

Planning Commission Staff Report

November 17, 2016



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|--------------------------|---|
| Case No: | 16area1004 |
| Request: | Area-wide Change in Zoning and Form District for the Highview Neighborhood |
| Project Name: | Highview PDD |
| Location: | Multiple properties in the Highview Neighborhood |
| Owner: | Multiple Owners |
| Applicant: | Louisville Metro |
| Representative: | Louisville Metro |
| Jurisdiction: | Louisville Metro |
| Council District: | 23-James Peden |
| Case Manager: | Ken Baker, AICP, Planning Manager |

REQUEST

- Area-wide change in zoning for multiple properties in the Highview Neighborhood to Planned Development District (PDD) and a revision of the existing Town Center (TC) Form District

CASE SUMMARY/BACKGROUND/SITE CONTEXT

On November 10th, 2015, the Louisville Metro Council adopted the Highview Neighborhood Plan. The plan established a unified vision for the future of the Highview Neighborhood through a community driven process led by a local stake holder group, community citizens, CM James Peden, and Louisville Metro's Office of Advanced Planning. A predominant theme of the plan was the establishment of standards that would influence design and land use in a manner that is compatible with the existing character of the Highview Neighborhood while still encouraging a diversity of future growth in the area. The establishment of the Planned Development District and a revision to the existing Town center Form District intends to create a "Downtown Highview" that is a lively center of activity with an enhanced "Main Street" character and charm and attracts compatible infill development that balances existing local businesses and landmarks.

The revised Town Center (TC) Form District will reflect the newly established PDD. Properties that are proposed to be removed from the existing Town Center Form District will then be in the Neighborhood Form District. The PDD and Town Center boundary focuses on the Fegenbush Lane corridor for roughly one mile from Vaughn Mill Road to Beulah Church Road. The district is currently book ended by two strip retail shopping centers, both of which have seen a variety of tenants and undulating economic vibrancy. These two book ends are connected by Fegenbush Lane which is a current mix of heavy commercial uses, residential, retail and entertainment.

The proposed Highview PDD and Town Center covers a breadth of different properties and land uses. Within that variety however, is a pattern of development that represents a series of unique districts within the PDD. As such, three PDD sub-areas have been defined. Each sub-area offers a unique set of challenges and opportunities for future development and place making opportunities within the Highview Neighborhood. The sub-areas are as follows:

- **The Central Corridor Sub-area**, along the Fegenbush Lane Corridor is intended to create a critical mass of pedestrian focused uses in a well-connected, walkable small town type environment. Within

this sub-area, the presence of the auto mobile will be well balanced with other multi-modal options that allow an 8-80 lifestyle for folks who live within and around the corridor.

- **The Gateway Subareas** bookend the Fegenbush Corridor. Each Gateway has unique contextual characteristics, but each shares a large amount of development potential given the underutilized nature of their former shopping centers. These subareas will need to allow for better connectivity and serve as a signifier that visitors are entering a Town Center.
- **The Outer Loop sub-area** is unique in that none of its properties front the more traditional town center corridor; it is aligned with a subdivision entrance and has a large amount of underutilized property. This sub-area will include a mix of uses with a focus on commercial and residential. A key component of this sub-area will be the transitions it makes to surrounding residential developments

The proposed rezoning and change in form district affects 150 parcels and is an implementation of the following recommendations of the Highview Neighborhood Plan:

| Number | Recommendation |
|--------|---|
| LU1 | Revise Town Center Form District Boundaries - The Town Center Form District is intended for "compact areas with moderately intense uses that are developed around an identifiable core." The proposed form district boundary creates two focal points around Outer Loop and Beulah Church Road, and the second at the intersection of Vaughn Mill Road and Fegenbush Lane. A corridor along Fegenbush Lane connects the two focal points to create a continuous town center. Appropriate uses for the Town Center should be developed and implemented through an area-wide rezoning to Planned Development District to promote compact development with a mix of moderately intense uses |
| LU6 | Limit Future Commercial Zoning within the Town Center and Neighborhood Nodes - To preserve and protect the existing neighborhood character, future commercial development should be limited to the Town Center and Neighborhood Nodes as illustrated in Figure 3.7. Concentrating commercial development helps build a critical mass that is beneficial to both the commercial uses and preserving the character of the remainder of the neighborhood by limiting potential expansion of fragmented incompatible uses |
| LU7 | Limit Multifamily Residential within or Immediately Adjacent to the Town Center and Neighborhood Nodes - The Town Center and Commercial Nodes are designed to accommodate more dense land uses such as commercial and multifamily residential. To help protect the single family residential character, future multifamily development will be limited to the Town Center and Commercial Nodes |
| CF1 | Adopt a Plan Development District (PDD) that incorporates Town Center Architectural Design Standards and uses - Architectural design standards for the Town Center should be developed and implemented to further define an identifiable core in Highview. |
| CF2 | Incorporate Design Principles for Neighborhood Activity Centers/Nodes - Design guidelines for new development/redevelopment within Neighborhood Nodes should be adopted to enhance the character of these areas and Highview |
| CF3 | Incorporate Design Guidelines for New Development/Redevelopment of Multi-Family Residential - To ensure a high-quality of multi-family development in Highview, design guidelines should be developed and adopted for all multi-family development |

