

# Planning Commission

## Staff Report

May 21, 2026



<b>Case No:</b>	25-ZONE-0108
<b>Project Name:</b>	Duplex
<b>Location:</b>	4332 Taylor Blvd
<b>Applicant:</b>	Marcos Patino
<b>Representative:</b>	Sweat Griffee Law Firm, PLLC
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	15 – Jennifer Chappell
<b>Case Manager:</b>	Jude Mattingly, Planner II

### REQUEST(S)

- **Change in zoning** from R-5 Residential to R-5B Residential
- **Detailed District Development Plan** with proposed binding elements

### CASE SUMMARY

The applicant is requesting a change in zoning from R-5 residential single-family to R-5B residential two-family to allow for a duplex. The subject site fronts Taylor Blvd which is classified as a Major Arterial roadway. The request is for the entirety of 0.11 acre site and does not include any exterior alterations or additions to the existing structure on site. The structure will be internally renovated to create the duplex. (3) parking spaces are shown to be constructed off an unnamed alley at the rear. Direct vehicular access from Taylor Blvd is not proposed. The subject site falls within a Traditional Neighborhood form district and no form district change is associated with this request.

### STAFF FINDING

The change in zoning does not violate the goals and/or objectives of the Comprehensive Plan based on staff's analysis. The Detailed District Development Plan is compliant with the Land Development Code.

### TECHNICAL REVIEW

Plan 2040

Land Development Code (2025) Louisville Metro

The Department of Transportation and MSD have preliminarily approved the proposal.

### INTERESTED PARTY COMMENTS

All comments received have been placed in the record and made available to the Commission in advance of the public hearing.

## **STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES**

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 Plan 2040; 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 Plan 2040 which have substantially altered the basic character of the area.

## **STAFF ANALYSIS FOR CHANGE IN ZONING / FORM DISTRICT**

The following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The site is located in the Traditional Neighborhood Form District

Traditional Neighborhood: This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and often deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density residential uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings in stable neighborhoods (if the building design is consistent with the predominant building design in those neighborhoods), (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public open spaces.

**STAFF:** The change in zoning from R-5 to R-5B is compliant with the guidelines and policies of Plan 2040 in the context of the Traditional Neighborhood form district. The site fronts Taylor Blvd which is classified as a Major Arterial roadway and there is a well-developed network of sidewalks and public transit options representing an adequate infrastructure to accommodate the proposal. The proposal preserves and renovates the existing building into the duplex use. While not located in a recognized Historic Preservation District or National Register District, Jefferson County PVA records indicate that the structure was likely originally constructed in the 1910's. The site is adjacent to a C-2 commercial zoning district to the south which represents an activity and employment center.

A checklist is attached to the end of this staff report with a more detailed analysis. The Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

### **STANDARD OF REVIEW AND STAFF ANALYSIS FOR DDDP and PROPOSED BINDING ELEMENTS**

- a. The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;

STAFF: There do not appear to be any significant environmental constraints or natural resources on the subject site. While not formally recognized as being in a Historic Preservation district or National Register district the single-family structure on site was originally constructed in the mid-1910s according to Jefferson County PVA records. This proposal retains the structure while renovating it for the proposed duplex use.

- b. The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;

STAFF: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and the Department of Transportation have reviewed and approved the preliminary development plan.

- c. The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;

STAFF: There are no open space requirements pertinent to the current proposal. If the property were redeveloped in the future the subject site will be required to meet Land Development Code requirements.

- d. The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;

STAFF: MSD has reviewed and approved the preliminary development plan and will ensure the provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community.

- e. The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;

STAFF: The overall site design and land uses are compatible with the existing and future development of the area.

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF: The development plan conforms to applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code.

**REQUIRED ACTIONS:**

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change in Zoning** from R-5 Residential to R-5B Residential
- **APPROVE** or **DENY** the **Detailed District Development Plan** with proposed binding elements

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 form district/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 Plan 2040 which have substantially altered the basic character of the area.

