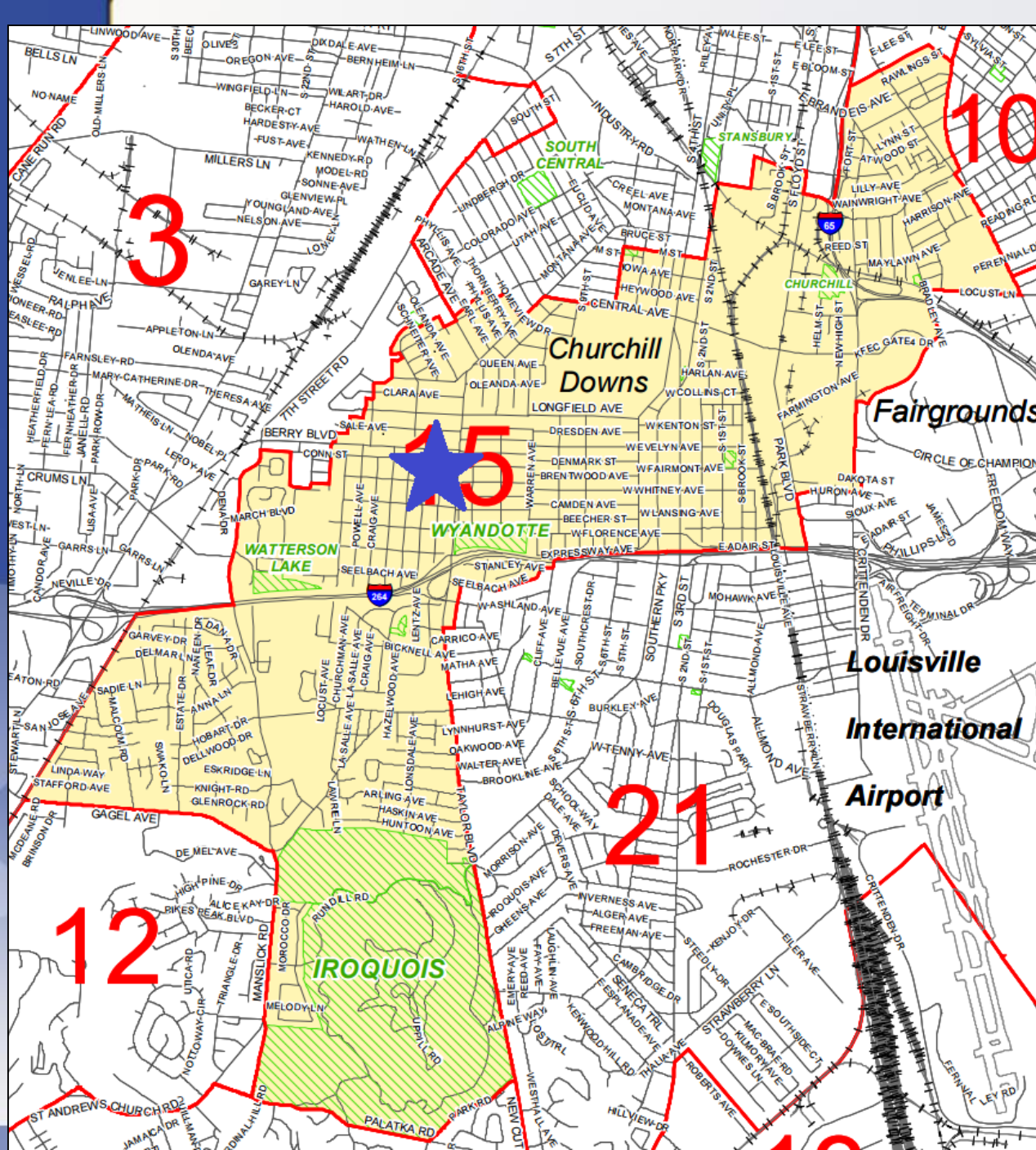


**16AREA1003**

# Jacobs Area-wide Rezoning

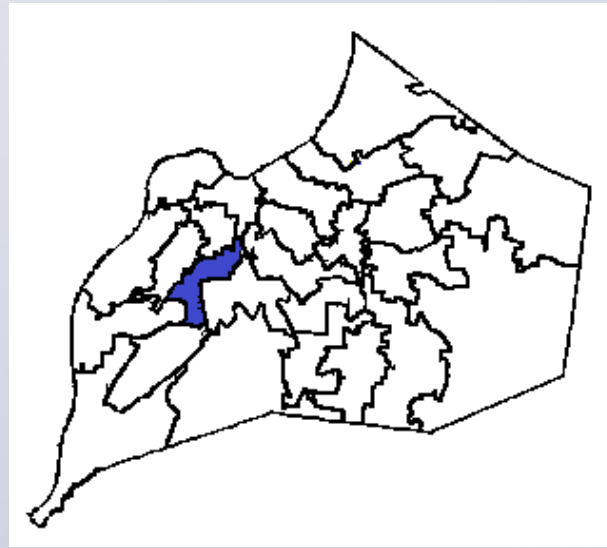


**Planning/Zoning, Land Design & Development**  
**January 31, 2017**



3520, 3528, 3530, 3532,  
3536, 3548, 3556, 3600,  
3640 and 3700 Taylor  
Boulevard

District 15 - Marianne  
Butler



# Request

- Area-wide change in zoning from R-6, R-7 and OR-2 to C-1 and R-6 to OR, on 12 parcels fronting on Taylor Boulevard, between Berry Boulevard and West Southern Heights Avenue located in Louisville Metro