In an attempt to better coordinate with the Sustain Louisville Plan, the Highview Planning Recommendations include overall sustainability principles as they relate to neighborhood and small area planning. While the neighborhood planning process does not traditionally call attention to specific sustainability objectives, neighborhood plans are inherently sustainable by promoting more thoughtful development patterns, walkability and multi-modal transportation options, and striving to preserve open space as an important community asset. The proposed change in zoning and form district support the following sustainability principles:

| Number | Recommendation |
|--------|---|
| S1 | The plan promotes distinct, livable communities with high quality of place |
| S2 | The plan promotes economic vitality of the community, stimulates quality development and job creation, business development |
| S3 | The plan supports compact development/growth in urban and neighborhood centers |
| S4 | The plan promotes a range of housing opportunities and choices, including affordable housing options |
| S7 | The plan encourages connected, walkable neighborhoods that promote healthy lifestyles |
| S8 | The plan supports and encourages community collaboration in development decisions |

On July 28, 2016, the plan consultants Gresham Smith and Partners conducted a public charrette at the Central Government Center (7201 Outer Loop) to present the proposed PDD and Town Center. All affected property owners were invited to attend along with groups signed up to receive notice of Planning Commission meetings within Council District 23. Councilman James Peden also advertised the charrette through his district newsletter and other channels. Attendees were predominately in agreement with the proposal and associated regulations. There was some recurring concern over the proposed permitted height and density of the PDD. Following the charrette, Gresham Smith and Advanced Planning staff worked with Councilman Peden and the advisory group to mitigate these concerns. The revisions to the PDD's height and density requirements were amended to reflect these concerns.

Louisville Metro's Land Development Code uses a two tiered approach to zoning. The zoning districts listed in the Land Development Code govern permitted and conditional uses, and density/intensity standards. The form district regulations are used in conjunction with the zoning district regulations, and set forth site design standards to provide a pattern or rhythm of development within each form district. Therefore, changes to zoning districts mainly affect the uses permitted on the property, as well as the density and intensity of development permitted.

INTERESTED PARTY COMMENTS

Michael Gross emailed the following comment to Ken Baker on 10/07/2016

On behalf of Overlook Development, LLC the owner of 7411 Outer Loop we are hereby requesting that our property be removed from the Highview Planned Development District. Our development approvals have been embroiled in legal battle since 2012 for which we just won at the appeals process mid-September of 2016. We are adamantly opposed to the rezoning of our property and the loss of the development approvals which we fought long and hard to secure at such a great financial expense.

Please confirm that Highview PDD will be modified to exclude our property.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Land Development Code
Highview Neighborhood Plan
Sustain Louisville

STANDARD OF REVIEW FOR REZONING

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 Cornerstone 2020; 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 Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING

WHEREAS, the Planning Commission finds that the area wide rezoning complies with the applicable guidelines and policies of Cornerstone 2020.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 1, Community Form of Cornerstone 2020. The area wide rezoning will ensure that new development will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses. The neighborhood is comprised of predominantly residential uses and a grid pattern of streets, alleys and sidewalks.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 2, Centers of Cornerstone 2020. The area wide rezoning will promote an efficient use of land and investment in existing infrastructure. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood. The area wide rezoning will encourage vitality and a sense of place in the neighborhood.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 3, Compatibility of Cornerstone 2020. The area wide rezoning will encourage commercial uses on these properties, which have been identified to have been used as commercial both historically and currently. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood. For the reasons stated above, the area wide rezoning will preserve the character of the existing neighborhood.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 5, Natural Areas and Scenic and Historic Resources. The area wide rezoning will help preserve this historically single family residential neighborhood and encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 6, Economic Growth and Sustainability. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood where existing infrastructure is adequate to support these uses.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 14, Infrastructure. The area wide rezoning will encourage effective and appropriate connections between land use patterns and supporting infrastructure.