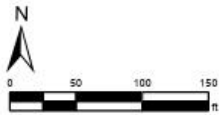
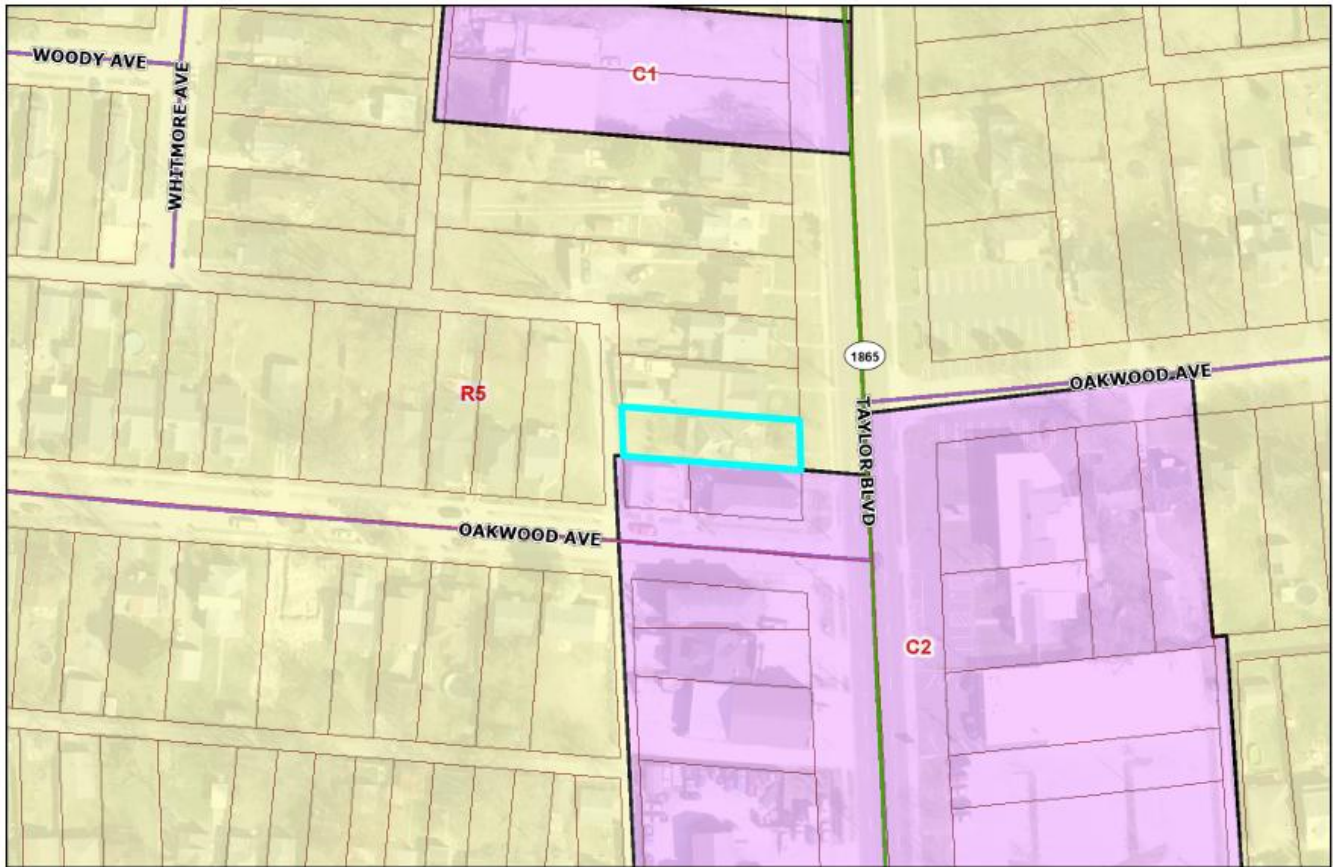
**NOTIFICATION**

Date	Purpose of Notice	Recipients
<b>05-07-26</b>	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners and current residents
<b>05-13-26</b>		Registered Neighborhood Groups in Council District 15
<b>05-07-26</b>	Hearing before PC	Sign Posting on property
<b>05-14-26</b>	Hearing before PC	Legal Advertisement in the Courier-Journal

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph
3. Staff Plan 2040 Checklist
4. Proposed Binding Elements

1. Zoning Map



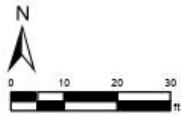
# Zoning Map

Wednesday, May 13, 2026 | 10:44 AM



LOJIC © 2026  
This map is not a legal document and should only be used for general reference and identification.

