



## **DOCKET NO.20-ZONE-0105**

Zone change from R-4 To R-5 and a major subdivision to allow 81 lots on 22.6 acres and waiver on property located at 4308 Rollington Road

**Louisville Metro Planning Commission Public Hearing – March 18, 2021**

Louisville Metro Land Development & Transportation Committee Meeting - February 11, 2021

Neighborhood Meeting – October 12, 2020

**Attorneys: Bardenwerper Talbott & Roberts, PLLC**

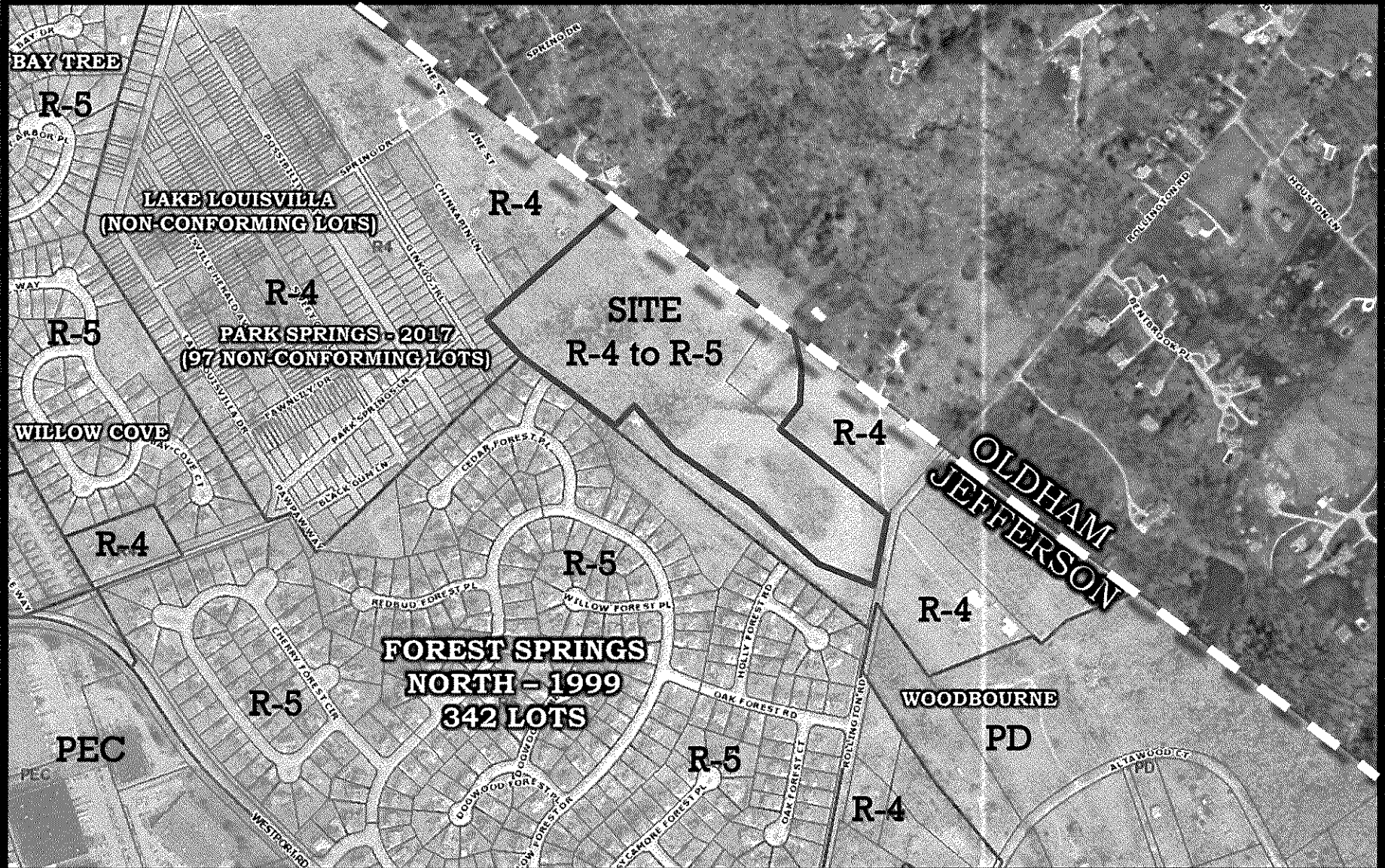
**Land Planners, Landscape Architects & Engineers: Land Design & Development, Inc.**

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8. Proposed findings of fact pertaining to compliance with the 2040 Plan and Waiver criteria

