

# Planning Commission

## Staff Report

December 6, 2018



Case No:	18AREA1001
Request:	Areawide Rezoning from R-4, R-6, C-N, C-1 and C-2 to CTC-1 and CTC-2
Project Name:	Jeffersontown Gaslight Square Areawide Rezoning Phase 2
Location:	Multiple Properties
Owner:	Multiple Owners
Applicant:	City of Jeffersontown
Representative:	Stephen Rusie, AICP, City of Jeffersontown
Jurisdiction:	Jeffersontown
Council District:	11 – Kevin Kramer and 20 – Stuart Benson
Case Manager:	Brian Davis, AICP, Planning Manager

### REQUEST(S)

- Areawide rezoning of 57 parcels totaling approximately 35.99 acres from R-4, R-6, C-N, C-1 and C-2 to CTC-1 and CTC-2

### CASE SUMMARY/BACKGROUND

The City of Jeffersontown is proposing to rezone the properties within the Gaslight District to the Commercial Town Center – 1 (CTC-1) and Commercial Town Center – 2 (CTC-2) districts, which were created by the City of Jeffersontown as part of 17AMEND1002. The first round of areawide rezonings were approved by the Planning Commission in October 2017 (17AREA1002). The proposed change is intended to help promote growth and development within the town center and expedite the development process for the properties in question.

### STAFF FINDING

Staff finds that the proposal generally complies with the applicable guidelines and policies of the Comprehensive Plan due to the compatibility of the use with the mix of surrounding commercial and office uses.

### TECHNICAL REVIEW

- There is no development plan associated with the areawide rezoning.

### 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 Louisville Metro Planning Commission finds, the proposed City of Jeffersontown areawide rezoning complies with the Cornerstone 2020 Comprehensive Plan and with all of the applicable Guidelines and Policies it contains. The subject properties are within the Jeffersontown Town Center Form District.

**WHEREAS**, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 1.B.5 of the Cornerstone 2020 Comprehensive Plan. The subject properties are located in a Town Center Form District which is characterized by predominately moderately intense uses including shopping, restaurants, offices and residences. With the rezoning being centered along the Taylorsville Road Major Arterial Roadway that runs through the center of the Form District.

**WHEREAS**, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 2 and its Policies. The areawide rezoning will encourage redevelopment of the Town Center Core with appropriate uses in a pedestrian friendly environment.

**WHEREAS**, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 3 and its Policies. The proposed CTC-1 and CTC-2 zoning allows for compatible uses for the Town Center and minimizes impacts on nearby residential properties.

**WHEREAS**, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guidelines 7 & 8 and their Policies. The area has a network of roadways and a hierarchy of streets to provide appropriate access to the lots being rezoned.

**WHEREAS**, the Louisville Metro Planning Commission further finds, the proposed rezoning complies with Guideline 9 and its Policies. The proposed CTC-1 and CTC-2 zoning area is in the next phase area for the Jeffersontown Streetscape project which will provide for bicycle, pedestrian and transit facilities.

**REQUIRED ACTIONS**

- **RECOMMEND APPROVAL or DENIAL of the areawide change in zoning** from R-4, R-6, C-N, C-1 and C-2 to CTC-1 and CTC-2 to the City of Jeffersontown.