2. Aerial Photograph



# Aerial Photograph

Wednesday, May 13, 2026 | 10:45 AM



This map is not a legal document and should only be used for general reference and identification.

### 3. Staff Plan 2040 Checklist

+	Exceeds Guideline
✓	Meets Guideline
-	Does Not Meet Guideline
+/-	More Information Needed
NA	Not Applicable

#### Traditional Neighborhood: Residential

Plan 2040 Plan Elements/Staff Analysis	
1  ✓	<p><b><u>Community Form: Goal 1, Policy 7.</u></b> <i>Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.</i></p> <p><b><u>Staff Analysis:</u></b> The subject site fronts Taylor Blvd which is classified as a Major Arterial roadway. There is a well-developed network of sidewalks and public transit options in the area. The site is adjacent to C-2 zoning directly to the south which represents an activity and employment center. There is adequate infrastructure and demand in the area to accommodate the proposed change in zoning.</p>
2  ✓	<p><b><u>Community Form: Goal 1, Policy 9.</u></b> <i>Ensure an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements.</i></p> <p><b><u>Staff Analysis:</u></b> The site is adjacent to C-2 zoning directly to the south. R-5 to R-5B represents a modest increase in intensity and is unlikely to negatively impact the surrounding area in any way. The proposal does not include any exterior alterations or additions to the existing structure which is compatible in design, height, and setbacks as the other structures on the same block face.</p>
3  ✓	<p><b><u>Community Form: Goal 2, Policy 9.</u></b> <i>Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.</i></p> <p><b><u>Staff Analysis:</u></b> The proposal only includes internal renovations to an existing structure to allow for the proposed duplex use. A change in use and certificate of occupancy may be required by Louisville Metro to ensure that both dwelling units are safe and habitable. The site is not located in a recognized Historic Preservation or National Register District, but Jefferson County PVA records indicate that the structure was originally constructed in the 1910's and the adaptive reuse allows the structure to remain.</p>
4  ✓	<p><b><u>Community Form: Goal 3, Policy 10.</u></b> <i>Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.</i></p> <p><b><u>Staff Analysis:</u></b> No issues with severe, steep, or unstable slopes have been observed. Hydric soils are not observed on the site. There is no new construction associated with this request that should present any issue with environmental degradation.</p>
5  ✓	<p><b><u>Community Form: Goal 4, Policy 2.</u></b> <i>Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.</i></p> <p><b><u>Staff Analysis:</u></b> The site is not located in a recognized Historic Preservation or National Register District, but Jefferson County PVA records indicate that structure was originally constructed in the 1910's and the adaptive reuse allows the structure to remain.</p>