**TAB 1**  
**LOJIC ZONING MAP**





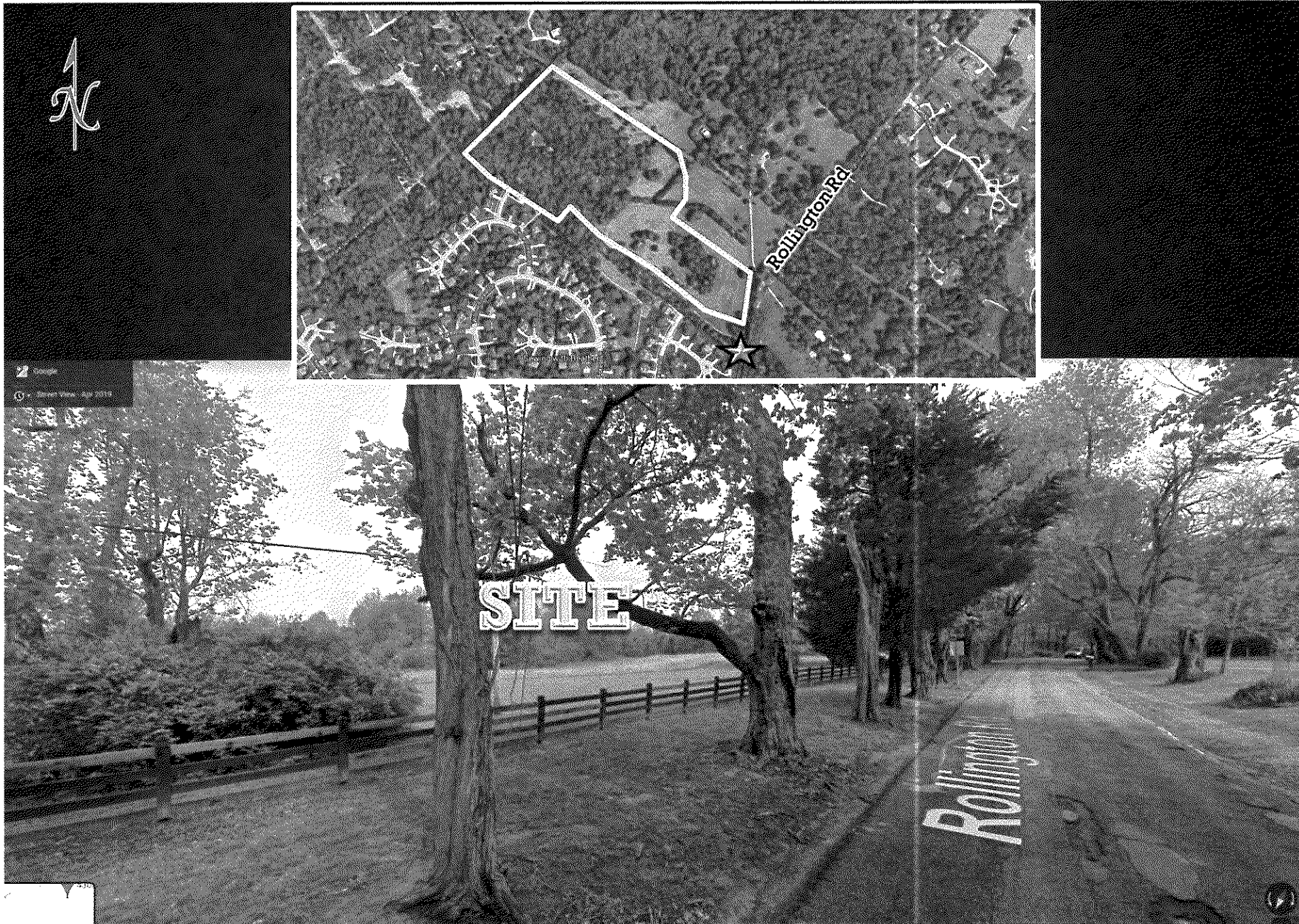


**TAB 2**  
**AERIAL PHOTOGRAPH OF**  
**THE SITE AND**  
**SURROUNDING AREA**



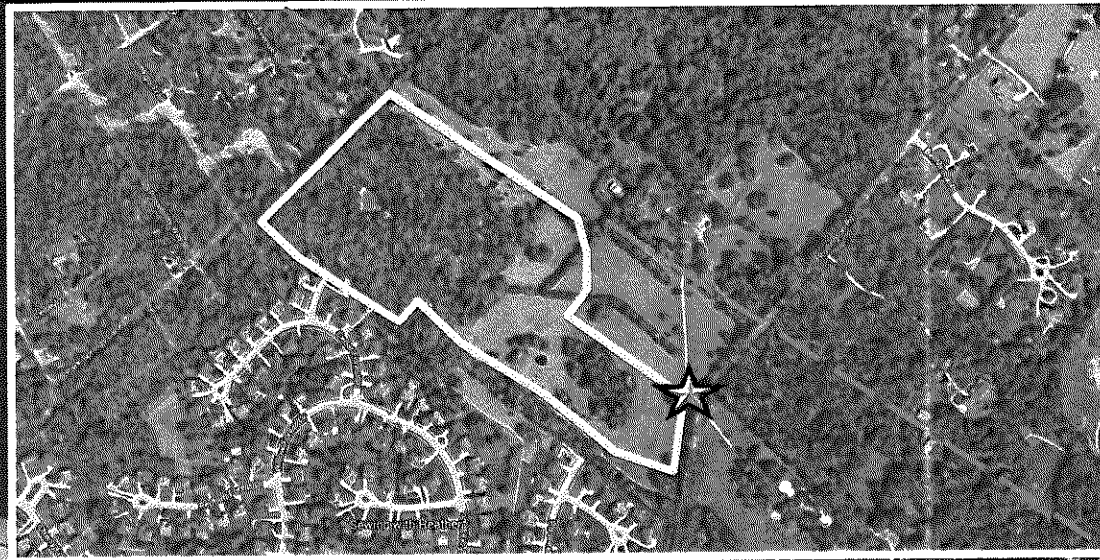


**TAB 3**  
**GROUND LEVEL**  
**PHOTOGRAPHS OF THE**  
**SITE AND SURROUNDING**  
**AREA**



Looking north down Rollington Rd, just past Forest Springs subdivision. Site is to the left.