WHEREAS, the Planning Commission further finds that based on the reasons stated above, or otherwise stated in the staff report, and as depicted in the maps presented at the Planning Commission public hearing, the area wide rezoning complies with all other Guidelines and Policies of Cornerstone 2020.

WHEREAS, the Planning Commission further finds that the existing zoning classification is inappropriate and the proposed zoning classification is appropriate. The area wide rezoning will ensure that new development

will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses. The neighborhood is comprised of predominantly residential uses and a grid pattern of streets, alleys and sidewalks. The area wide rezoning will encourage a mix of appropriate uses according to the specified zoning district on the identified properties, some of which have been identified to have been used as commercial uses historically and currently.

STAFF CONCLUSIONS

Staff analysis finds that the area wide rezoning complies with all applicable Guidelines and Policies of Cornerstone 2020, and that the existing zoning classification is inappropriate and the proposed zoning and form classifications are appropriate based on recommendations from the Highview Neighborhood Plan.

150 properties were considered under this area wide rezoning. 147 properties are proposed to be rezoned to PDD. 93 properties are proposed to change Form District from N to TC. 3 properties are proposed to change Form District from TC to N.

The Highview Planned Development District is an implementation of the 2015 Highview Neighborhood Plan. It is intended to develop a strategy for a renewed Highview Town Center. This vision focused on creating a town center corridor with a diverse mix of retail, commercial, office and residential uses with a clearer framework for creating a connected pedestrian friendly environment and identifying land uses that are compatible within the community context and vision.

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 legislative council of Louisville Metro government that the change in zoning and form as described in the staff report and maps presented at the Planning Commission public hearing, be **APPROVED or DENIED**

NOTIFICATION

| Date | Purpose of Notice | Recipients |
|----------|---------------------------------|---|
| 10/27/16 | Hearing before LD&T on 11/10/16 | Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 23 Notification of Development Proposals |
| 10/27/16 | Hearing before PC | Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 23 Notification of Development Proposals |
| 11/9/16 | Hearing before PC | Legal Advertisement in the Courier-Journal |

ATTACHMENTS

1. Proposed PDD and revised TC Form District Map
2. Existing Zoning Map
3. Existing Form District Map
4. PDD Sub-Area Map
5. Property List

1. Proposed PDD and revised TC Form District Map



2. Existing Zoning Map



3. Existing Form District Map



4. **PDD Sub-Area Map**

PLANNED DEVELOPMENT SUBAREA MAP



The Highview PDD includes three distinct sub-areas as indicated above. Each sub-area has unique contextual relationships that should be addressed both through allowable land uses as well as varied design guidelines.

