

Planning Commission

Staff Report

July 30, 2015



Case No:	15AREA1000
Request:	Area Wide Change in Zoning from R-4 (Single Family Residential), M-1 (Industrial), & M-2 (Industrial) to PEC (Planned Employment Center) and a Change in Form District from Neighborhood to Suburban Workplace
Project Name:	Jeffersontown Commerce Park
Location:	Multiple Properties
Owner:	Multiple Owners
Applicant:	City of Jeffersontown
Representative:	City of Jeffersontown
Jurisdiction:	City of Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	David B. Wagner – Planner II

REQUEST

- Area Wide Change in Zoning from R-4 (Single Family Residential), M-1 (Industrial), & M-2 (Industrial) to PEC (Planned Employment Center)
- Change in Form District from Neighborhood to Suburban Workplace

CASE SUMMARY/BACKGROUND/SITE CONTEXT

The City of Jeffersontown wishes to resolve existing land use issues in the Suburban Workplace and Suburban Marketplace Corridor Form Districts within the Jeffersontown Commerce Park. There will be 48 parcels – either entirely or partially – rezoned to PEC (Planned Employment Center) amounting to approximately 94 acres of land. Five of those parcels will also be subject to a change in Form District from Neighborhood to Suburban Workplace. This proposal will allow for a greater flexibility in land uses at the edge of the Commerce Park, such as office and commercial uses, and will relocate a form district boundary to follow an existing railroad line that creates a more appropriate transition point for the Form Districts.

LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE

	Land Use	Zoning	Form District
Subject Property			
Existing	Vacant, Recreational, Commercial, Industrial	R-4, M-1, M-2	N, SW, SMC
Proposed	N/A	PEC	SW, SMC

INTERESTED PARTY COMMENTS

- Staff has not received any inquiries from interested parties.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020

STANDARD OF REVIEW FOR REZONINGS

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 AREAWIDE REZONING

WHEREAS, the Louisville Metro Planning Commission finds, The proposed City of Jeffersontown area wide rezoning complies with the Cornerstone 2020 Comprehensive Plan and with all of the applicable Guidelines and Policies it contains. The subject properties are within or adjacent to the existing industrial park and are or surrounded by industrial zoned properties.

WHEREAS, the Louisville Metro Planning Commission further finds, The proposed rezoning complies with Guidelines 1.B.8 & 1.B.10 of the Cornerstone 2020 Comprehensive Plan. The subject properties are located in or adjacent to a Suburban Workplace Form District or Suburban Marketplace Form District which are characterized by predominately industrial and offices uses and mixed us commercial uses.

WHEREAS, the Louisville Metro Planning Commission further finds, The proposed rezoning complies with Guideline 3 and its Policies. The area wide rezoning will encourage industries to locate in workplace form districts and will allow appropriate mixed use transitions to occur at the edge of the form district rather than within the form district.

WHEREAS, the Louisville Metro Planning Commission further finds, The proposed rezoning complies with Guideline 6 and its Policies. The rezoning of the subject properties will preserve workplaces, allow new mixed uses adjacent to existing industrial uses.

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

STAFF CONCLUSIONS

Rezoning

For all the reasons stated in the staff analysis of the rezoning, the proposed rezoning complies with all Guidelines of the Comprehensive Plan.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan; OR the existing form district/zoning classification is inappropriate and the proposed classification is

appropriate; OR if 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.

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 City of Jeffersontown that the change in zoning from R-4 (Single Family Residential), M-1 (Industrial), & M-2 (Industrial) to PEC (Planned Employment Center) and the change in form district from Neighborhood to Suburban Workplace, on property described in the attached legal description, be **APPROVED** or **DENIED**

NOTIFICATION

Date	Purpose of Notice	Recipients
5/29/15	Hearing before LD&T	Property Owners Subscribers to Council District 11 Notification of Development Proposals
6/19/15	Hearing before PC	Property Owners Subscribers to Council District 11 Notification of Development Proposals
7/23/15	Hearing before PC	Legal Advertisement in the Courier-Journal