**Plan 2040 Plan Elements/Staff Analysis**

<p>6</p>	<p><b><u>Community Form: Goal 4, Policy 3.</u></b> Encourage preservation and/or adaptive reuse of historic sites listed on or eligible for the National Register of Historic Places and/or recognized by the Louisville Metro Landmarks Commission or other national, state or local government historic preservation agencies.</p> <p><b><u>Staff Analysis:</u></b> The site is not located in a recognized Historic Preservation or National Register District, but Jefferson County PVA records indicate that structure was originally constructed in the 1910's and the adaptive reuse allows the structure to remain. This helps the area retain its eligibility for a possible future designation.</p>
<p>7</p>	<p><b><u>Mobility: Goal 1, Policy 4.</u></b> Encourage higher densities and intensities within or near existing marketplace corridors, existing and future activity centers, and employment centers to support transit-oriented development and an efficient public transportation system.</p> <p><b><u>Staff Analysis:</u></b> The subject site fronts Taylor Blvd which is classified as a Major Arterial roadway. There is a well-developed network of sidewalks and public transit options in the area. The site is adjacent to C-2 zoning directly to the south which represents an activity and employment center. There is adequate infrastructure and demand in the area to accommodate the proposed change in zoning. R-5 to R-5B represents a modest increase in intensity and is unlikely to negatively impact the surrounding area in any way.</p>
<p>8</p>	<p><b><u>Mobility: Goal 2, Policy 4.</u></b> Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances.</p> <p><b><u>Staff Analysis:</u></b> There is no access through an area of significantly lower intensity or density.</p>
<p>9</p>	<p><b><u>Mobility: Goal 3, Policy 2.</u></b> To improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers.</p> <p><b><u>Staff Analysis:</u></b> There is a well-developed network of sidewalks and public transit options in the area. The site is adjacent to C-2 zoning directly to the south which represents an activity and employment center. There is adequate infrastructure and demand in the area to accommodate the proposed change in zoning.</p>
<p>10</p>	<p><b><u>Mobility: Goal 3, Policy 5.</u></b> Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.</p> <p><b><u>Staff Analysis:</u></b> The change in zoning should have no discernable impact on the transportation network in the area. The Department of Transportation have reviewed the proposal and all comments have been resolved.</p>
<p>11</p>	<p><b><u>Mobility: Goal 3, Policy 6.</u></b> Ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development.</p> <p><b><u>Staff Analysis:</u></b> The Department of Transportation have reviewed the proposal and all comments have been resolved.</p>
<p>12</p>	<p><b><u>Mobility: Goal 3, Policy 9.</u></b> When existing transportation facilities and services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements, roughly proportional to the projected impact of the proposed development, to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.</p> <p><b><u>Staff Analysis:</u></b> The Department of Transportation have reviewed the proposal and all comments have been resolved. A right-of-way dedication waiver has been approved prior to the public hearing.</p>
<p>13</p>	<p><b><u>Mobility: Goal 3, Policy 10.</u></b> Ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel.</p> <p><b><u>Staff Analysis:</u></b> The Department of Transportation have reviewed the proposal and all comments have been resolved.</p>
<p>14</p>	<p><b><u>Mobility: Goal 3, Policy 21.</u></b> Prevent safety hazards caused by direct residential access to high speed roadways.</p> <p><b><u>Staff Analysis:</u></b> No direct vehicular access from Taylor Blvd is proposed. There will be parking spaces installed at the rear of the property which is accessed off an unnamed alley.</p>