5. Property List

| Parcel ID | Acreage | Address | Current Zoning | Current Form District |
|--------------|----------|-----------------------|----------------|-----------------------|
| 064601800000 | 0.88560 | 7608 FEGENBUSH LN | R4 & C2 | N |
| 064500460000 | 4.25710 | 7207 FEGENBUSH LN | C1 & C2 | N |
| 064503050000 | 1.59990 | 7200 PEPPERMILL LN | C1 | N |
| 064501520000 | 0.45280 | 7207 LAYMAN DR | R4 | N |
| 064602170000 | 0.85930 | FEGENBUSH LN | C1 | TC |
| 064602130000 | 0.55640 | 7935 FEGENBUSH LN | C1 | TC |
| 064600730000 | 0.43200 | 7508 GLASER LN | R4 | N |
| 064601780000 | 0.88530 | 7702 FEGENBUSH LN | R4 | N |
| 064600200000 | 1.02620 | 7814 OUTER LOOP | C1 | TC |
| 064603530000 | 0.74450 | 7800 OUTER LOOP | C1 | TC |
| 064500410000 | 1.16610 | 7308 R FEGENBUSH LN | R4 & C1 | N |
| 064601970000 | 0.40080 | 7500 FEGENBUSH LN | R4 | N |
| 064602300000 | 0.35870 | 7912 BEULAH CHURCH RD | C2 | TC |
| 064602880000 | 0.41300 | 7818 OUTER LOOP | C1 | TC |
| 064601510000 | 0.88530 | 7706 FEGENBUSH LN | R4 | N |
| 064602790000 | 10.01700 | 7411 OUTER LOOP | C1 | TC |
| 064600080000 | 1.02010 | 7609 FEGENBUSH LN | OR1 | N |
| 064500960000 | 0.29640 | 7204 LAYMAN DR | R4 | N |
| 064602370000 | 2.15080 | 7408 FEGENBUSH LN | R4 & C1 | N |
| 064601900000 | 0.42180 | 7705 OUTER LOOP | R4 | TC |
| 064601560000 | 0.21060 | 7917 FEGENBUSH LN | R4 | TC |
| 064502760000 | 0.33770 | 7105 FEGENBUSH LN | C1 | N |
| 290700K10000 | 4.49090 | 8306 JUANITA GOINS CT | R6 & C2 | TC |
| 064600110000 | 4.10610 | 7412 FEGENBUSH LN | R4 & C1 | N |
| 064500400000 | 7.83830 | 7303 FEGENBUSH LN | R5A & C1 | N |
| 064603470000 | 1.22170 | 7700 OUTER LOOP | C1 | TC |
| 064500700000 | 0.45820 | 7309 FEGENBUSH LN | OR1 | N |
| 064500850000 | 0.27650 | 7208 LAYMAN DR | R4 | N |
| 064602070000 | 1.25510 | 7508 FEGENBUSH LN | M2 | N |
| 064600840000 | 0.88550 | 7710 FEGENBUSH LN | C1 | N |
| 064600560000 | 0.06360 | 7920 FEGENBUSH LN | C1 | TC |
| 064601430000 | 1.67960 | 7914 FEGENBUSH LN | C1 | TC |
| 064601570000 | 0.24950 | 7915 FEGENBUSH LN | R4 | TC |
| 064601870000 | 0.42440 | 7711 OUTER LOOP | R4 | TC |
| 064603120000 | 0.35730 | 7707 OUTER LOOP | R4 | TC |
| 064603000000 | 4.27270 | OUTER LOOP | C1 | TC |
| 064503000000 | 1.05990 | 7314 FEGENBUSH LN | R4 & C2 | N |
| 064600780000 | 1.05640 | 8007 BEULAH CHURCH RD | R4 & C2 | TC |
| 064600610000 | 2.81670 | 7504 FEGENBUSH LN | M2 | N |
| 064601550000 | 0.88530 | 7606 FEGENBUSH LN | R4 & C2 | N |
| 064500250000 | 1.08320 | 7308 FEGENBUSH LN | R4 & C1 | N |