4194 Rollington Rd  
Louisville, Kentucky

Google  
Street View - Aug 2014

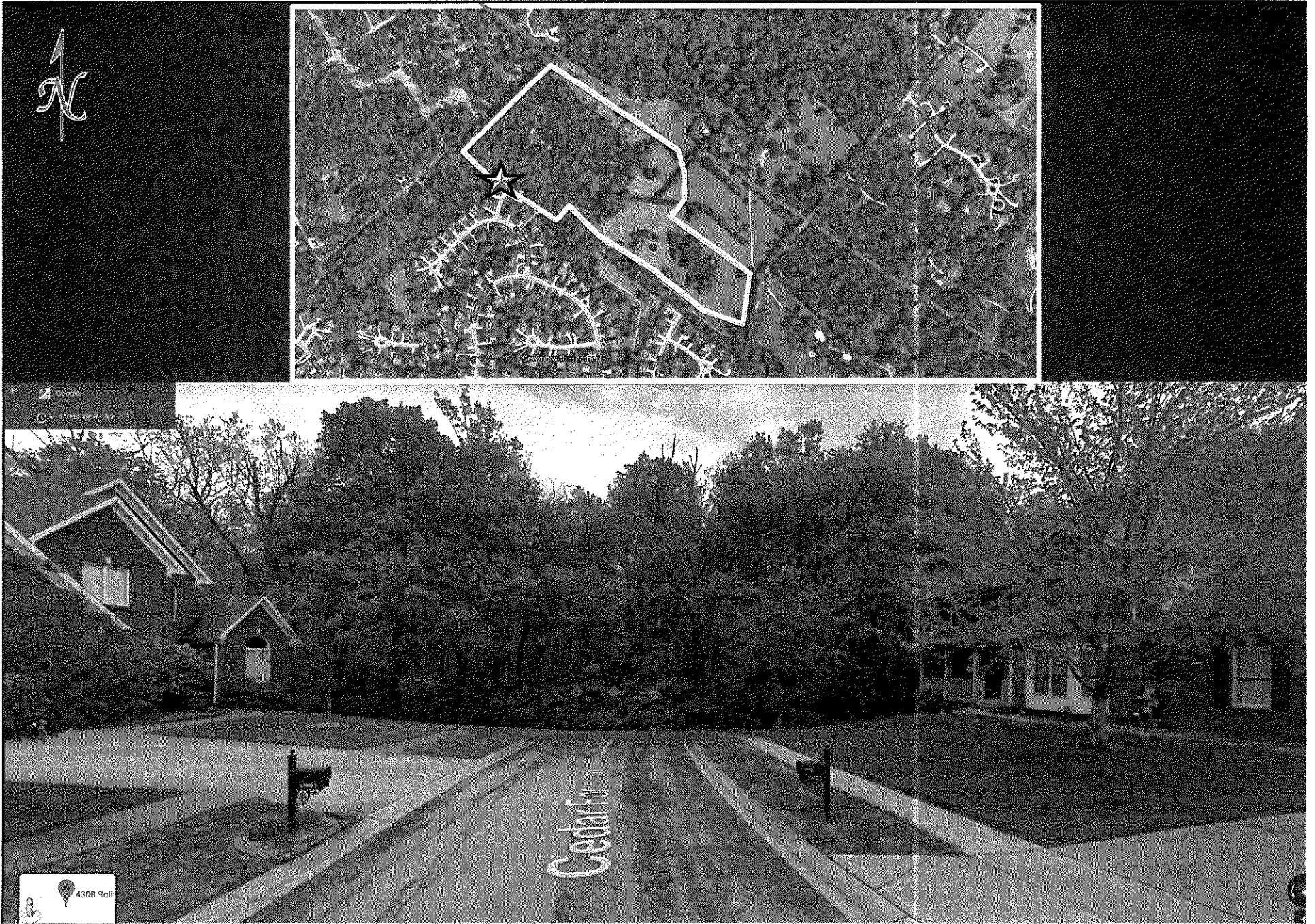


Looking south down Rollington Rd. Site is to the right.



Looking northeast towards site from Holly Forest Rd in Forest Springs Subdivision.

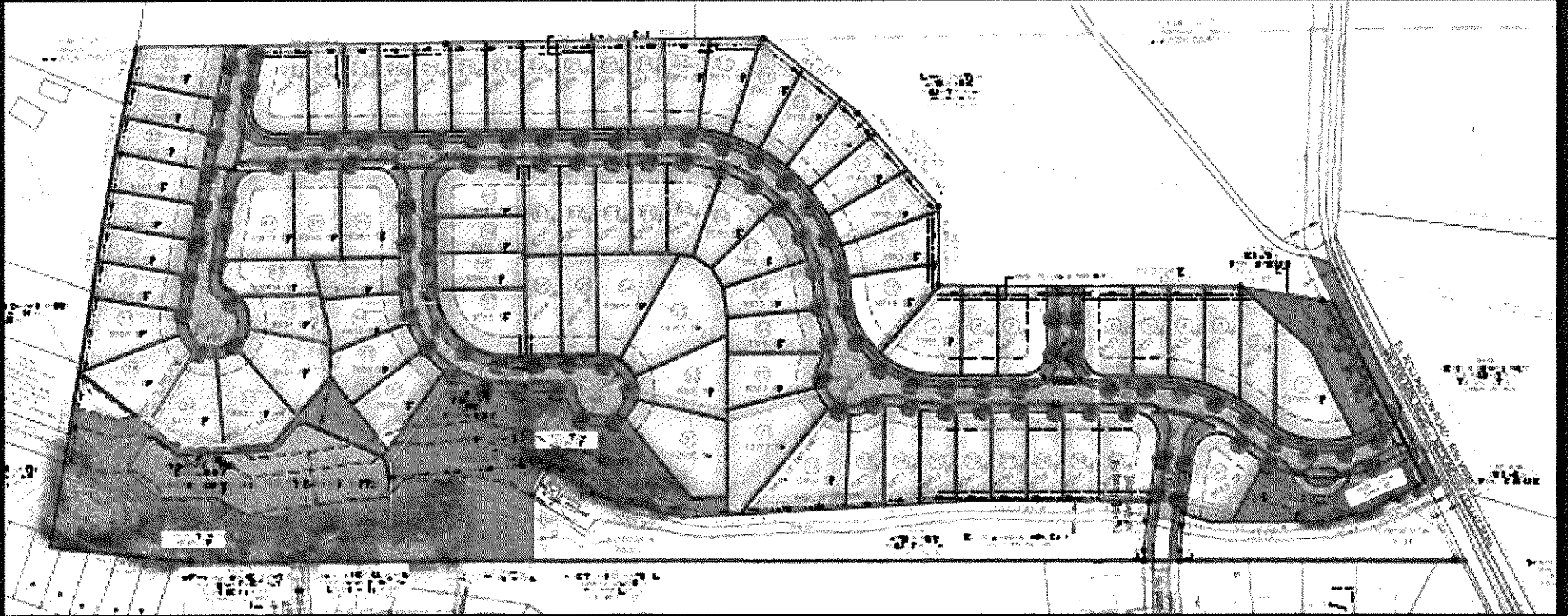




Looking north towards site from Cedar Forest Way in Forest Springs Subdivision.

