

# 14ZONE1040

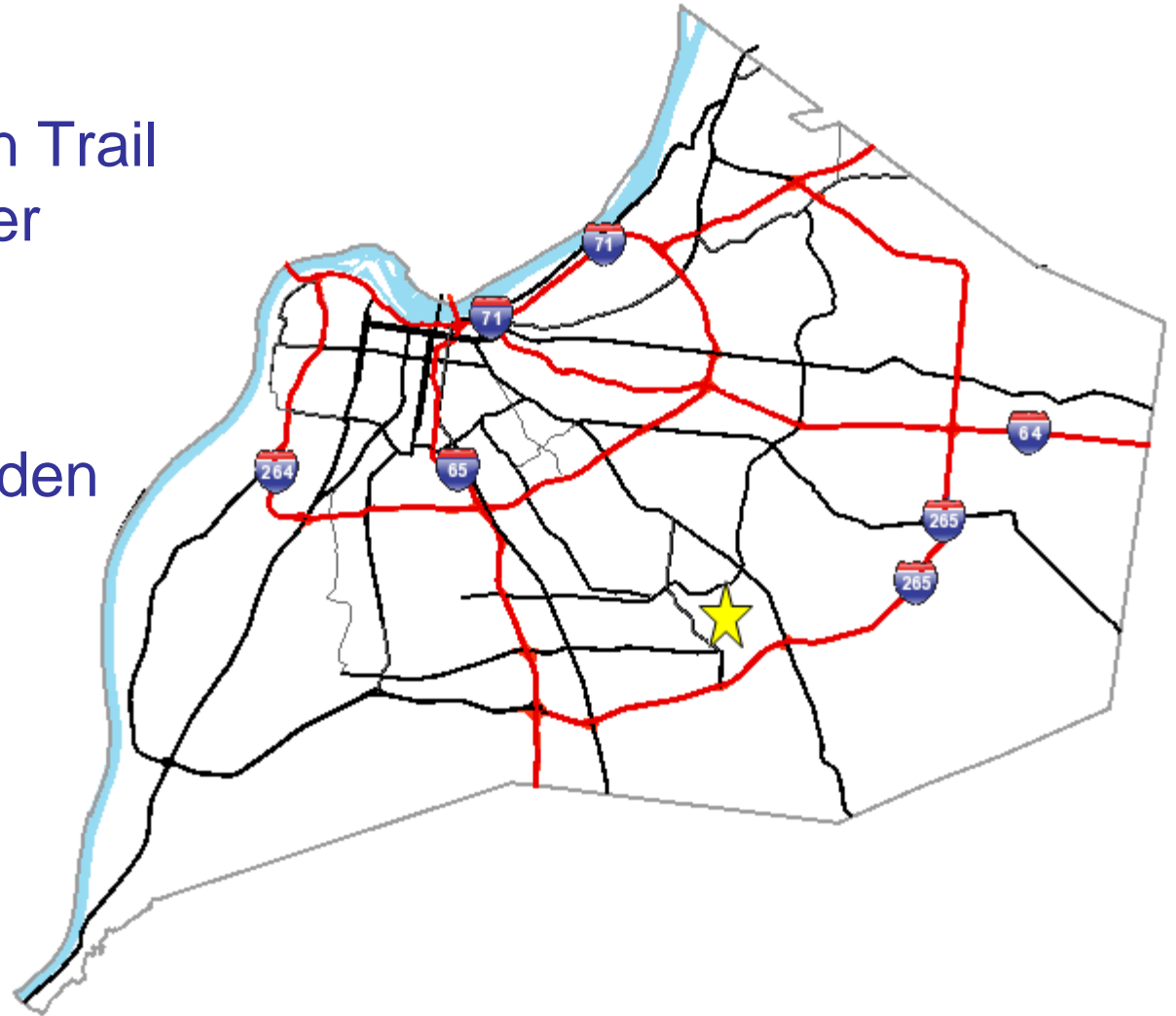
## Wesleyan Farms



Planning/Zoning, Land Design & Development  
March 31, 2015

# Location

- 7009 Watterson Trail and 7909 Glaser Lane
- Council District 23 – James Peden



# Request(s)

- Change in zoning from R-4 to R-5
- Variance from 5.3.1 to reduce the required setback from 40' to 30'
- District Development/Subdivision Plan