| Parcel ID | Acreage | Address | Current Zoning | Current Form District |
|--------------|----------|-------------------------|----------------|-----------------------|
| 064600460000 | 2.29640 | 7512 FEGENBUSH LN | R4 & M2 | N |
| 064502890000 | 0.60920 | 7300 FEGENBUSH LN | C1 | N |
| 064600830000 | 0.93690 | 7505 FEGENBUSH LN | OR3 & CM | N |
| 064500590000 | 0.82980 | 7209 VAUGHN MILL RD | C1 | N |
| 064503210000 | 1.08230 | 7213 VAUGHN MILL RD | C1 | N |
| 064601860000 | 0.36860 | 7713 OUTER LOOP | R4 | TC |
| 064602090000 | 0.42490 | 7709 OUTER LOOP | R4 | TC |
| 064601810000 | 0.39920 | 7701 OUTER LOOP | R4 | TC |
| 064600480000 | 0.17860 | 7920 BEULAH CHURCH RD | C1 | TC |
| 064600120000 | 0.93840 | 7506 FEGENBUSH LN | C2 & M2 | N |
| 064502580000 | 0.93130 | 7201 FEGENBUSH LN | C1 | N |
| 064601760000 | 1.55600 | 7511 FEGENBUSH LN | R4 | N |
| 064502530000 | 0.36000 | FEGENBUSH LN | C1 | N |
| 064500490000 | 2.65360 | 7409 FEGENBUSH LN | R6 | N |
| 064502040000 | 0.11660 | 7211 LAYMAN DR | R4 | N |
| 064500390000 | 0.84580 | 7313 FEGENBUSH LN | R4 | N |
| 064502910000 | 0.56330 | 7210 FEGENBUSH LN | C1 | N |
| 064600630000 | 0.52800 | 7510 FEGENBUSH LN | R4 | N |
| 064601880000 | 0.88530 | 7704 FEGENBUSH LN | R4 | N |
| 064600770000 | 0.91140 | 8005 A BEULAH CHURCH RD | R4 & C2 | TC |
| 064602480000 | 0.44600 | 7918 FEGENBUSH LN | C1 | TC |
| 064603030000 | 1.41820 | 7718 OUTER LOOP | C1 | TC |
| 064502880000 | 0.48300 | 7205 FEGENBUSH LN | C1 | N |
| 064502200000 | 0.32570 | 7216 LAYMAN DR | R4 | N |
| 064601190000 | 27.08670 | 7711 FEGENBUSH LN | R4 & OR1 | TC & N |
| 064602780000 | 13.81300 | 7525 OUTER LOOP | C1 & C2 | TC |
| 064500380000 | 4.75850 | 7405 FEGENBUSH LN | R6 & C1 | N |
| 064501970000 | 0.72580 | 7200 FEGENBUSH LN | C1 | N |
| 064502810000 | 0.32600 | 7202 FEGENBUSH LN | C1 | N |
| 064500550000 | 0.32320 | 7213 LAYMAN DR | R4 | N |
| 064600470000 | 2.86600 | 7507 FEGENBUSH LN | R4 & OR1 | N |
| 064602440000 | 0.59190 | 7925 FEGENBUSH LN | C1 | TC |
| 064600710000 | 0.71870 | 7601 FEGENBUSH LN | R4 | N |
| 064602560000 | 10.66220 | 7813 BEULAH CHURCH RD | C1 | TC |
| 064601540000 | 0.88530 | 7604 FEGENBUSH LN | R4 | N |
| 064503510000 | 0.33720 | 7301 FEGENBUSH LN | C1 | N |
| 064600550000 | 1.00480 | 7914 BEULAH CHURCH RD | C1 & C2 | TC |
| 064602570000 | 1.10670 | 8000 BEULAH CHURCH RD | C1 | TC |
| 064603520000 | 1.29310 | OUTER LOOP | C1 | TC |
| 064600130000 | 0.78980 | 7698 FEGENBUSH LN | R4 | N |
| 064502270000 | 0.57550 | LAYMAN DR | R6 | N |
| 064503020000 | 0.27410 | 7204 FEGENBUSH LN | C1 | N |
| 064502480000 | 0.66270 | 7206 FEGENBUSH LN | C1 | N |