**TAB 4**  
**DEVELOPMENT PLAN**

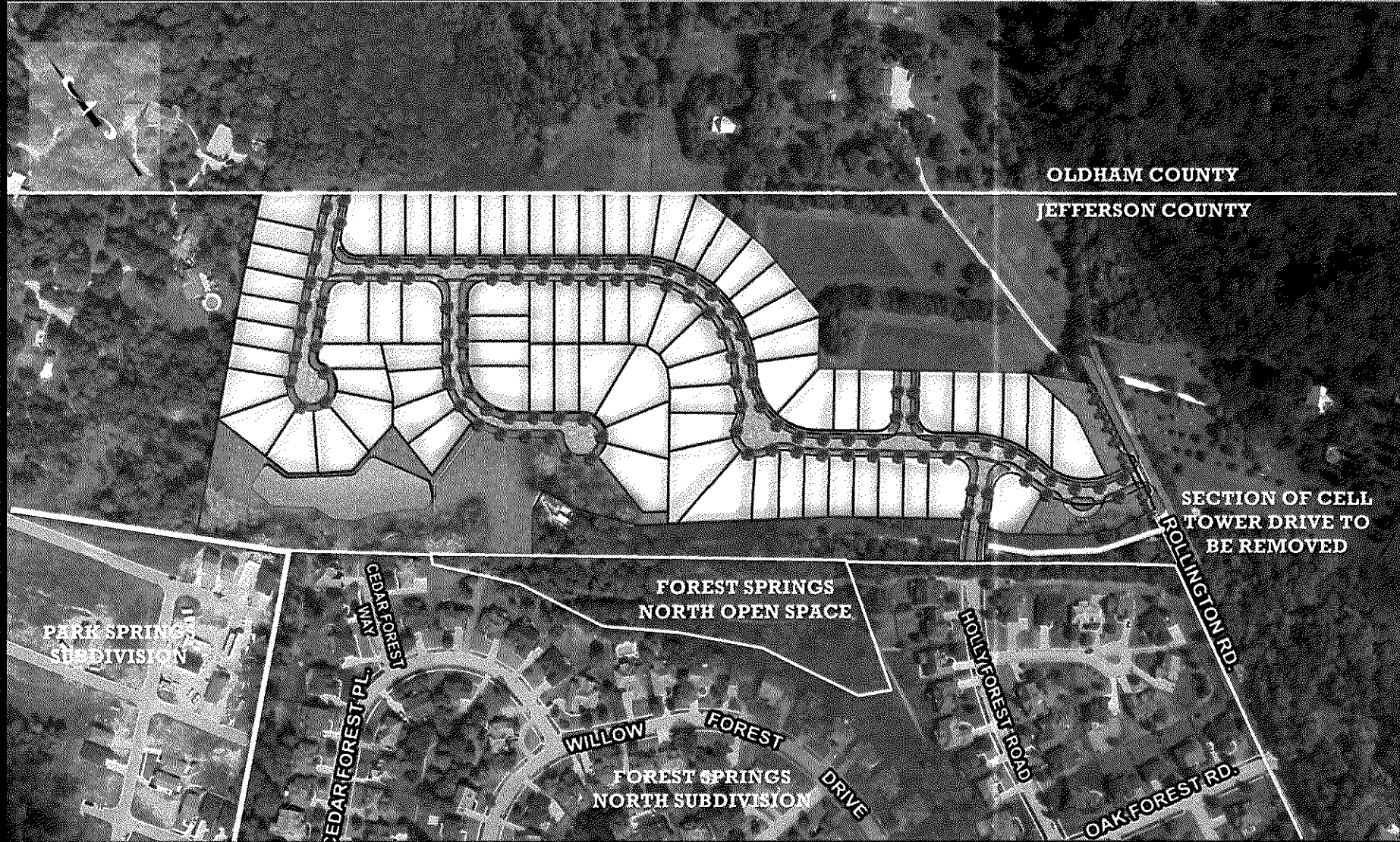




81 PROPOSED BUILDING LOTS  
4.2 ACRES OF OPEN SPACE







OLDHAM COUNTY

JEFFERSON COUNTY

SECTION OF CELL  
TOWER DRIVE TO  
BE REMOVED

PARK SPRINGS  
SUBDIVISION

CEDAR FOREST PL  
CEDAR FOREST W

FOREST SPRINGS  
NORTH OPEN SPACE

WILLOW FOREST DRIVE

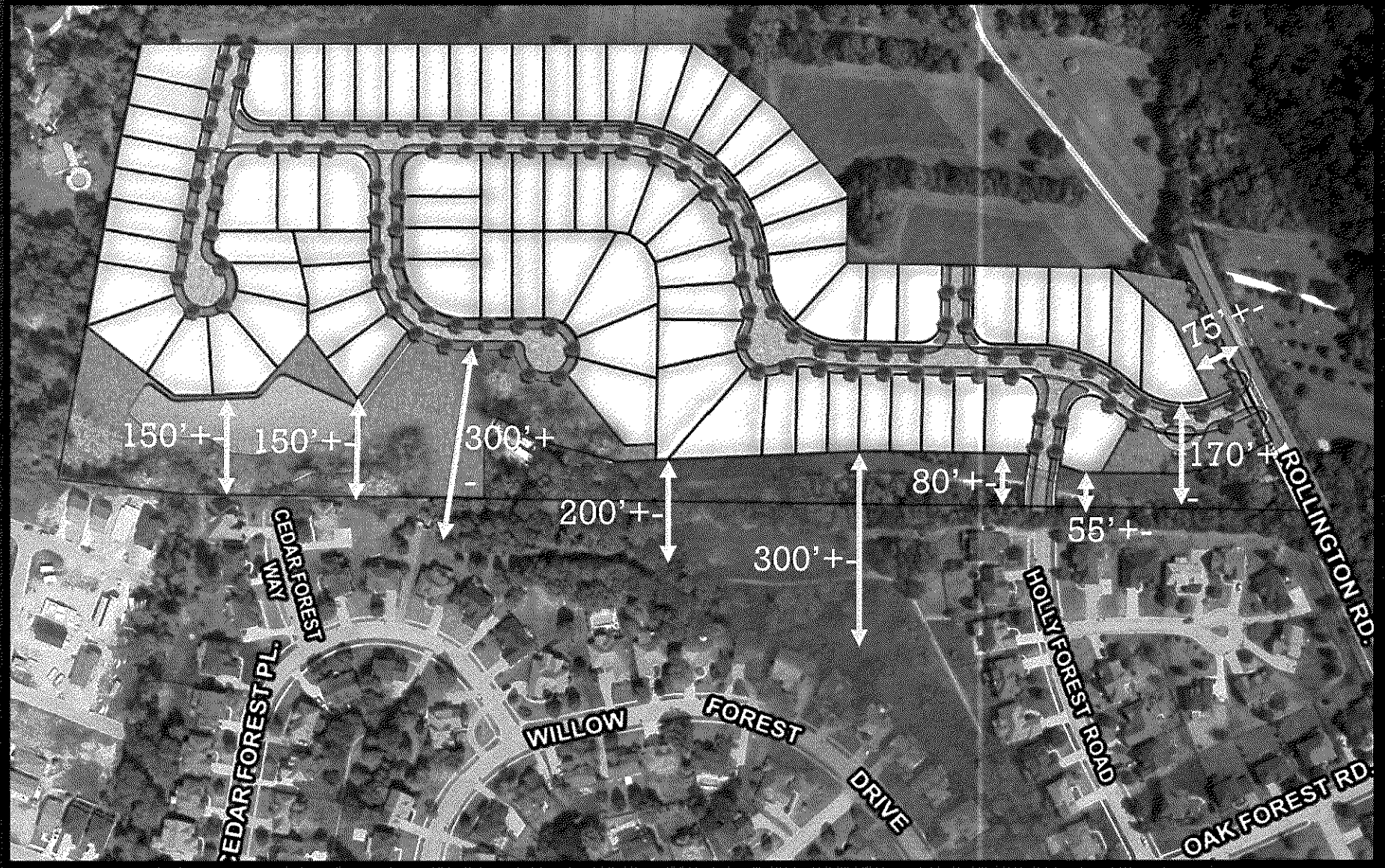
FOREST SPRINGS  
NORTH SUBDIVISION

HOLLY FOREST ROAD

OAK FOREST RD.

CELL TOWER DRIVE

# Distances Between Building Lots in Rollington Ridge and Forest Springs North





**TAB 5**  
**R-4 ZONING DISFAVORED**

# Advancing Equity

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*Removing Barriers to Equitable Development  