# Case Summary / Background

- Religious campsite
- Existing structures to be removed
- 37 single family lots
- 3 open space lots

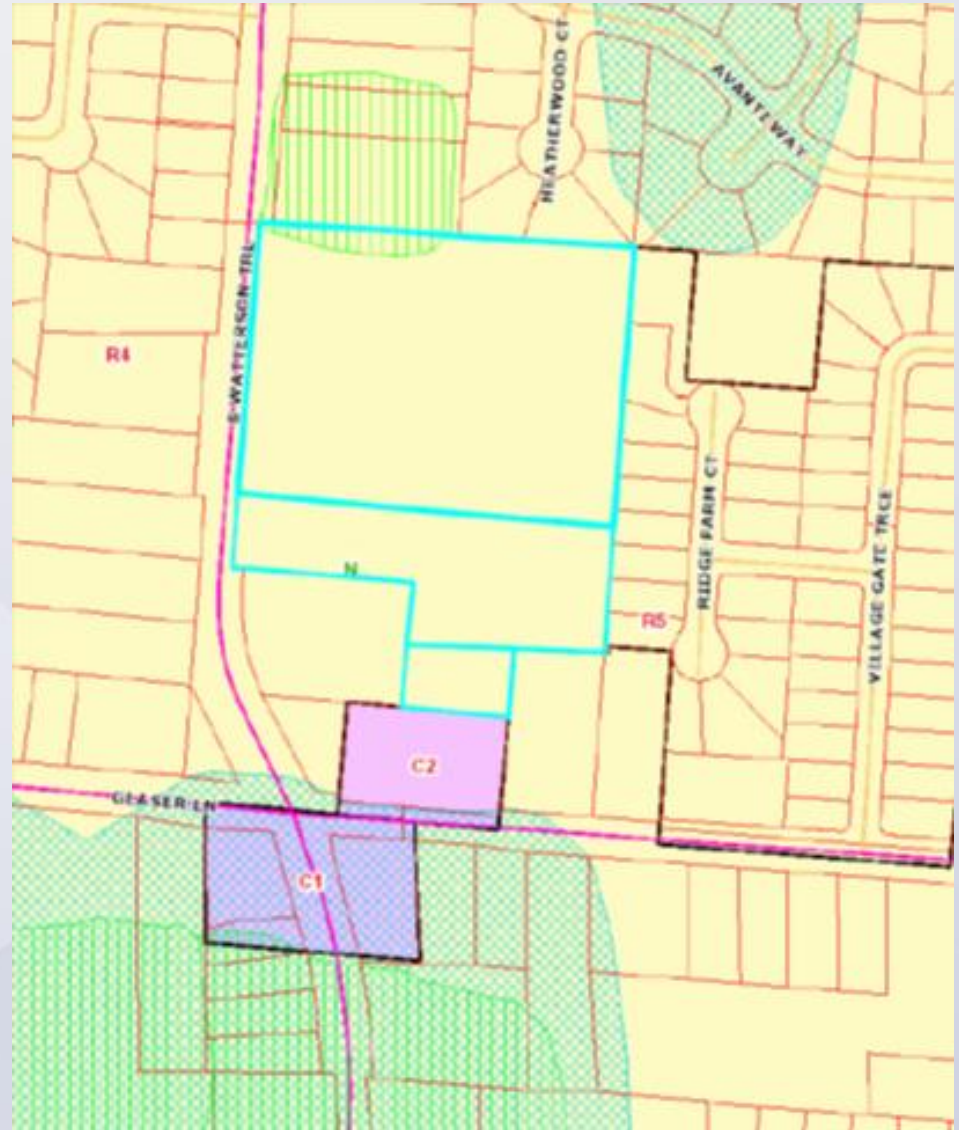
# Zoning/Form Districts

- Subject Property:

- Existing: R-4/N
- Proposed: R-5/N

- Adjacent Properties:

- North: R-4/N
- South: R-4 & C-2/N
- East: R-5/N
- West: R-4/N



# Aerial Photo/Land Use

- **Subject Property:**
  - Existing: Campsite
  - Proposed: Single Family Residential
- **Adjacent Properties:**
  - North: Single Family
  - South: Church/  
Commercial/Single Family
  - East: Single Family
  - West: Single Family



