

Development Review Committee
Staff Report
June 2, 2021



Case No:	21-CFR-0008
Project Name:	JCPS West Broadway Elementary School
Location:	755 Dixie Highway
Owner:	Jefferson County School District
Applicant:	Susan Biasioli – Jefferson County School District
Jurisdiction:	Louisville Metro
Council District:	4 – Jecorey Arthur
Case Manager:	Zach Schwager, Planner I

REQUEST(S)

Community Facility Review for a new 79,184 sq. ft. Jefferson County Public School.

CASE SUMMARY/BACKGROUND

The subject property is located on the east side of Dixie Highway in between W. Broadway and Maple Street in the California neighborhood. It is in the EZ-1 Enterprise Zone Zoning District and the Traditional Workplace Form District. The applicant is proposing to construct a new 79,184 sq. ft. public elementary school and associated parking, outdoor education space, and playgrounds. The structure will be two-stories tall with a maximum height of 37.5 ft. The structure will also be attached to the West Louisville YMCA at the northern part of the property.

STAFF FINDING

Planning & Design staff reviewed the proposed plan against the Community Facility Review guidelines and comments were provided to the applicant that encouraged more compliance with the Land Development Code. Staff noted that variances would generally be required to exceed the front and street side yard setbacks and a waiver would be required to permit parking in front of a structure in the Traditional Workplace Form District. The plan otherwise complies with the Land Development Code.

TECHNICAL REVIEW

The development plan has received preliminary approval from MSD and Transportation Planning.

INTERESTED PARTY COMMENTS

No interested party comments were received.

REQUIRED ACTIONS

- **APPROVE** or **DENY** the Community Facility Review

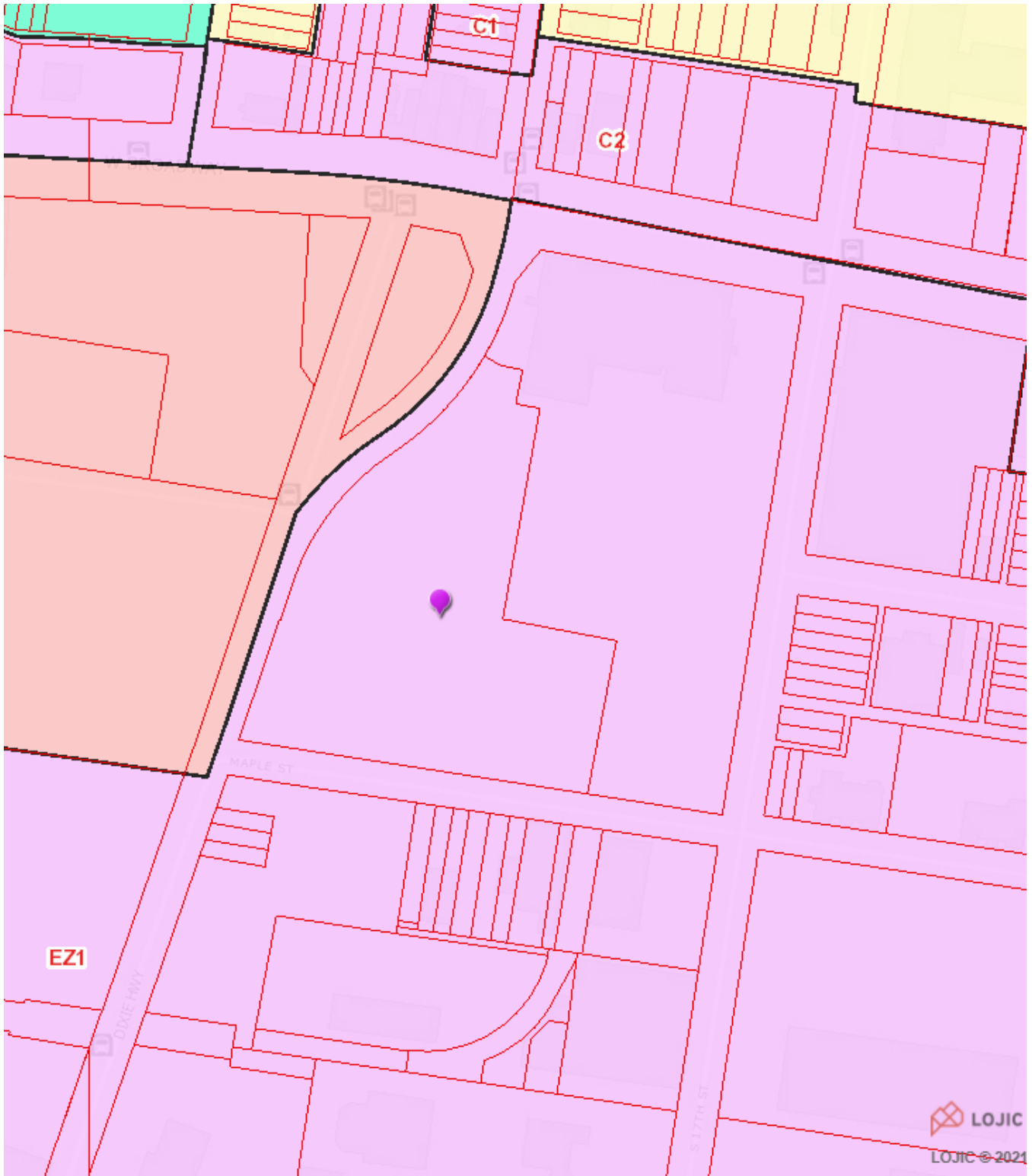
NOTIFICATION

Date	Purpose of Notice	Recipients
05/17/2021	Hearing before DRC	1 st tier adjoining property owners Registered Neighborhood Groups in Council District 4

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

