

Planning Commission

Staff Report

October 5, 2017



Case No:	17AREA1002
Request:	Areawide Rezoning from R-5, C-N, C-1 and C-2 to CTC-2
Project Name:	Jeffersontown Gaslight Square Areawide Rezoning
Location:	Multiple Properties
Owner:	Multiple Owners
Applicant:	City of Jeffersontown
Representative:	Stephen Rusie, AICP, City of Jeffersontown
Jurisdiction:	Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	Brian Davis, AICP, Planner II

REQUEST(S)

- Areawide rezoning of 60 parcels totaling approximately 16.2 acres from R-5, C-N, C-1 and C-2 to CTC-2 (Commercial Town Center)

CASE SUMMARY/BACKGROUND

The City of Jeffersontown is proposing to rezone the properties within the Gaslight District to the newly created Commercial Town Center – 2 district, which was one of two new zoning districts created by the City of Jeffersontown as part of 17AMEND1002. The proposed change is intended to help promote growth and development within the town center and expedite the development process for the properties in question.

STAFF FINDING

Staff finds that the proposal generally complies with the applicable guidelines and policies of the Comprehensive Plan due to the compatibility of the use with the mix of surrounding commercial and office uses.

TECHNICAL REVIEW

- There is no development plan associated with the areawide rezoning.

INTERESTED PARTY COMMENTS

Staff has not received any comments from interested parties.

STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: *KRS Chapter 100.213*

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR
2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR

3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING

WHEREAS, the Louisville Metro Planning Commission finds, the proposed City of Jeffersontown areawide rezoning complies with the Cornerstone 2020 Comprehensive Plan and with all the applicable Guidelines and Policies it contains. The subject properties are within the Main Jeffersontown Gaslight Festival District.

WHEREAS, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 1.B.5 of the Cornerstone 2020 Comprehensive Plan. The subject properties are located in a Town Center Form District which is characterized by predominately moderately intense uses including shopping, restaurants, offices and residences. With the rezoning being centered around the major intersection that is the center of the Form District.

WHEREAS, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 2 and its Policies. The areawide rezoning will encourage redevelopment of the Town Center Core with appropriate uses in a pedestrian friendly environment.

WHEREAS, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 3 and its Policies. The proposed CTC-2 zoning allows for compatible uses for the Town Center and minimizes impacts on nearby residential properties.

WHEREAS, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guidelines 7 & 7 and their Policies. The area has a network of roadways and a hierarchy of streets to provide appropriate access to the lots being rezoned.

WHEREAS, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 9 and its Policies. The proposed CTC-2 zoning area is in the next phase area for the Jeffersontown Streetscape project which will provide for bicycle, pedestrian and transit facilities.

REQUIRED ACTIONS

- **RECOMMEND APPROVAL or DENIAL of the change in zoning** from R-5, C-N, C-1 and C-2 to CTC-2.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing zoning classification is inappropriate and the proposed classification is appropriate; OR if there have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