in Louisville Metro*

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*Develop Louisville*

*April 2019*

*"[I]t is reasonable to conclude that the R-4, single-family zoning district is a barrier to equity and wealth attainment."*

*"The minimum lot size and lack of flexibility within the single-family zoning districts to adapt to the trends and needs of Louisville has left many citizens behind."*

## **RECOMMENDATIONS:**

- **Reduce minimum lot size**
- **Reduce maximum density**



# SIGNIFICANT POPULATION GROWTH

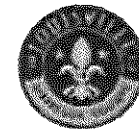
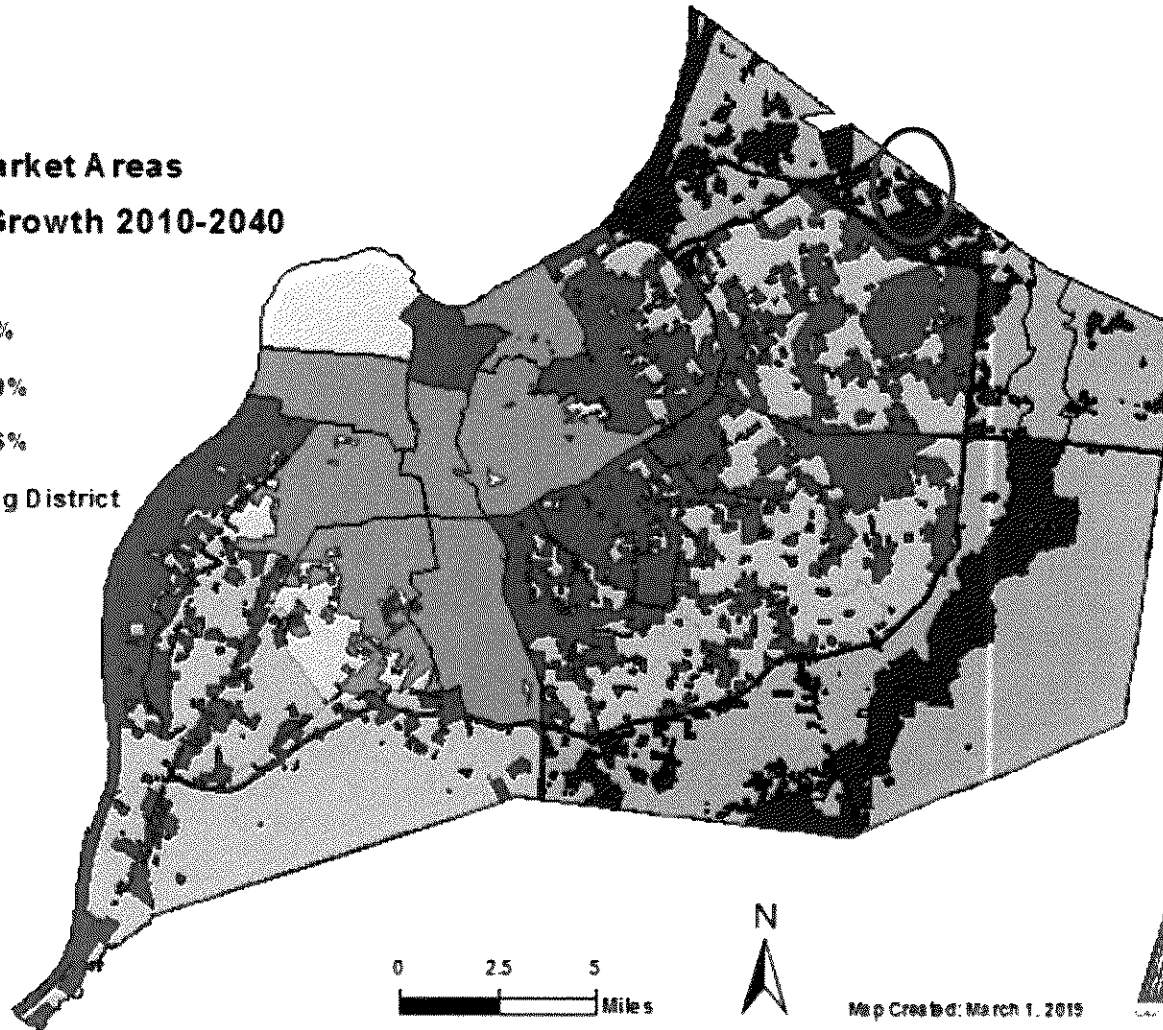
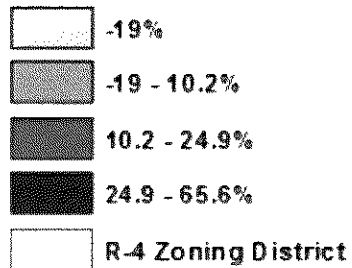
Advancing Equity