| Parcel ID | Acreage | Address | Current Zoning | Current Form District |
|--------------|----------|-----------------------|----------------|-----------------------|
| 064503150000 | 0.36870 | 7230 PEPPERMILL LN | C1 | N |
| 064602060000 | 0.83080 | 7700 FEGENBUSH LN | R4 | N |
| 064601300000 | 0.31260 | 7912 FEGENBUSH LN | CN | TC |
| 064602950000 | 0.86220 | 8003 BEULAH CHURCH RD | R4 & C2 | TC |
| 064500870000 | 0.95500 | 7400 FEGENBUSH LN | C1 | N |
| 064500930000 | 0.29260 | 7212 LAYMAN DR | R4 | N |
| 064602660000 | 0.27540 | 7816 OUTER LOOP | C1 | TC |
| 064500650000 | 0.40410 | 7206 LAYMAN DR | R6 | N |
| 064500480000 | 5.13390 | 7401 FEGENBUSH LN | R6 & C1 | N |
| 064500620000 | 2.24750 | 7411 FEGENBUSH LN | R6 | N |
| 064600920000 | 2.54900 | 7413 FEGENBUSH LN | R6 | N |
| 064601930000 | 0.35270 | 7703 OUTER LOOP | R4 | TC |
| 064603270000 | 0.39700 | 7916 FEGENBUSH LN | C1 | TC |
| 064601480000 | 0.43520 | 7506 GLASER LN | R4 | N |
| 064603040000 | 1.26500 | 7933 FEGENBUSH LN | C1 | TC |
| 064600380000 | 0.30970 | 7808 FEGENBUSH LN | R4 & R6 | TC |
| 064603150000 | 1.78450 | 7710 OUTER LOOP | CN | TC |
| 064603400000 | 0.27640 | 7618 GLASER LN | R4 | N |
| 064601170000 | 0.43550 | 7906 BEULAH CHURCH RD | R4 | TC |
| 064603440000 | 0.37150 | 7607 GLASER LN | R4 | N |
| 064600490000 | 0.39930 | 7908 BEULAH CHURCH RD | C1 | TC |
| 064602290000 | 0.66810 | 7516 GLASER LN | R4 | N |
| 064603350000 | 0.44560 | GLASER LN | R4 | N |
| 064603420000 | 0.61670 | 7705 GLASER LN | R4 | N |
| 064603340000 | 0.29970 | GLASER LN | R4 | N |
| 064603450000 | 0.56870 | 7605 GLASER LN | R4 | N |
| 064603430000 | 0.33110 | 7609 GLASER LN | R4 | N |
| 064601380000 | 6.16600 | 8102 BEULAH CHURCH RD | R4 & C1 | N & TC |
| 064600590000 | 10.47110 | 7808 BEULAH CHURCH RD | R4 | TC |
| 064600640000 | 2.06720 | 8019 BEULAH CHURCH RD | R4 | N |
| 064602110000 | 2.70810 | 8101 BEULAH CHURCH RD | R4 | N |
| 064600210000 | 1.01700 | 7816 BEULAH CHURCH RD | R4 | TC |
| 064600600000 | 1.91770 | 7600 GLASER LN | R4 | N |
| 064600370000 | 1.10230 | 8013 BEULAH CHURCH RD | R4 | N |
| 064602340000 | 1.12750 | 7602 GLASER LN | R4 | N |
| 064601830000 | 0.40640 | 7512 GLASER LN | R4 | N |
| 064601840000 | 0.57820 | 7514 GLASER LN | R4 | N |
| 064602860000 | 2.42400 | 7510 GLASER LN | R4 | N |
| 064600660000 | 0.82430 | 7614 GLASER LN | R4 | N |
| 064602310000 | 0.84400 | 7610 GLASER LN | R4 | N |
| 064602330000 | 1.00040 | 7606 GLASER LN | R4 | N |
| 064603410000 | 0.33700 | 7616 GLASER LN | R4 | N |
| 064603330000 | 0.30070 | 7711 GLASER LN | R4 | N |

| Parcel ID | Acreage | Address | Current Zoning | Current Form District |
|--------------|---------|-----------------------|----------------|-----------------------|
| 064603390000 | 0.24910 | 7620 GLASER LN | R4 | N |
| 064602320000 | 2.91100 | 7608 GLASER LN | R4 | N |
| 064603270000 | 0.98350 | 7916 FEGENBUSH LN | C1 | TC |
| 064603140000 | 2.37520 | 7700 OUTER LOOP | R4 & C1 | TC |
| 064603250000 | 0.60310 | BEULAH CHURCH RD | R4 | TC |
| 064603050000 | 1.18330 | 7715 BEULAH CHURCH RD | C1 | TC |
| 064602930000 | 1.14850 | 7713 BEULAH CHURCH RD | C1 | TC |
| 064602810000 | 2.87210 | 7711 BEULAH CHURCH RD | C2 | TC |
| 064602800000 | 1.86190 | 7709 BEULAH CHURCH RD | C2 | TC |
| 064602160000 | 0.99040 | 7814 BEULAH CHURCH RD | R4 | TC |
| 064603460000 | 0.52160 | 7603 GLASER LN | R4 | N |
| 064600450000 | 6.57190 | 7902 BEULAH CHURCH RD | C1 & CM | TC |
| 064602080000 | 4.20240 | 7513 S WATTERSON TRL | R4 & C1 | N & TC |
| 064503080000 | 0.90180 | 7308 HIGHVIEW DR | R4 | N |
| 064500240000 | 1.93020 | 7303 VAUGHN MILL RD | R7 & C1 | N |
| 064600690000 | 1.21100 | 8015 BEULAH CHURCH RD | R4 | N |
| 064601890000 | 0.74650 | 7611 GLASER LN | R4 | N |
| 064603480000 | 1.41070 | ADDRESS UNKNOWN | R4 | TC |
| 064603090000 | 1.53270 | 7600 OUTER LOOP | OR1 | TC |
| 064600570000 | 1.30020 | 8011 BEULAH CHURCH RD | R4 | N |
| 064603130000 | 1.54050 | 7616 OUTER LOOP | R4 | TC |