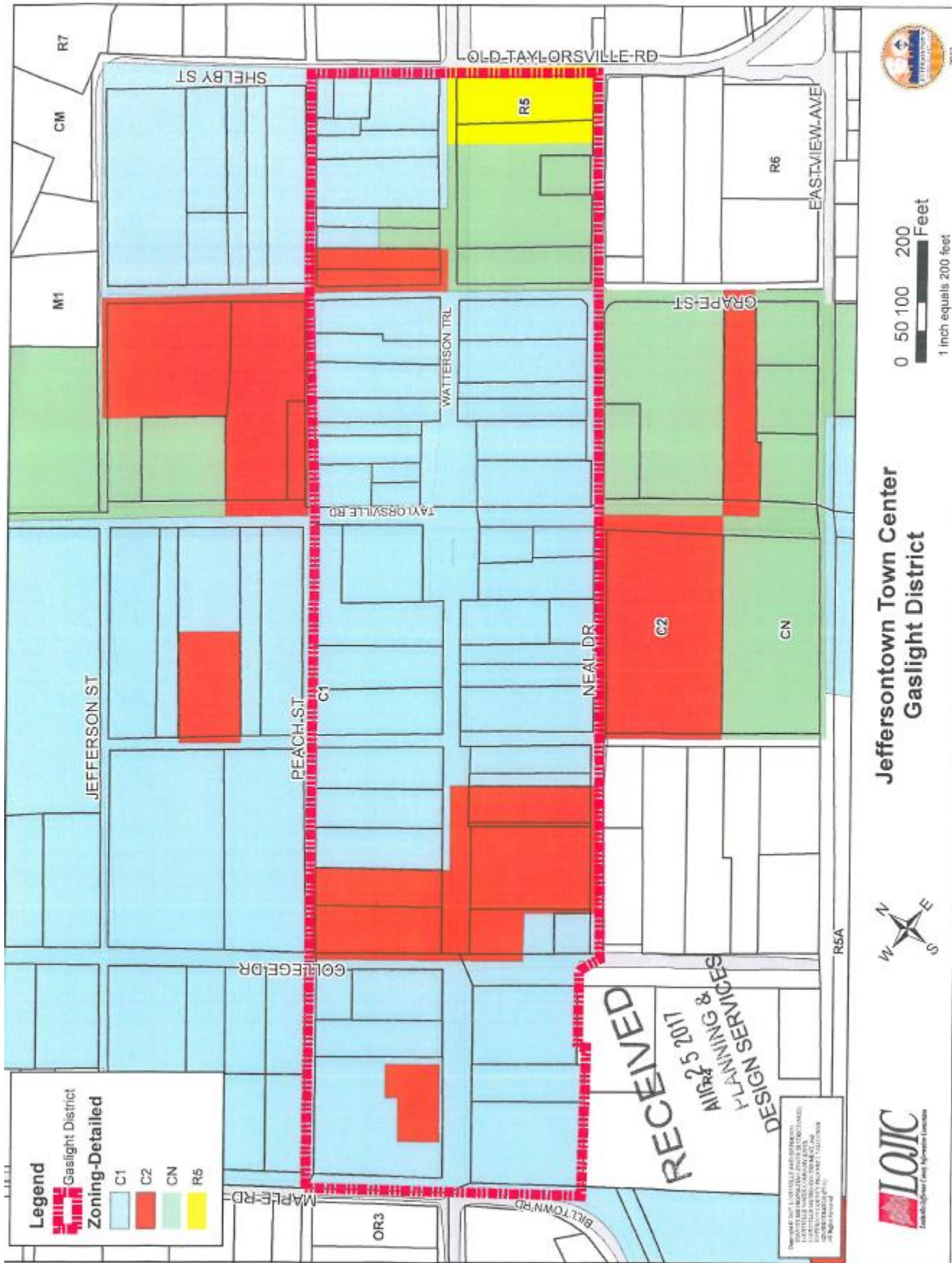
NOTIFICATION

Date	Purpose of Notice	Recipients
09/14/2017	Hearing before LD&T	1 st and 2 nd tier adjoining property owners Subscribers of Council District 11 Notification of Development Proposals
09/14/2017	Hearing before PC	1 st and 2 nd tier adjoining property owners Subscribers of Council District 11 Notification of Development Proposals
09/20/2017	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Property Map
2. Property List

1. Property Map



2. Property List

The following property is proposed to be changed from R-5 Residential Single Family to CTC-2 Commercial Town Center:

Owner Name:	Address:	Tax Block & Lot Number
Jeffersontown Fire Protection District	10540 Watterson Trail	00450709

The following property is proposed to be changed from R-5 Residential Single Family and C-N Neighborhood Commercial to CTC-2 Commercial Town Center:

Owner Name:	Address:	Tax Block & Lot Number
Jeffersontown Fire Protection District	10528 & 10530 Watterson Trail	00450705

The following properties are proposed to be changed from C-N Neighborhood Commercial to CTC-2 Commercial Town Center:

Owner Name:	Address:	Tax Block & Lot Number
LEA, LLC	10524 Watterson Trail	00450365
Wagon Wheel Properties, LLC	10536 R Watterson Trail	00450366