Removing Barriers to Equitable Development  
in Louisville Metro



Develop Louisville  
April 2019

## Plan 2040 Market Areas Population Growth 2010-2040



Map Created: March 1, 2019

**Figure 2.** The map shows the projected population growth of *Plan 2040* relative to the R-4, single-family zoning district. The map also serves as a supplement to Table 2 above.

# SIGNIFICANT EMPLOYMENT GROWTH

Advancing Equity

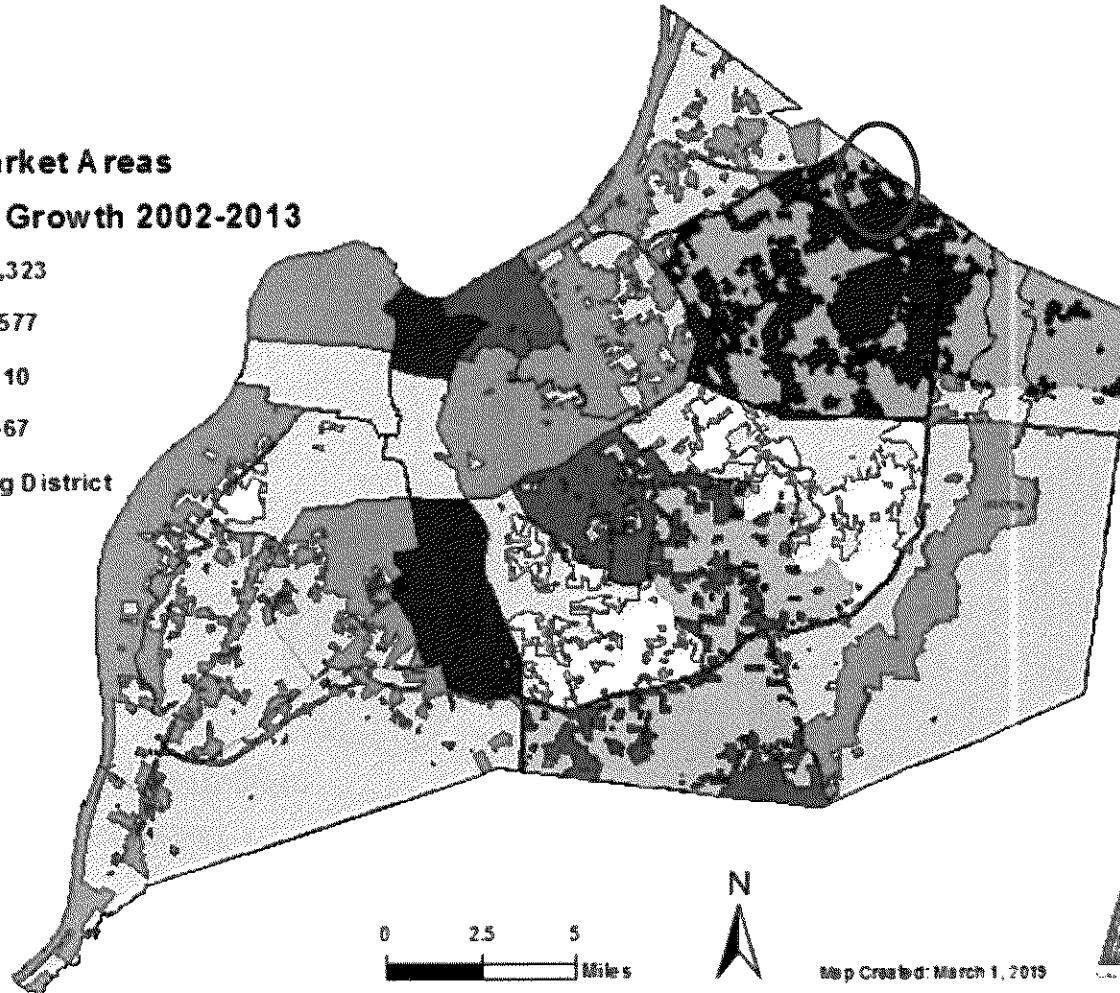
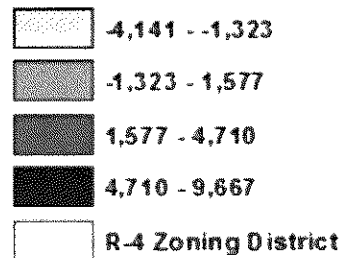
Removing Barriers to Equitable Development  
in Louisville Metro



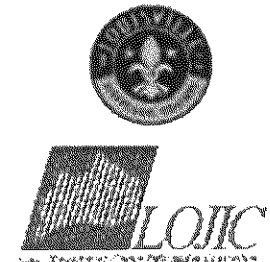
Develop Louisville  
April 2019

## Plan 2040 Market Areas

### Employment Growth 2002-2013



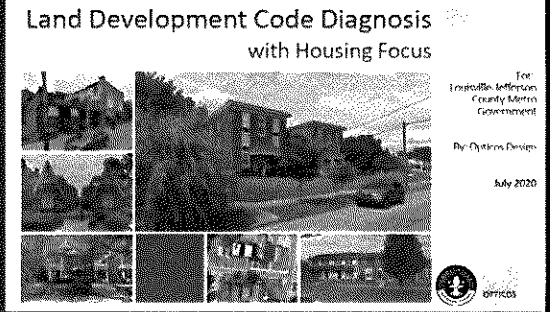
Map Created: March 1, 2019



**Figure 4.** The map shows the employment growth from 2002-2013 relative to the R-4, single-family zoning district. The map also serves as a supplement to Table 2 above.



