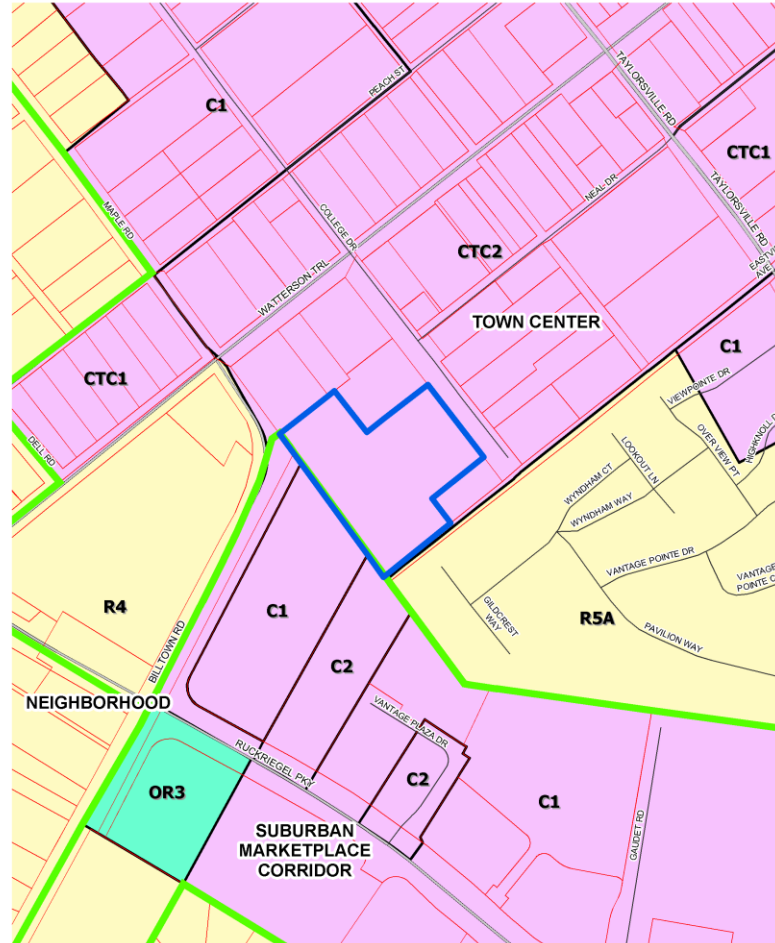
Site Context



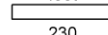
Case Summary

- Site is undeveloped
- Proposed 17-lot subdivision - attached townhome-style units
- City of Jeffersontown
- 18AREA1001 - Gaslight Square Areawide Rezoning Phase 2 - R-4 to CTC-2

Zoning/Form Districts



3608 College Drive
feet



230
Map Created: 10/18/2021



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Aerial Photo



3608 College Drive
feet



230

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Site Photos-Site Context

View of Site from College Drive



View of Site from Billtown Road



Site Photos-Surrounding Areas

Single Family on
College Drive to
the north



Single
Family on
College
Drive to the
south

The logo for METRO Louisville, featuring a stylized fleur-de-lis symbol above the text "METRO Louisville".



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Site Photos-Surrounding Areas

Single Family
across College
Drive



Adjacent
commercial
on Billtown
Road

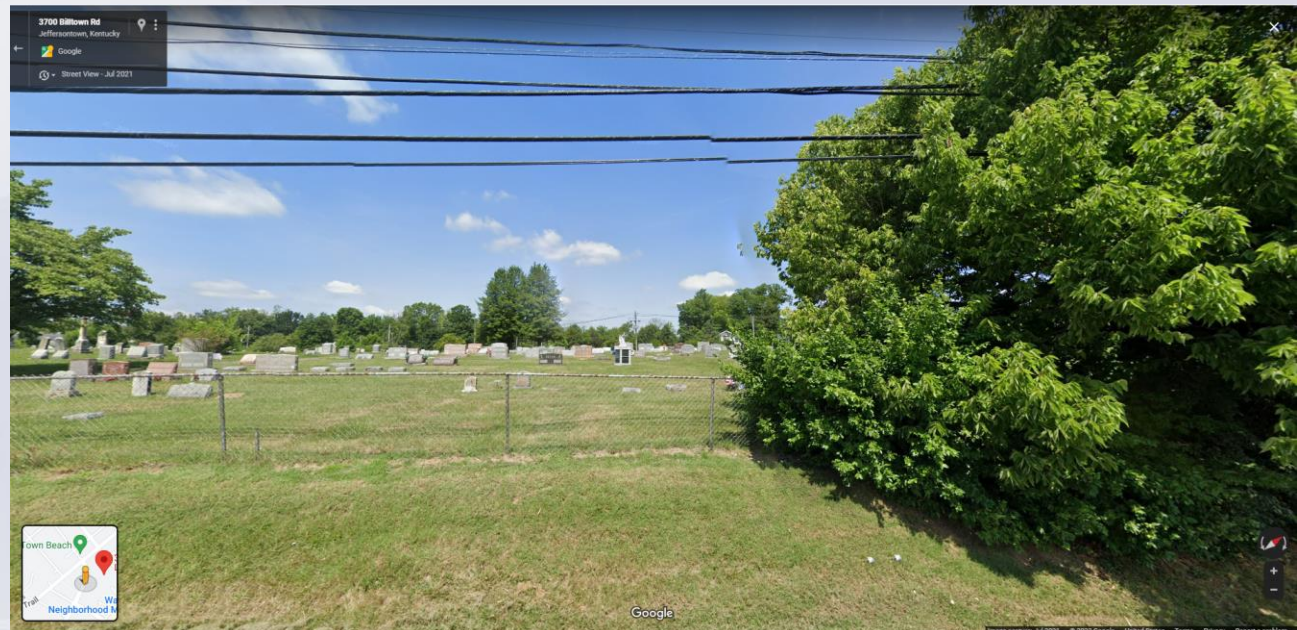


Site Photos-Surrounding Areas

Adjacent commercial on Billtown Road



Cemetery across Billtown Road



Applicant's Development Plan



Staff Finding

- Rezoning is generally compliant with Plan 2040
- Increasing housing in the neighborhood
- Increasing the variety of housing (attached)
- Variance is adequately justified and meets the standard of review
- Waivers are adequately justified and meet the standard of review
- Site plan meets requirements of LDC and guidelines of Plan 2040
- Suggestion at LD&T to connect to commercial

Required Actions

- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the **Change-in-Zoning** from CTC-2 to PRD
- **APPROVE** or **DENY** the **Variance**
- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the **Waivers**
- **RECOMMEND** that the City of Jeffersontown **APPROVE** or **DENY** the **Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements**