

16AREA1003

Jacobs Area-Wide Rezoning



Louisville Metro Planning Commission Public Hearing

Brian Mabry, AICP, Planning & Design Supervisor

December 15, 2016

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

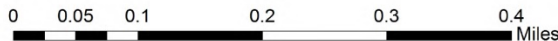
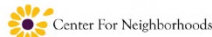
- Resolution in September 2016 sponsoring rezoning
 - 11 properties
 - R-6, R-7 and OR-2 to C-1
 - Currently used as taverns, a church and accessory structure, a lodge, single-family residences and vacant
- Neighborhood Meeting
 - 1 additional parcel used as a dentist office
 - Plan recommends no change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

Zoning Map

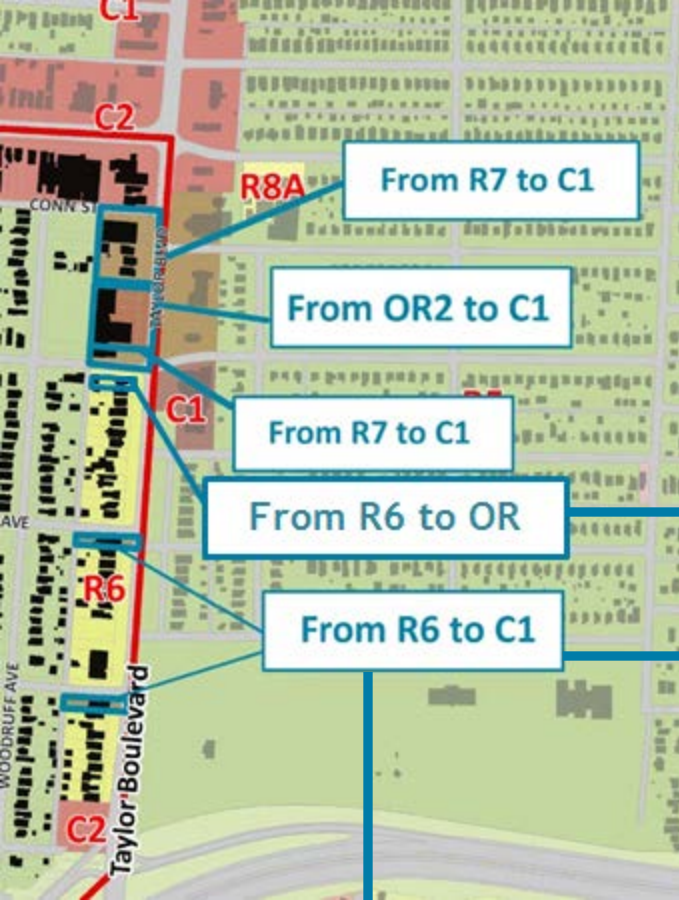


Jacobs Neighborhood Plan Area

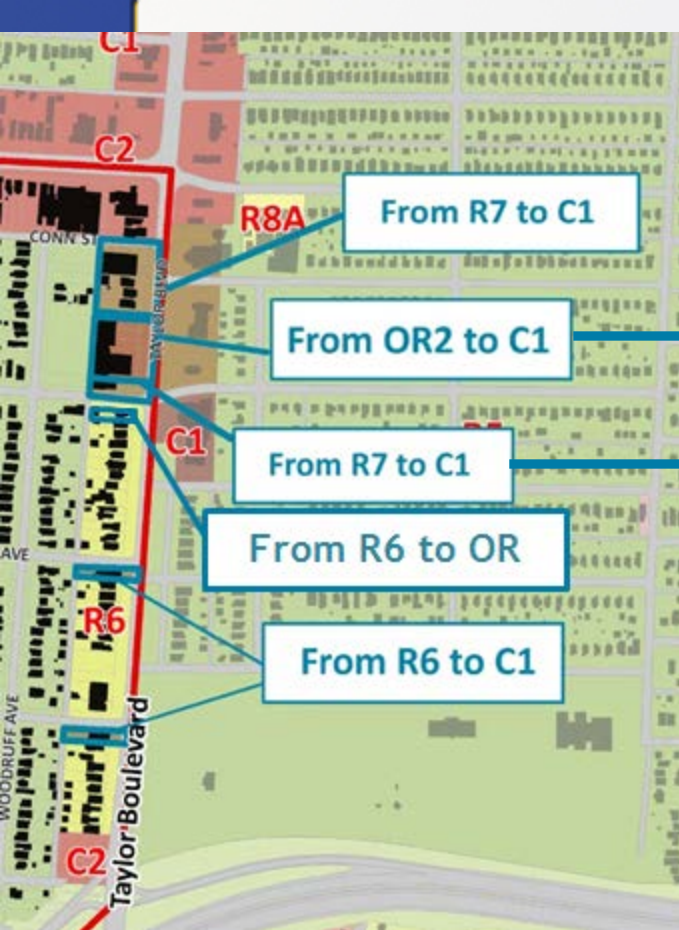
Proposed Zoning



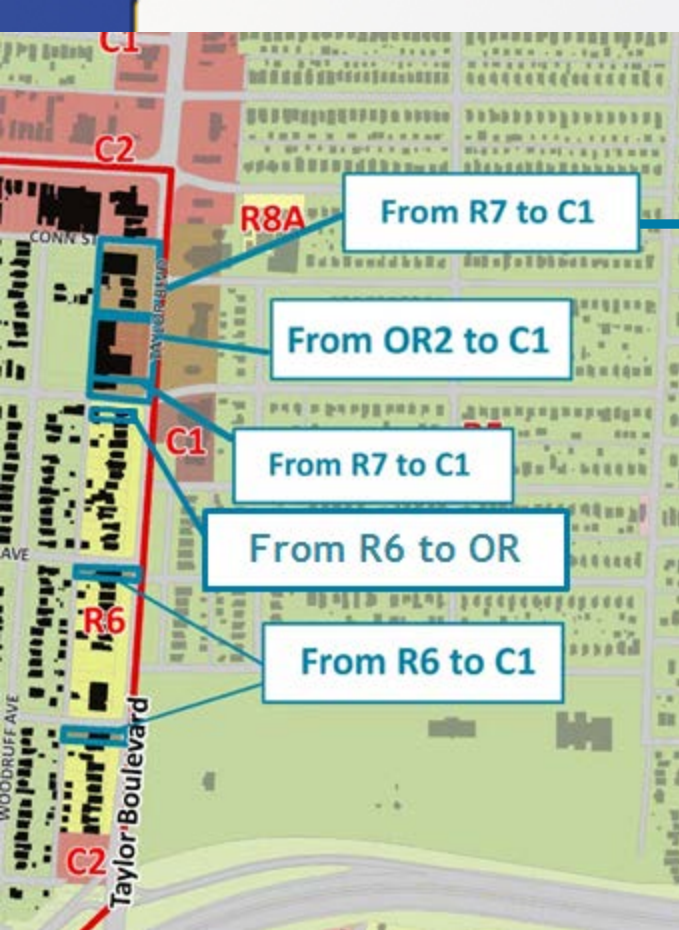
Site Photos



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

Applicable Plans & Policies

- Cornerstone 2020
- Jacobs Neighborhood Small Area Plan

Staff Analysis and Conclusions

- The proposal complies with applicable Guidelines and Policies of Cornerstone 2020 and the Jacobs Neighborhood Small Area Plan
- The existing zoning districts of the subject properties are inappropriate and the proposed districts are appropriate
- Residential and Office Residential zoning designations of the subject properties are not ideal for the intersection of a Major Arterial and a Minor Arterial
- The proposal will ensure that new development will be appropriate for this neighborhood gateway
- The proposal will help to solidify the viability of long-standing compatible commercial uses along Taylor Boulevard by removing their nonconforming status and making them conforming uses

Required Actions

- Based upon the information in the staff report, and the testimony and evidence provided at the public hearing, the Planning Commission **RECOMMENDS** to the Metro 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**