The following properties are proposed to be changed from C-N Neighborhood Commercial and C-1 Commercial to CTC-2 Commercial Town Center:

Owner Name:	Address:	Tax Block & Lot Number
IT S SERENDIPITY, LLC	10529 Watterson Trail	00450318
David T Michel & Lisa Michel Brown	10531 Watterson Trail	00450319

The following properties are proposed to be changed from C-1 Commercial to CTC-2 Commercial Town Center:

Owner Name:	Address:	Tax Block & Lot Number
STSCO VENTURES, LLC	10402 Taylorsville Road	00450351
David H Snowden & John J Balbach	10242 Watterson Trail	00450347
The Stone Family Wealth Trust	10320 Watterson Trail	00450600
Bruce Swetnam	10405 Watterson Trail	00450293
Swetnam Design Construction, Inc.	10409 Watterson Trail	00450294
Jeffersontown Booster Club, Inc.	10411 Watterson Trail	00450295
The Segrest Living Trust	3601 College Drive	00450335
Trifecta Brewing, LLC	10414 Watterson Trail	00450344
David B Badesch & Catherine B Welsh	10318 Taylorsville Road	00450527
KJ & CW Properties, LLC	10535 Watterson Trail	00450320
Lawrence J & Carole L Minton	10539 Watterson Trail	00450321
David B & Brenda K Lurding	10321 Watterson Trail 10321 R Watterson Trail	00450284 00450283
Peoples State Bank Chaplin KY	10501 Watterson Trail	00450308

Dr. Beverly Wentworth	10503 Watterson Trail	00450309
Pfeffer Commercial Properties, LLC	10313 Taylorsville Road	00450307
Richard S & Bonnie E Dibble	10511 Watterson Trail	00450311
James A Johnson Sr Revocable Trust	10521 Watterson Trail	00450316
Roman Salgado, LLC	10500 Watterson Trail	00450353
Amy B & Thomas F Berge	10512 Watterson Trail	00450362
GIRT, LLC	10516 Watterson Trail	00450363
Jefferson County Farm Bureau Fed.	10518 Watterson Trail	00450364
Phillip W & Martha Leigh	10319 Watterson Trail	00450383
Liberty National Bank & Trust Co.	10419 Watterson Trail 10419 Watterson Trail Watterson Trail	00450297 00450298 00450296
Newcomb Reality	10314 Watterson Trail 10316 Watterson Trail	00450526 00450331
Jeffersontown Economic Development Authority	10410 Watterson Trail	00450343
321 Investment Properties, LLC	10545 Watterson Trail 10545 R Watterson Trail	00450323 00450718
First Baptist Church of Jeffersontown	10420 Shelby Street 10418 Shelby Street	00450324 00450325
LEA, LLC	10507 Watterson Trail	00450310
Dennis & Janet Stamberger	10513 Watterson Trail 10515 Watterson Trail 10519 Watterson Trail	00450312 00450313 00450315
City of Jeffersontown	10416 Watterson Trail 10402 Watterson Trail Watterson Trail 10432 Watterson Trail 10434 Watterson Trail Address Unknown 10510 Watterson Trail 10506 Watterson Trail	00450345 00450346 00450727 00450349 00450350 00450725 00450361 00450348

The following properties are proposed to be changed from C-1 Commercial and C-2 Commercial to CTC-2 Commercial Town Center:

Owner Name:	Address:	Tax Block & Lot Number
Phillip W & Martha Leigh	10315 Watterson Trail	00450282
R & T Services, LLC	10400 Watterson Trail	00450334

The following properties are proposed to be changed from C-2 Commercial to CTC-2 Commercial Town Center:

Owner Name:	Address:	Tax Block & Lot Number
LOYROY Enterprises, LLC	10401 Watterson Trail	00450291
	10403 Watterson Trail	00450292
R & T Services, LLC	10404 Watterson Trail	00450341
Jeffersontown Economic Development Authority	10408 Watterson Trail	00450342
	Watterson Trail	00450781
Kute Properties, LLC	10523 Watterson Trail	00450416
	10525 Watterson Trail	00450317