# Site Photos-Subject Property



# Site Photos-Surrounding Areas

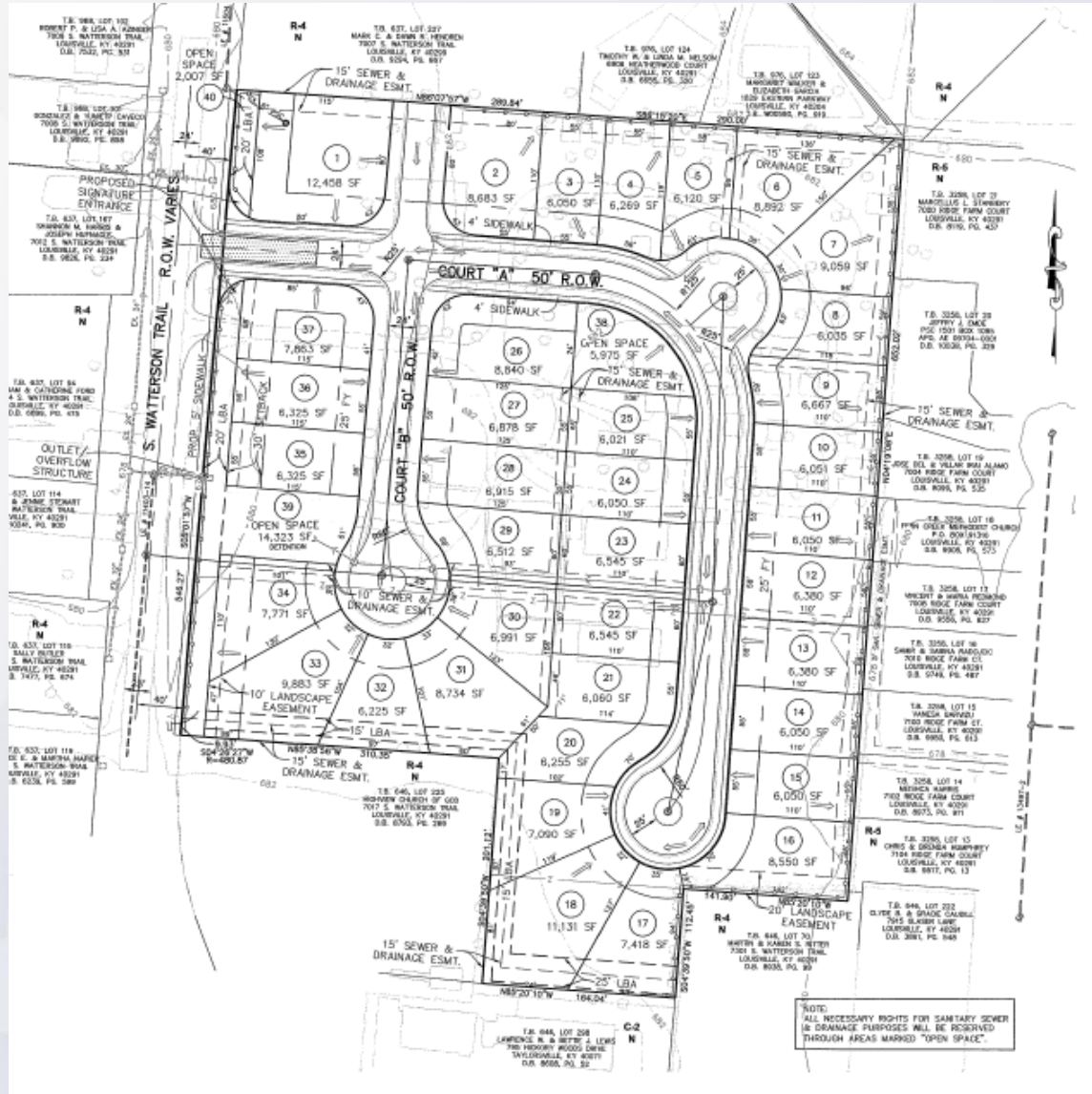


02/04/2015

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# Applicant's Development Plan



# PC Recommendation

- Public Hearing was held on 2/19/2015
  - No one spoke in opposition to the proposal at the public hearing.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the change in zoning from R-4 to R-5 to Louisville Metro Council (6 members voted)