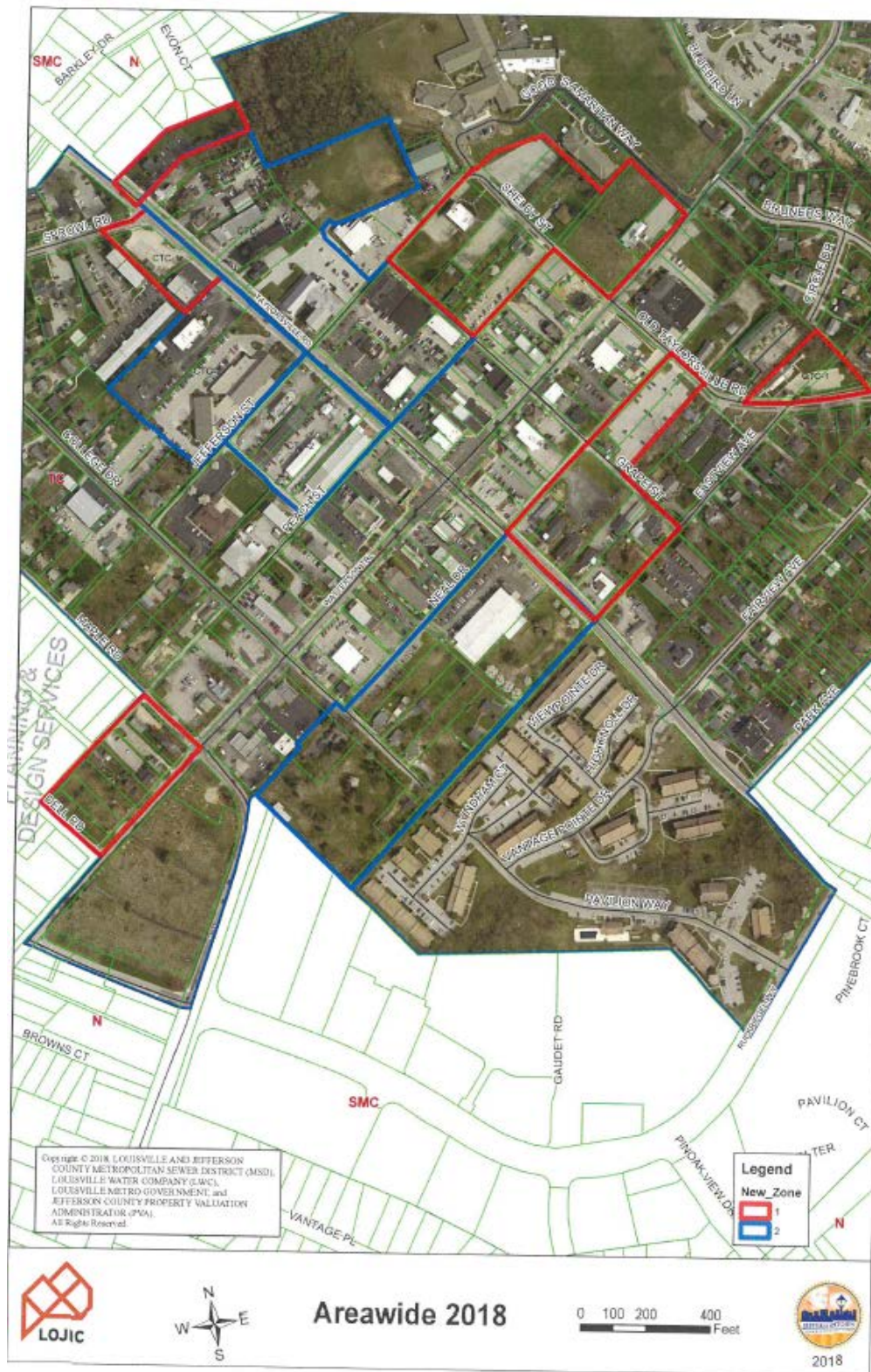
**NOTIFICATION**

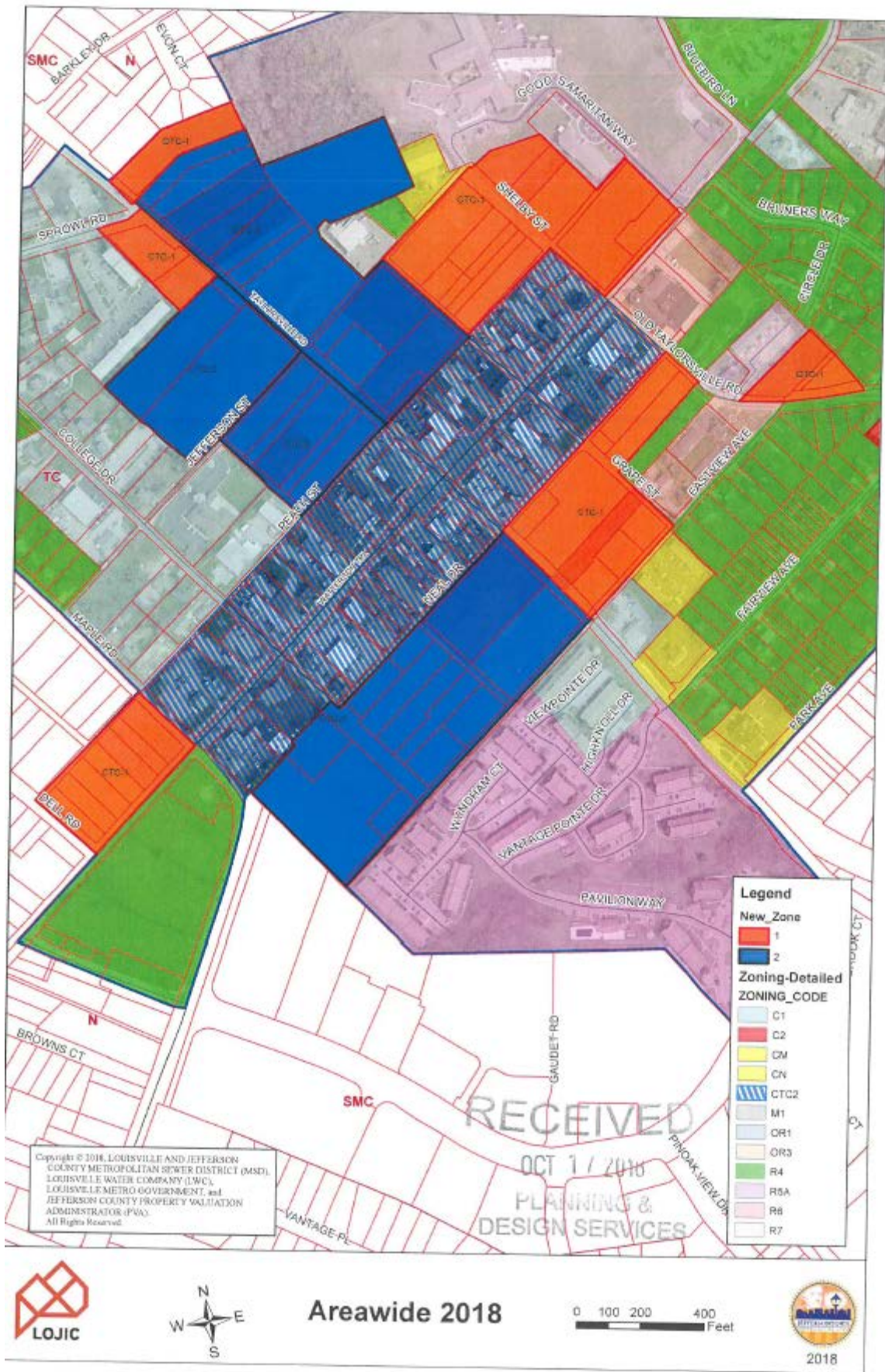
Date	Purpose of Notice	Recipients
11/7/2018	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 11 and District 20 Notification of Development Proposals
11/7/2018	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners Subscribers of Council District 11 and District 20 Notification of Development Proposals
11/21/2018	Hearing before PC	Legal Advertisement in the Courier-Journal

