

# 19-ZONE-0087

## Brentlinger Townhomes



**Louisville Metro Planning Commission**

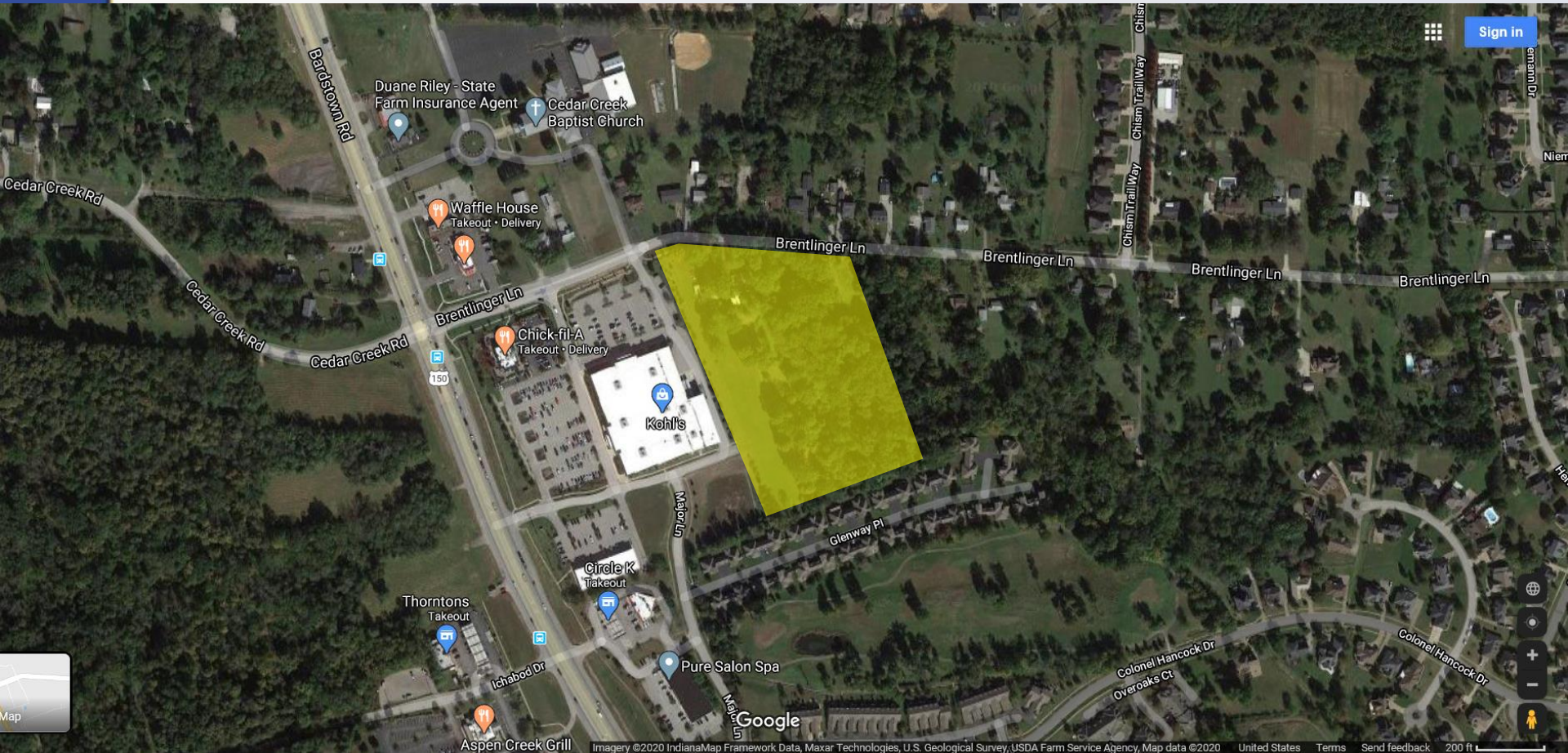
**Dante St. Germain, AICP, Planner II**

**June 18, 2020**

# Requests

- Zoning change from R-4 Single Family Residential to R-6 Multi Family Residential
- Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements

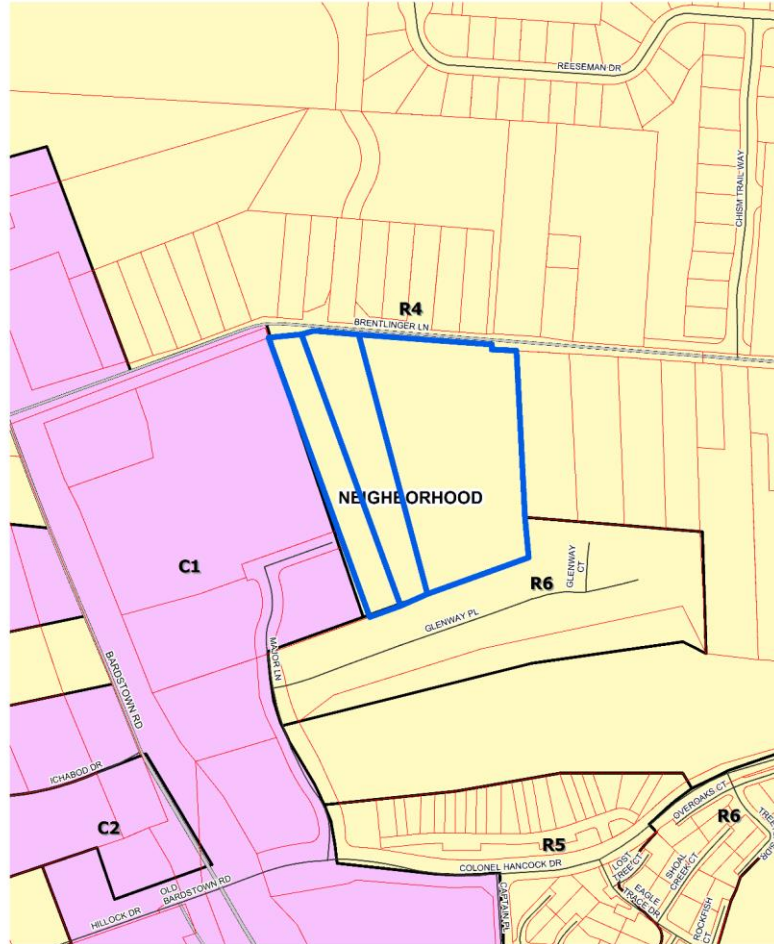
# Site Context



# Case Summary

- Currently developed with single family residences
- Residences are not to be preserved
- Bardstown Road commercial corridor adjacent to the west
- Southeast Metro Regional Center

# Zoning/Form Districts



9922 - 10000 Brentlinger Lane  
feet



Map Created: 11/4/2019

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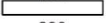


# Aerial Photo



9922 - 10000 Brentlinger Lane

feet



290

Map Created: 11/4/2019

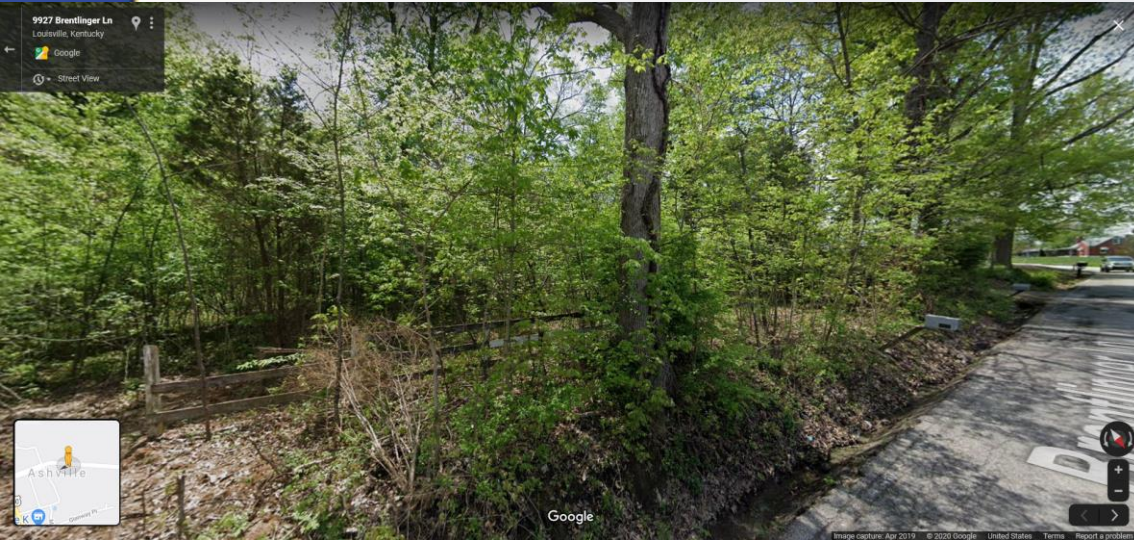


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# Site Photos-Site Context

View of site from Brentlinger Lane



View from Brentlinger Lane



# Site Photos-Surrounding Areas

Properties  
across  
Brentlinger &  
Leader Lane



Kohl's at  
Bardstown  
Road



The logo for Louisville Metro, featuring a stylized fleur-de-lis above the word 'Louisville' in a serif font, with 'METRO' in a smaller font above it.



# Site Photos-Surrounding Areas

Condos to the south



Condos to the south





# Staff Finding

- Rezoning is generally compliant with Plan 2040
- Site is adjacent to existing C-1 activity center
- Appropriate transition between commercial corridor to the west and single-family to the east
- Issues raised at LD&T = traffic on Brentlinger, shoulder on Brentlinger

# Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to R-6
- **APPROVE** or **DENY** the **Detailed District Development Plan/Major Preliminary Subdivision with Binding Elements**