# R-4 zoning comprises 53% of the land in Louisville Metro



## Summary of Residential Zone Standards

R-5A through R-8A allow multifamily, but these zones apply to **only about 6%** of Jefferson County.

Densities in zones that allow MF are generally too low, except for R-8A which only applies to 0.02% of land.

**i** Red indicates potential barriers to production of Missing Middle Housing and affordability.

| Zone | Use    | Max FAR                          | Max Density                      | % of County Mapped |
|------|--------|----------------------------------|----------------------------------|--------------------|
| R-4  | SF     | 0.5 (1.5 ADI; additional for CS) | 4.84 (6.05 MRDI)                 | 53.50              |
| R-5  | SF     | 0.5 (1.5 ADI; additional for CS) | 7.26 (9.07 MRDI)                 | 10.51              |
| UN   | SF     | 0.75 (3.0 with PD option)        | 1 per lot (58.08 with PD option) | 0.08               |
| R-5A | MF     | .5                               | 12.01                            | 1.32               |
| R-5B | Duplex | .5                               | 2 per lot                        | 0.08               |
| R-6  | MF     | .75                              | 17.42                            | 3.12               |
| R-7  | MF     | 1                                | 34.8                             | 1.53               |
| R-8A | MF     | 3                                | 58.08                            | 0.02               |



# R-4 lot size minimum is a “potential barrier” to missing middle housing.

## R-4

R-4 Zone applies to  
**53.5%** of Jefferson  
County—a sign that it  
may be worthwhile to  
consider splitting R-4  
into multiple zones.

**!** Potential barriers  
to Missing Middle Housing and affordability.

| R-4 Zoning District  | Traditional Neighborhood Form District   | (Suburban) Neighborhood Form District   |
|----------------------|--|---|
| Max Density          | 4.84 du/acre (9000 sq ft/du). Up to 6.05 du/acre using MRDI (Section 4.3.20)   |   |
| Allowed Uses         | SF <b>Multifamily prohibited</b>   |   |
| Max FAR              | 0.5 (Can go up to 1.5 on reduced size lots created in accordance with the Alternative Development Incentives regulations: Chapter 4, Part 5) |   |
| Lot Area             | 9,000 sq ft  | 9,000 sq ft   |
| Lot Width            | 60' min.   | 60' min.  |
| Front Setback        | <b>Lot area and setbacks rule out compact, traditional neighborhoods</b>   |   |
| Side Street Setback  |  | 30' min.  |
| Side Setback         | 5' min.  | 5' min.   |
| Rear Setback         | 5' min.  | 25' min.  |
| Building Height      | 35' max.*  | 35' max.  |
| Parking Requirements | SF/Duplex min.: 1 sp./du<br>SF/Duplex max.: N/A<br>MF min: 1.5 sp/du<br>MF max: 2.5 sp/du  | SF/Duplex min.: 2 sp./building<br>SF/Duplex max.: N/A<br>MF min: 1.5 sp./du<br>MF max: 3 sp./du |



# SOLUTIONS AND RECOMMENDATIONS: Amend LDC reducing R-4 lots size to 5,000 sq. ft.

The change to R-5 zoning accomplishes these goals.

## Advancing Equity

Removing Barriers to Equitable Development  
in Louisville Metro



Devalon Ledwith  
April 2018

| # | Barrier                      | Recommendation  | Plan 2040:<br>Land Use & Development Policy   | Implementation Standard  |
|---|------------------------------|---|---|--|
| 2 | Minimum lot size and density | Reduce the minimum lot size in <u>Suburban</u> form districts | Community Form Goal 1, Policy 4 & 5; Housing Goal 1, Policy 1 & 3; Housing Goal 2, Policy 1; Housing Goal 3, Policy 1 & 3 | <p>Amend the LDC as follows:</p> <ol style="list-style-type: none"> <li>1. A minimum lot size of 5,000 ft<sup>2</sup> is recommended for the R-4 zoning district with attached units having smaller sizes for interior units.</li> <li>2. A minimum of 4,000 ft<sup>2</sup> is recommended for the R-5 zoning district with attached units having smaller sizes for interior units and two-family lots having a minimum lot size of 6,000 ft<sup>2</sup>.</li> <li>3. 3,000 ft<sup>2</sup> is recommended for the R-5A, R-6, R-7 and R-8A districts. The maximum density (du/ac) permitted shall control the minimum lot size for multi-family development.</li> </ol> <p>Note: Setbacks should be evaluated for consistency with recommendations.</p> |

FEBRUARY 2019

# LOUISVILLE

## HOUSING NEEDS ASSESSMENT

Housing Needs Assessment undertaken on behalf of Louisville Metro Government's Office of Housing and Community Development

**Strategies Identified to shape housing market for benefit of all Louisvillians**

**Health:** *"...defined by homes that are in good condition, free from hazards, and part of a well-functioning market."*

**Diversity:** *"Without sufficient variety in housing types, sizes, and price points, it is impossible for each market area to demonstrate the rich social and cultural diversity that exists in Louisville."*

**Equity:** *"Homeownership is one of the most effective ways to build wealth. By building wealth, families gain more control over their own health outcomes and housing choice."*



**TAB 6**  
**PROPOSED HOME**  
**STYLE AND DESIGN**

# PROPOSED HOME STYLE AND DESIGN

## Continental

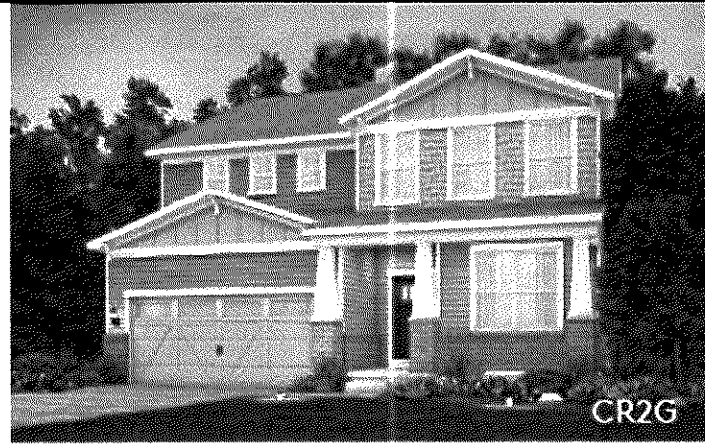
4-5 Bedrooms | 2.5-3 Bathrooms | 2,873+ sq. ft.

