

# 16AREA1002

## Jeffersontown PEC Rezoning



Louisville Metro Planning Commission Public Hearing

Brian Mabry, AICP, Planning & Design Supervisor

December 1, 2016

# Request

- Area-wide rezoning from R-4 (Residential), M-1, and M-2 (Manufacturing) to PEC (Planned Employment Center) for multiple properties in the Jeffersontown Commerce Park

# Case Summary / Background

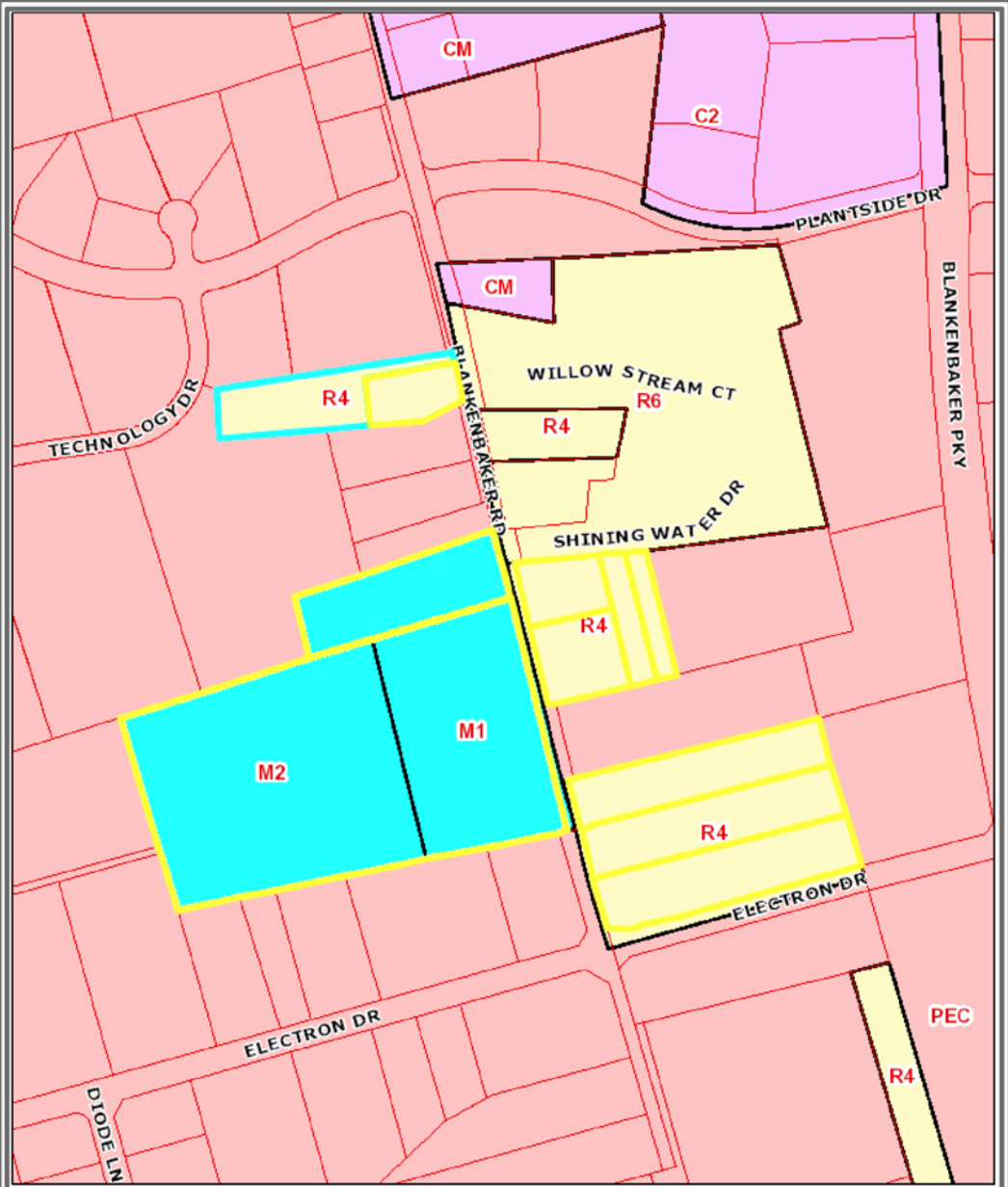
- City of Jeffersontown proposal
- Already held first reading at Council; awaiting Planning Commission recommendation
- 11 properties currently residential or vacant
- PEC Allows
  - M-1 and M-2 uses;
  - C-1 uses, excluding dwellings;
  - Dwellings only in connection with bona fide agricultural operations, or as caretaker quarters;
  - Office buildings; and
  - River Terminals.

