

**Planning Commission  
Staff Report  
January 15, 2015**



Case No:	14AREA1003
Request:	Area Wide Change in Zoning from R-4, Single Family Residential to PEC, Planned Employment Center
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:	20 – Stuart Benson 11 – Kevin Kramer
Case Manager:	David B. Wagner – Planner II

**REQUEST**

- Area Wide Change in Zoning from R-4, Single Family Residential to PEC, Planned Employment Center

**CASE SUMMARY/BACKGROUND/SITE CONTEXT**

The City of Jeffersontown wishes to continue the success of the Jeffersontown Commerce Park by providing properly zoned land on which businesses can be expanded or located. However, it has been determined that there is not an adequate amount of properly zoned land within the Commerce Park to further the goals of the City. Therefore, the City has requested the Planning Commission make a recommendation to the city council to change the zoning from R-4 (single Family Residential) to PEC (Planned Employment Center) for 58 parcels encompassing 76.5902 acres. These parcels proposed for re-zoning are owned by multiple owners who have been notified in writing and also invited to participate in one public meeting to discuss the proposal. The City has stated that no one has objected to the re-zoning and no one appeared at the first reading of the ordinance. Nearly all of the lots surrounding the parcels to be re-zoned are currently zoned PEC or another type of commercial or industrial zoning.

**LAND USE/ZONING DISTRICT/FORM DISTRICT TABLE**

	Land Use	Zoning	Form District
<b>Subject Property</b>			
<b>Existing</b>	Vacant, Residential, Commercial, Industrial	R-4	SW
<b>Proposed</b>	N/A	PEC	SW

**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 surrounded by industrial zoned properties.

**WHEREAS**, the Louisville Metro Planning Commission further finds, The proposed rezoning complies with Guideline 1.B.10 of the Cornerstone 2020 Comprehensive Plan. The subject properties are located in a Suburban Workplace Form District which are characterized by predominately industrial and offices 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 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 industrial 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 to PEC, Planned Employment Center, on property described in the attached legal description, be **APPROVED** or **DENIED**

**NOTIFICATION**

Date	Purpose of Notice	Recipients
11/19/14	Hearing before LD&T	Property Owners Subscribers to Council District 20 & District 11 Notification of Development Proposals
12/23/14	Hearing before PC	Property Owners Subscribers to Council District 20 & District 11 Notification of Development Proposals
12/31/14	Hearing before PC	Legal Advertisement in the Courier-Journal