Formal Dining Room | Large, Eat-In Kitchen Island | Spacious Loft





HR1G



CR2G



CR2G-01



HR1D



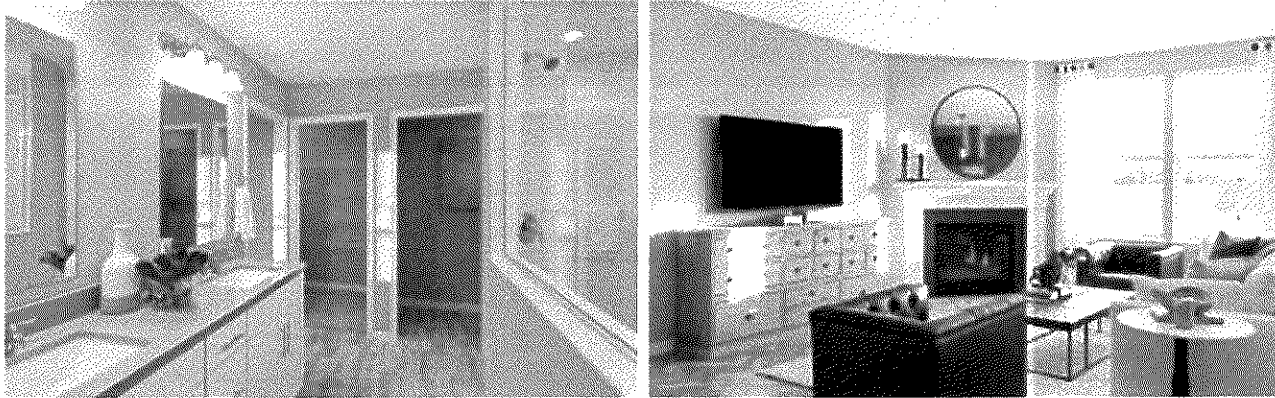
HR2G



NC2G

# Continental

4-5 Bedrooms | 2.5-3 Bathrooms | 2,873+ sq. ft.  
Formal Dining Room | Large, Eat-In Kitchen Island | Spacious Loft





# PROPOSED HOME STYLE AND DESIGN

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## Linwood

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3-5 Bedrooms | 2-3 Bathrooms | 2,456+ sq. ft.

Unique, Multi-Level Layout | Game Room | Pulte Planning Center®



HR2G



CR2G



HR2H



HR2I



HR2S



NC2G



# Linwood

3-5 Bedrooms | 2-3 Bathrooms | 2,456+ sq. ft.  
Unique, Multi-Level Layout | Game Room | Pulte Planning Center®



# PROPOSED HOME STYLE AND DESIGN

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Mercer

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3-5 Bedrooms | 2.5-4 Bathrooms | 2,605+ sq. ft.

Private Owner's Retreat | Walk-In Pantry | Pulte Planning Center®





# Mercer

3-5 Bedrooms | 2.5-4 Bathrooms | 2,605+ sq. ft.  
Private Owner's Retreat | Walk-In Pantry | Pulte Planning Center®



# PROPOSED HOME STYLE AND DESIGN

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## Newberry

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3-4 Bedrooms | 2.5 Bathrooms | 2,372+ sq. ft.

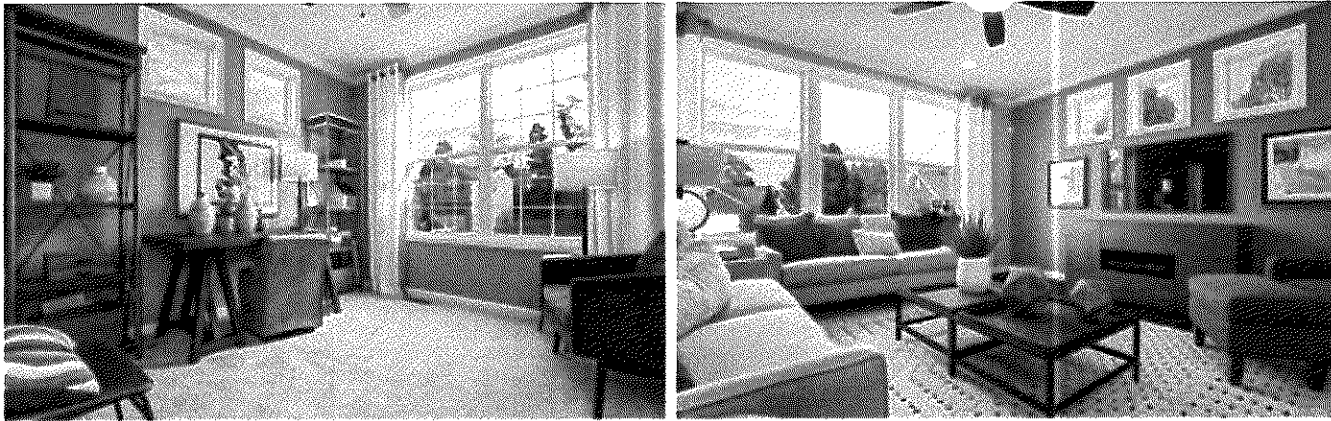
Oversized Loft Area | Eat-In Kitchen Island | First-Floor Flex Space





# Newberry

3-4 Bedrooms | 2.5 Bathrooms | 2,372+ sq. ft.  
Oversized Loft Area | Eat-In Kitchen Island | First-Floor Flex Space



**TAB 7**  
**STATEMENT OF**  
**COMPLIANCE FILED WITH**  
**THE ORIGINAL ZONE**  
**CHANGE APPLICATION**  
**WITH ALL APPLICABLE**  
**GOALS OF THE 2040 PLAN**  
**AND WAIVER**  
**JUSTIFICATION**

**TAB 8**  
**PROPOSED FINDINGS OF**  
**FACT PERTAINING TO**  
**COMPLIANCE WITH THE**  
**2040 PLAN AND WAIVER**  
**CRITERIA**