**Plan 2040 Plan Elements/Staff Analysis**

15	<p><b><u>Community Facilities: Goal 2, Policy 1.</u></b> <i>Locate development in areas served by existing utilities or capable of being served by public or private utility extensions.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The site is served by existing utilities and no issues have been observed or are anticipated.</p>
16	<p><b><u>Community Facilities: Goal 2, Policy 2.</u></b> <i>Ensure that all development has an adequate supply of potable water and water for fire-fighting purposes. Locate only very low-density land uses on sites that use on-lot sewage disposal systems or on a private supply of potable water.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> No issues with the supply of potable water and water for fire-fighting purposes have been observed or are anticipated.</p>
17	<p><b><u>Community Facilities: Goal 2, Policy 3.</u></b> <i>Ensure that all development has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams as determined by the Metropolitan Sewer District (MSD).</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The proposal has been reviewed and the development plan has received preliminary approval by MSD.</p>
18	<p><b><u>Livability: Goal 1, Policy 5.</u></b> <i>Encourage development that recognizes and incorporates the unique characteristics of identified general landscape types and native plant communities (e.g., upland hardwood forest) throughout Louisville Metro.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> There is no new construction proposed and as a result no native plant communities are anticipated to be affected.</p>
19	<p><b><u>Livability: Goal 1, Policy 17.</u></b> <i>Determine site susceptibility to erosion; identify the presence of on-site carbonate conditions and features that are vulnerable to site disturbance; identify the extent of existing groundwater use and the impacts of the project on groundwater resources, flow patterns, and existing and proposed surface drainage. Then mitigate potential hazards to such systems resulting from the project.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> There is no new construction proposed and as a result no issues with susceptibility to erosion has been observed or are anticipated. The proposal has been reviewed and the development plan has received preliminary approval by MSD.</p>
20	<p><b><u>Livability: Goal 1, Policy 21.</u></b> <i>Mitigate negative development impacts to the integrity of the regulatory floodplain by encouraging development patterns that minimize disturbance and consider the increased risk of more frequent flooding events.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The site is not located in the regulatory floodplain.</p>
21	<p><b><u>Housing: Goal 1, Policy 1.</u></b> <i>Encourage a variety of housing types including, but not limited to, detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and co-housing. Allow for accessory residential structures and apartments. Housing types should reflect the Form District pattern.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> R-5 to R-5B represents a modest increase in intensity while allowing for alternative housing types not allowed in R-5. The housing types are copacetic with the Traditional Neighborhood form district pattern of the area.</p>
22	<p><b><u>Housing: Goal 1, Policy 2.</u></b> <i>Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The site is adjacent to C-2 zoning directly to the south which represents an activity and employment center. There is adequate infrastructure and demand in the area to accommodate the proposed change in zoning. The proposal could encourage aging in place and allows for an alterative housing style in an area with a well-developed network of sidewalks and public transit options assisting individuals with access to shopping, transit routes, and other facilities.</p>
23	<p><b><u>Housing: Goal 2, Policy 1.</u></b> <i>Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The change in zoning to R-5B would allow for an alternative housing style that represents options for individuals of varying incomes.</p>

**Plan 2040 Plan Elements/Staff Analysis**

24	<p><b><u>Housing: Goal 2, Policy 2.</u></b> <i>Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The is site is adjacent to C-2 zoning directly to the south which represents an activity and employment center. There is adequate infrastructure and demand in the area to accommodate the proposed change in zoning. The subject site fronts Taylor Blvd which is classified as a Major Arterial roadway.</p>
25	<p><b><u>Housing: Goal 3, Policy 1.</u></b> <i>Encourage provision of fair and affordable housing by providing a variety of ownership options and unit costs throughout Louisville Metro. Expand opportunities for people to live in quality, variably priced housing in locations of their choice by encouraging affordable and accessible housing in dispersed locations throughout Louisville Metro.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The creation of a duplex creates a possible variety of ownership options and unit costs in an area with the infrastructure to accommodate it.</p>
26	<p><b><u>Housing: Goal 3, Policy 2.</u></b> <i>As neighborhoods evolve, discourage displacement of existing residents from their community.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> No residents are known to be displaced by the proposal.</p>
27	<p><b><u>Housing: Goal 3, Policy 3.</u></b> <i>Encourage the use of innovative methods such as clustering, mixed-use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing.</i></p> <p>✓ <b><u>Staff Analysis:</u></b> The proposal allows for the adaptive reuse of a structure to create a new alternative housing style.</p>

**4. Proposed Binding Elements**

1. The development shall be in accordance with the approved district development plan, all applicable sections of the Land Development Code (LDC) and agreed upon binding elements unless amended pursuant to the Land Development Code. Any changes/additions/alterations of any binding element(s) shall be submitted to the Planning Commission or the Planning Commission’s designee for review and approval; any changes/additions/alterations not so referred shall not be valid.
2. Construction fencing shall be erected when off-site trees or tree canopy exists within 3’ of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.
3. Before any permit (including but not limited to building, parking lot, change of use, site disturbance) is requested:
  - a. The development plan must receive full construction approval from Construction Review, Louisville Metro Public Works and the Metropolitan Sewer District.
4. A certificate of occupancy must be received from the appropriate code enforcement department prior to occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission.

5. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. These binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.