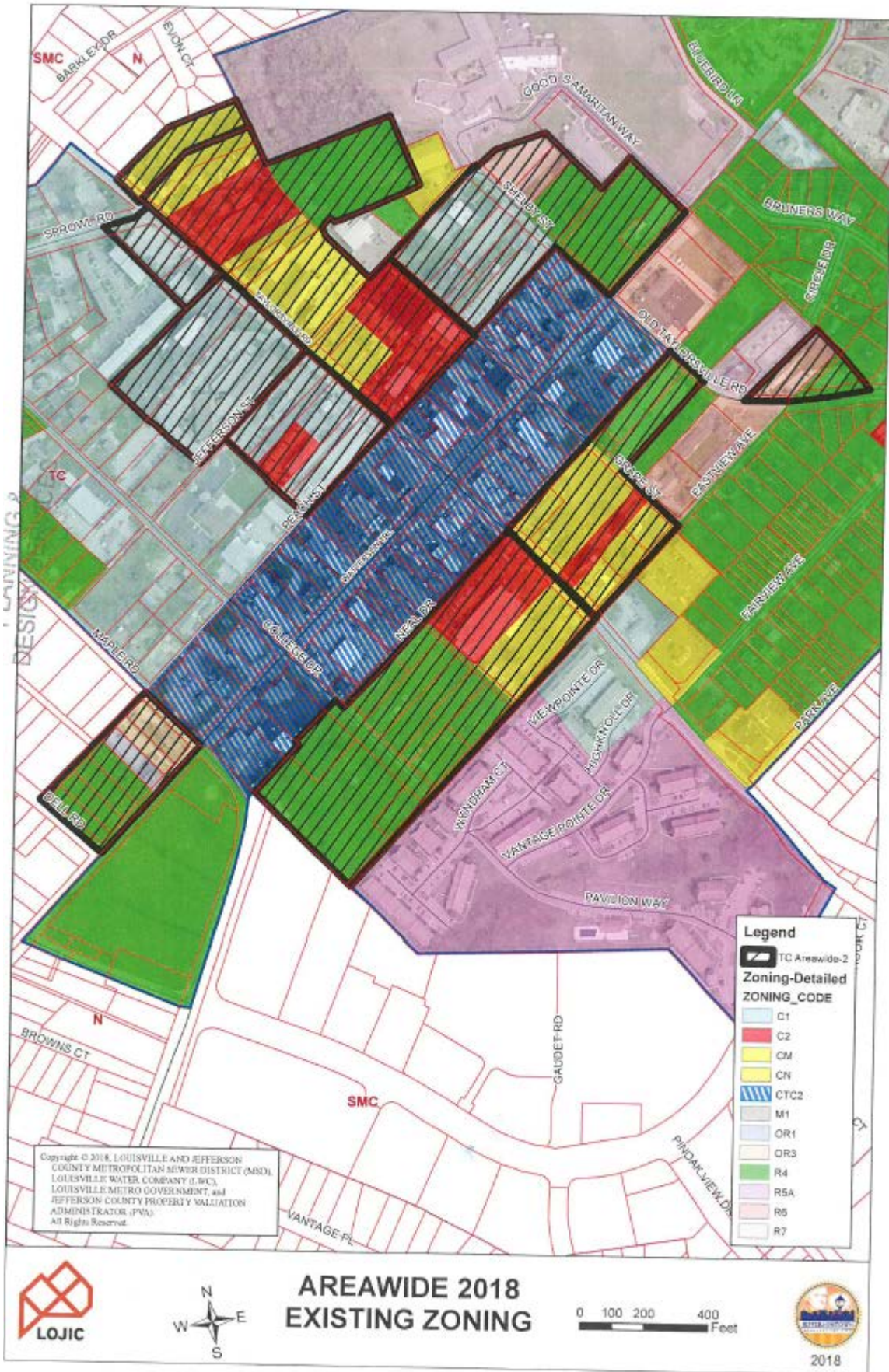
**ATTACHMENTS**

1. Properties Exhibits
2. Property List

1. **Property Map**







**2. Property List**

The following property is proposed to be changed from R-4 and C-N to CTC-2:

Owner Name:	Address:	Tax Block & Lot Number
Jeffersontown United Methodist Church	10219 Taylorsville Road	00450303

The following property is proposed to be changed from C-N and C-2 to CTC-2:

Owner Name:	Address:	Tax Block & Lot Number
Bobbye Gayle & Lonnie Joe Combs	10301 Taylorsville Road	00450305

The following property is proposed to be changed from C-1 and C-2 to CTC-2:

Owner Name:	Address:	Tax Block & Lot Number
Joseph A Stuedle	10306 Taylorsville Rd	00450371

The following properties are proposed to be changed from R-4, R-6, C-N, C-1 and C-2 to CTC-1:

Owner Name:	Address:	Tax Block & Lot Number
Pfeffer Commercial Properties LLC	10131 Taylorsville Road	00450116
SSY Oil, Inc.	10407 Taylorsville Road	00450354
Korea Saehan Church of Louisville	10409 Taylorsville Road	00450372
CS Holdings of Louisville, LLC	10413 Taylorsville Road	00450355
DKB, LLC	10415 Taylorsville Road	00450356
Freedom Properties LLC	10200 Taylorsville Road	04880023
Brown Enterprises	10210 Taylorsville Road	00450098
Ray & Mary F Simpson	10407 Shelby Street	00450329
Owner Unknown	10601 Watterson Trail	00453000
LOU KY 1 SPEBSQSA, Inc.	10609 Watterson Trail	00450444
Mynnye Bowen	10406 Shelby Street	00450326
Katherine Dugan & Bryan Stivers	10407 Grape Street 10407 Grape Street	00450445 00450395
Bruce Swetnum	10525 Old Taylorsville Rd Old Taylorsville Road Old Taylorsville Road	00450533 00450814 00450813
Larry J Keating	3409 Neal Street	00450389
Anthony M & Patricia W Aulbach	10403 Eastview Avenue	00450381
Gregory T Adcock	10407 Eastview Avenue	00450357
First Baptist Church of Jeffersontown	10401/10403 Shelby Street 10405 Shelby Street 10400 Shelby Street 10402 Shelby Street 10404 Shelby Street 10416 Shelby Street 10512 Old Taylorsville Rd 10516 Old Taylorsville Rd	00450418 00450513 00450678 00450599 00450720 00450327 00450360 00450359

The following properties are proposed to be changed from R-4, C-N, C-1 and C-2 to CTC-2:

Raymond Medley & Henry Ware	3616 College Drive	00450382
City of Jeffersontown	10410 Taylorsville Rd 10420 Market Street 3603 College Drive Neal Drive	00450352 00450605 00450753 00450322

The following properties are proposed to be changed from R-4, C-N, C-1 and C-2 to CTC-2 (cont.):

Owner Name:	Address:	Tax Block & Lot Number
Jimmy D Blankenship	10201 Taylorsville Rd	00450436
Albert Properties, LLC	10203 Taylorsville Rd 10205 Taylorsville Rd	00450117 00450118
21 Century Holdings, LLC	10207 Taylorsville Rd 10209 Taylorsville Rd 10213 Taylorsville Rd	00450099 00450300 00450301
Estate of Nancy D Thomas	10305 Taylorsville Rd	00450722
K&S Investments, LLC	10309/10515 Taylorsville Road	00450699
Pfeffer Commercial Properties, LLC	10311 Taylorsville Rd	00450328
Irrevocable Trust Agreement of Joan M. Grisanti	10212 Taylorsville Rd	00450161
Baptist Healthcare System, Inc.	10216 Taylorsville Rd	00450067
Schleicher Holdings, LLC	10224 Taylorsville Rd	00450288
Edward P & Elizabeth M Carney	10302 Taylorsville Rd	00450370
J Town Barber Shop, Inc.	10308 Taylorsville Rd	00450289
Carolyn Lyons, LLC	10312 Taylorsville Rd	00450290
Ruby P Frederick & Carolyn A Frederick	10416 Taylorsville Rd	00450340
Helen Franklin Hunter	3605 College Drive	00450336
Christopher D Price	3607 College Drive	00450337
Sarah R Cassidy Living Trust	3609 College Drive 3611 College Drive	00450338 00450339
Joseph M DeSpain	3606 College Drive	00450744
Jeffersontown Economic Development Authority	3608 College Drive	00450745