# Case Summary / Background

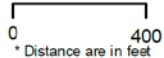
- Purpose of the PEC zoning district
  - Provide sufficient space in attractive, landscaped, and planned industrial parks for M-2 Industrial operations
  - Protect for future industry land which is now or can be served by rail
  - Insure compatibility between the industrial operations within the industrial park and the existing activities and the character of the community in which the park is located
  - Provide opportunities for employment close to residential areas, and thus to reduce travel time from home to work and the burden on the streets and transit system



# Zoning Map

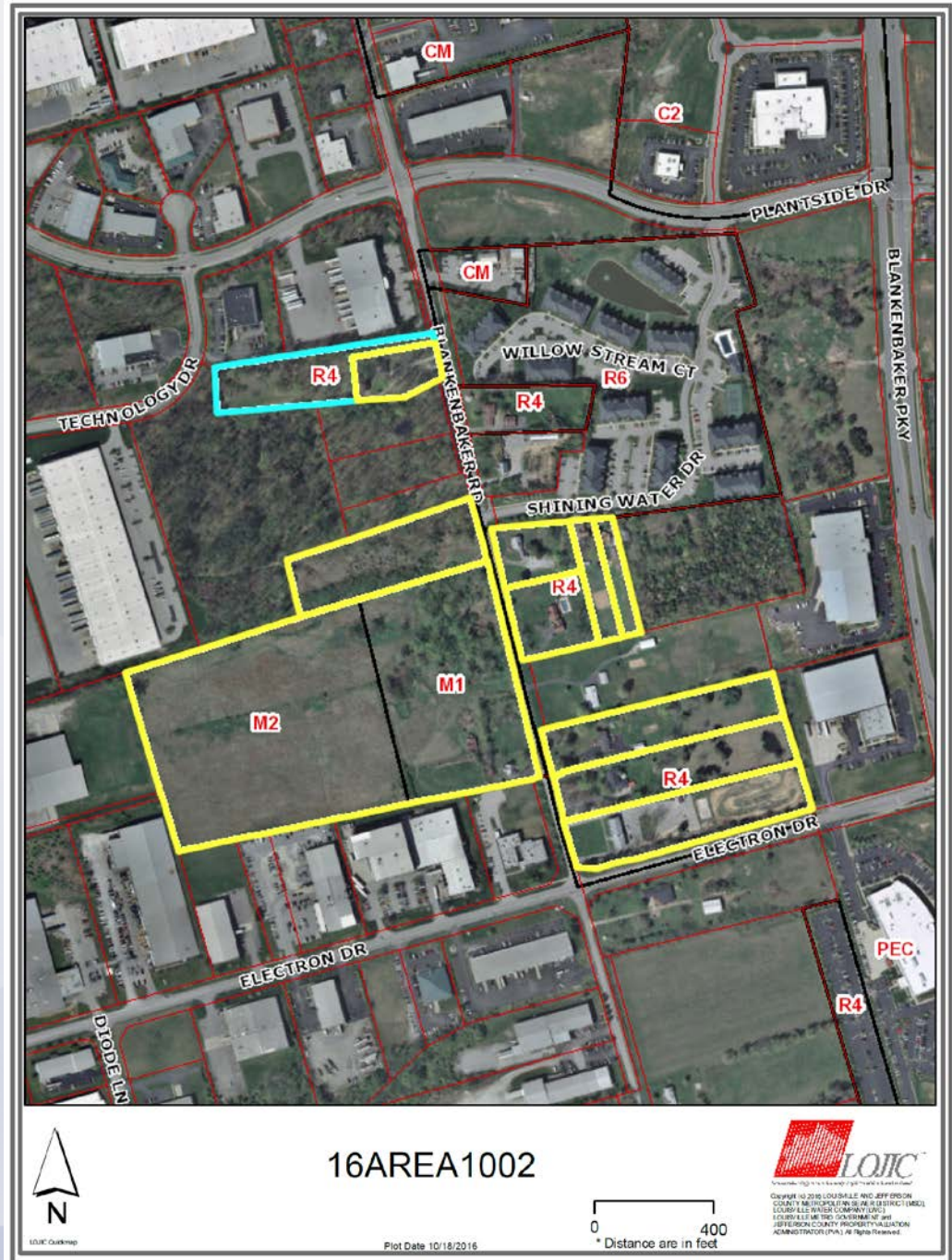


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Plot Date: 10/18/2016

# Aerial



# Property List

## R-4 to PEC

Owner Name:	Address:	Tax Block & Lot Number:
Dogpatch Properties LLC	2500R & 2502 Blankenbaker Road	00390341 00390328
Shawn & Amy Sizemore	2621 Blankenbaker Road	00390174
Robert & Donna Gividen	2623 Blankenbaker Road	00390361
Roscoe & Eleanor Church	2705 Blankenbaker Road	00390315
David B. Newton & Melissa Harris	2711 Blankenbaker Road	00390316
Lindsey Marie Irrigation	2713 Blankenbaker Road	00390323
Carl & Patricia Jenkins	2613 Shining Water Drive	00390184
Henrietta Murphy	2615 Shining Water Drive	00390183

## M-1 and M-2 to PEC

Owner Name:	Address:	Tax Block & Lot Number:
Dixie Properties Blankenbaker LLC	2608 Blankenbaker Road	00390139
George Benderman	2705 Blankenbaker Road	00390063



# Applicable Plans & Policies

- Cornerstone 2020
- Jeffersontown Land Development Code



# Staff Analysis and Conclusions

- Staff analysis finds that the area wide rezoning complies with applicable Guidelines and Policies of Cornerstone 2020, that the existing zoning districts of the subject properties are inappropriate for the area, and that the proposed zoning districts are appropriate.
- See proposed findings in Staff Report

# Required Actions

- Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission **RECOMMENDS** to the Jeffersontown City Council that the change in zoning as described in the staff report and maps presented at the Planning Commission public hearing, be **APPROVED** or **DENIED**