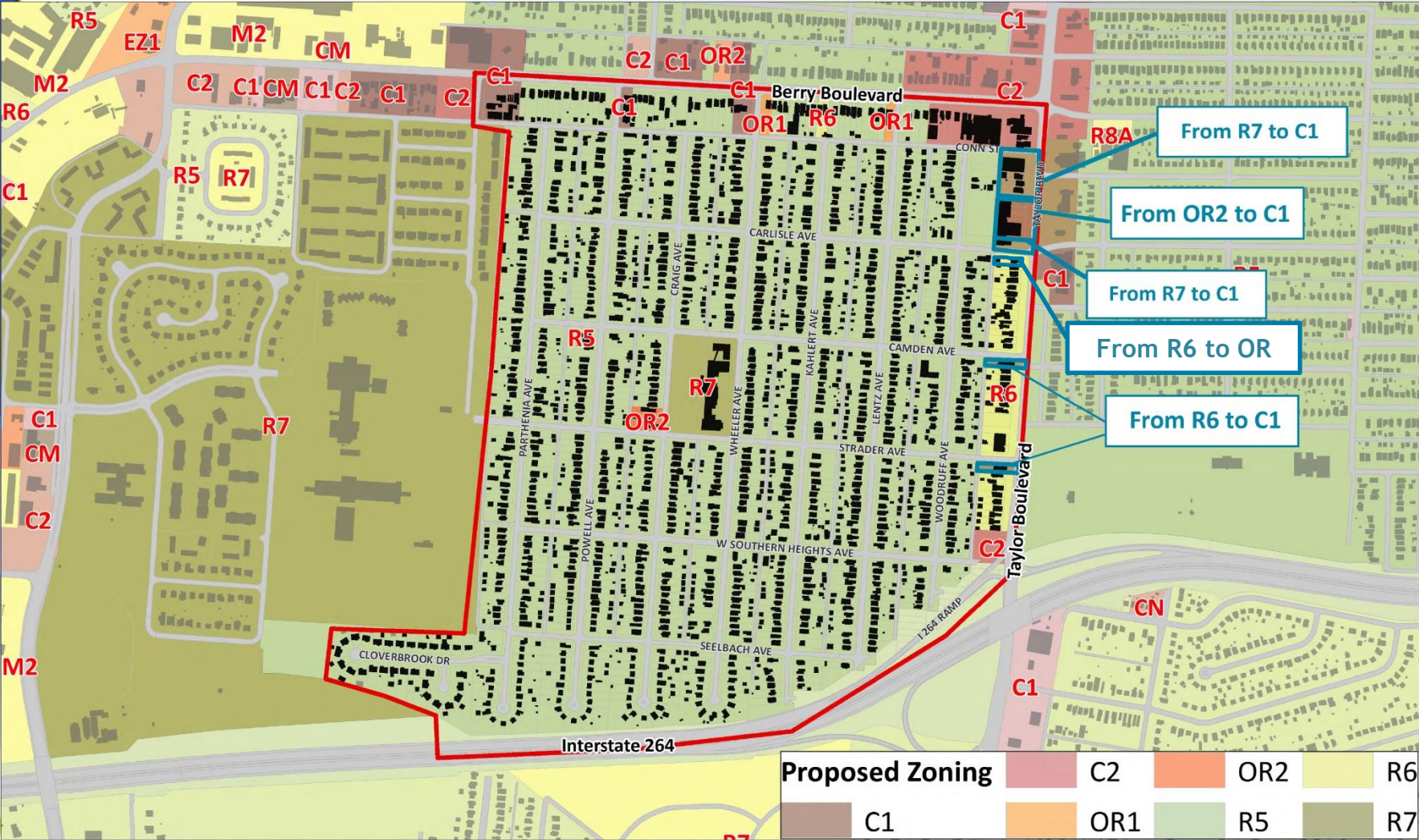
# Case Summary / Background

- Jacobs Neighborhood Small Area Plan
  - Approved October 2015
  - Recommends rezoning 11 parcels along Taylor Boulevard
  - Purpose of Jacobs Plan recommendations was to define the neighborhood gateway at the intersection of Taylor and Berry and to allow for future development of additional small scale, neighborhood-oriented commercial along the marketplace corridors of Taylor and Berry

# Case Summary / Background

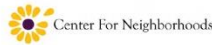
- Resolution in September 2016 sponsoring rezoning
  - 11 properties
  - R-6, R-7 and OR-2 to C-1
  - Currently used as taverns, a church and accessory structure, a lodge, single-family residences and vacant
- Neighborhood Meeting
  - 1 additional parcel used as a dentist office
  - Plan recommends no change
  - Staff recommends R-6 to OR

# Zoning Map

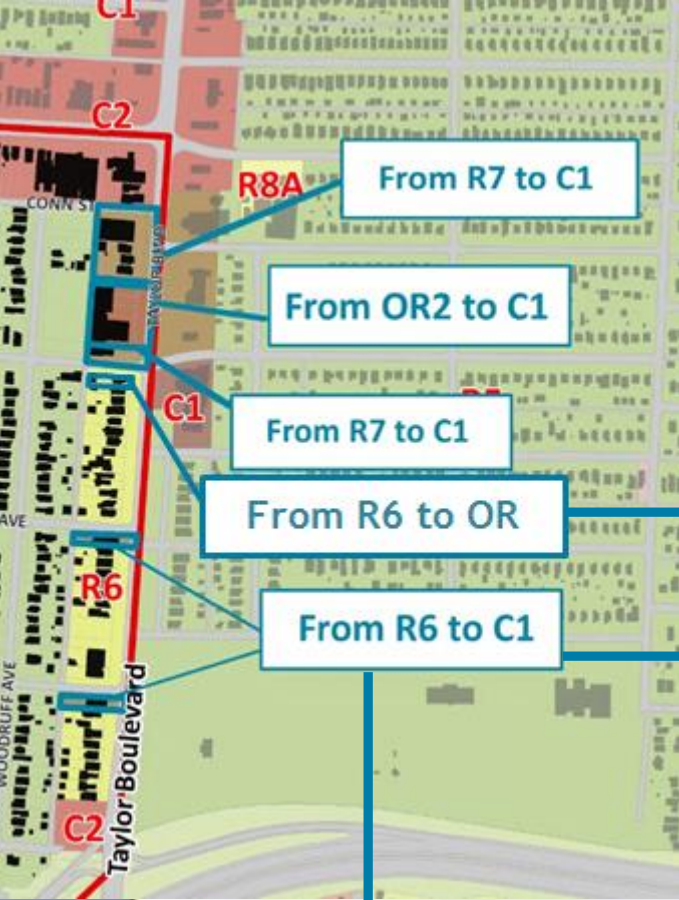


## Jacobs Neighborhood Plan Area

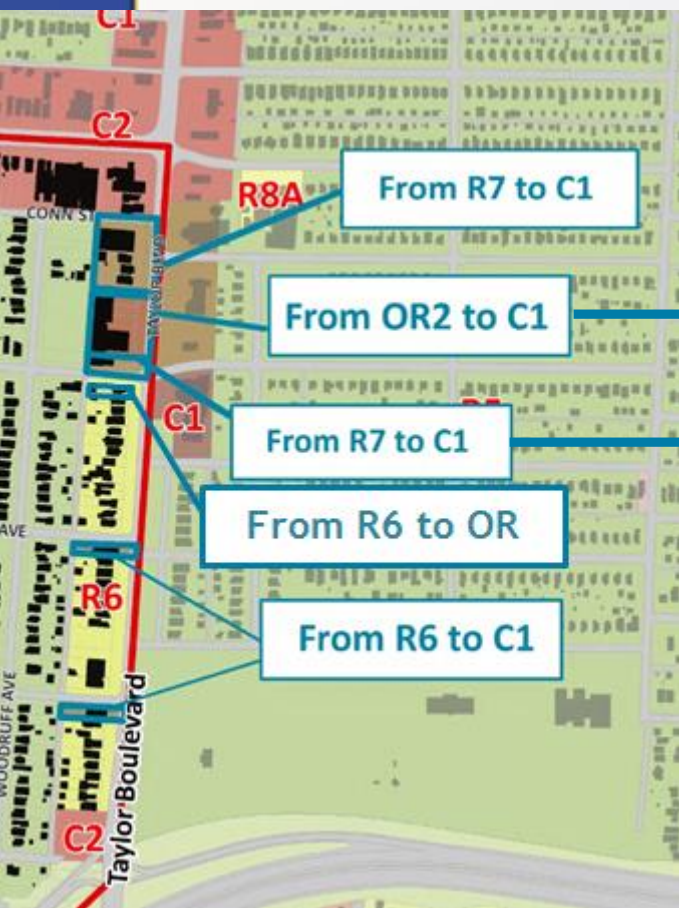
Proposed Zoning



# Site Photos

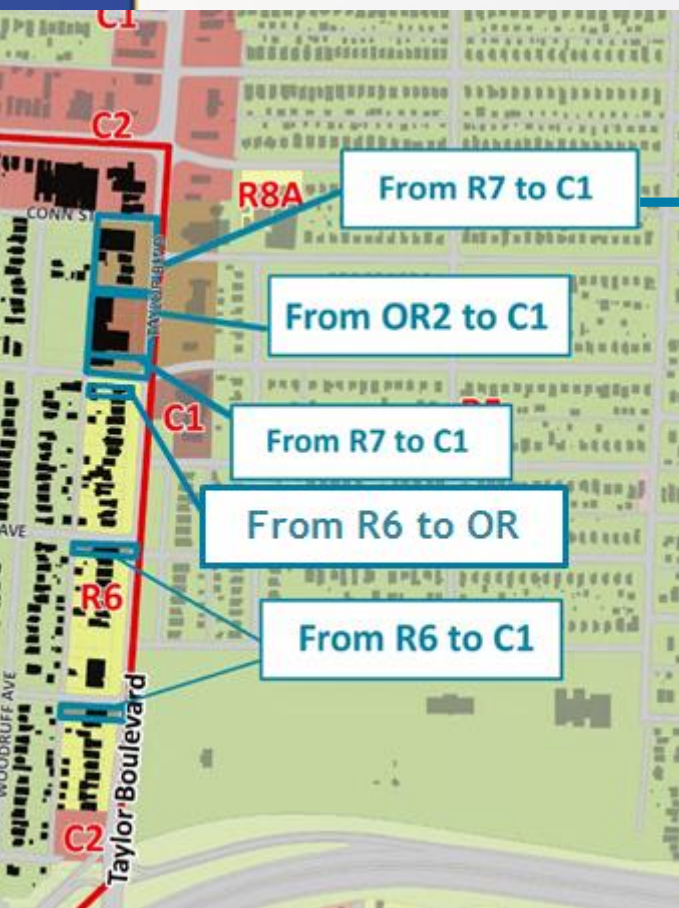


# Site Photos





# Site Photos



# Property List

## R-6 to C-1

Owner Name:	Address:	Parcel ID:
Huddleston, James H. & Darlene	3640 Taylor Blvd	065B00840000
Blair, Louis & Jean	3700 Taylor Blvd	065C01570000

## R-7 to C-1

Owner Name:	Address:	Parcel ID:
Louisville, Corrections Fraternal	3556 Taylor Blvd	065A00740000
Carlisle Avenue Baptist Church	3520 Taylor Blvd	065A00830000
	3536 Taylor Blvd	065A00780000
Mills, Scott K.	3528 Taylor Blvd	065A00810000
Brown, Anita C. & Efford L.	3530 Taylor Blvd	065A00800000
Lutes, Timothy	3532 Taylor Blvd	065A00790000

## OR-2 to C-1

Owner Name:	Address:	Parcel ID:
Carlisle Avenue Baptist Church	3548 Taylor Blvd	065A00750000
		065A00760000
		065A00770000

## R-6 to OR

Owner Name:	Address:	Parcel ID:
Ransdell, James E. III	3600 Taylor Blvd	065B01750000

# PC Recommendation

- Public Hearing was held on 12/15/2016
  - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the area-wide rezoning by a vote of 9-0 (9 members voted)