25-ZONE-0121

Planning Commission
Staff Report
July 16, 2026

Old Six Mile Multi-Family

Location:	9614 Old Six Mile Lane
Applicant:	Goose Holdings LLC
Representative:	Dinsmore & Shohl LLP
Jurisdiction:	Jeffersontown
Council District:	11 – Kevin Kramer
Case Manager:	Zack Jones, Planner II

REQUESTS & RECOMMENDED ACTIONS

1. Change in Zoning from R-4 Single Family Residential to R5-A Multi-Family Residential
   - Staff finds the request is in keeping with Plan 2040 and recommends the Planning Commission **RECOMMEND** that the Jeffersontown City Council **APPROVE** the requested change in zoning.

2. **25-WAIVER-0176:** Waiver from Land Development Code Table 10.2.3 to waive the 15 foot landscape buffer area to 6 feet
   - Staff finds the justification for the requests are adequate and **RECOMMENDS** that the Jeffersontown City Council **APPROVE** the Waiver.

3. Detailed District Development Plan with Binding Elements
   - Staff finds the justification for the request is adequate and **RECOMMENDS** that the Jeffersontown City Council **APPROVE** the Detailed District Development Plan.

CASE SUMMARY

The subject is located off Old Six Mile Lane, a local road, in the City of Jeffersontown. The property is presently zoned R-4 Single Family in the Neighborhood form district. The proposal is for the development of 18 multi-family units on roughly 2 acres, necessitating the requested R-5A zoning. The area entirely around the property is zoned R-4, though there are institutional uses adjacent to the site with additional multi-family in the vicinity in addition to single family uses.

The applicant has proposed to rezone the subject properties to R-5A Multi-Family Residential. The proposal originally included the preservation of the existing home at the front of the site along Old Six Mile Lane, but the proposal is now for all new units on site. A duplex has been proposed where the single family home has been located.

TECHNICAL REVIEW

- Comprehensive Plan 2040
- Jeffersontown Land Development Code (2021)
- MSD has provided preliminary approval.
- Transportation Planning has provided preliminary approval.

STANDARD OF REVIEW FOR REZONING AND FORM DISTRICT CHANGES

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 Plan 2040; **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 Plan 2040 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR CHANGE IN ZONING / FORM DISTRICT

The following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The site is located in the Suburban Workplace Form District

Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The Neighborhood Form will contain diverse housing types in order to provide housing choice for differing ages, incomes and abilities. New neighborhoods are encouraged to incorporate these different housing types within a neighborhood as long as the different types are designed to be compatible with nearby land uses. These types may include, but not be limited to, large lot single family developments with cul-de-sacs, traditional neighborhoods with short blocks or walkways in the middle of long blocks to connect with other streets, villages and zero-lot line neighborhoods with open space, and high density multi-family housing.

The Neighborhood Form may contain open space and, at appropriate locations, civic uses and neighborhood centers with a mixture of uses such as offices, retail shops, restaurants and services. These neighborhood centers should be at a scale that is appropriate for nearby neighborhoods. The Neighborhood Form should provide for accessibility and connectivity between adjacent uses and neighborhoods by automobile, pedestrian, bicycle and transit.

Neighborhood streets may be either curvilinear, rectilinear or in a grid pattern and should be designed to support physical activity for all users and invite human interaction. Streets are connected and easily accessible to each other, using design elements such as short blocks or bike/walkways in the middle of long blocks to connect with other streets. Examples of design elements that encourage this interaction include narrow street widths, street trees, sidewalks, shaded seating/gathering areas and bus stops. Placement of utilities should permit the planting of shade trees along both sides of the streets.

STAFF FINDING: The site is located at along Old Six Mile Lane, a local roadway that serves a variety of residential densities in the immediate area. The proposed zoning district constitutes an appropriate transition between new multi-family development and existing institutional uses adjacent to the subject site. Landscape buffer areas, building setbacks and design, and maximum height requirements aid in ensuring compatibility with surrounding communities. The preliminary plan meets all Jeffersontown Land Development Code requirements, specifically the Neighborhood form district requirements that ensure new development is built at a scale that is compatible with existing development.

All other agency comments should be addressed to demonstrate compliance with the remaining Guidelines and Policies of Plan 2040.

The Louisville Metro Planning Commission is charged with making a recommendation to the Jeffersontown City Council regarding the appropriateness of this zoning map amendment. The Jeffersontown City Council has zoning authority over the property in question.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR 25-WAIVER-0176

(a) The waiver will not adversely affect adjacent property owners; and

STAFF FINDING: The requested waiver for reduced landscape buffer area will not adversely affect adjacent property owners as the adjacent property is a public school and a need for a higher standard of landscape buffering may not be necessary at this location, and the orientation of the site still provides substantial buffering and green space to the adjacent properties.

(b) The waiver will not violate specific guidelines of Plan 2040;

STAFF FINDING: Community Form Goal 1, Policy 4 calls for the proposal to ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District. Quality design and building materials should be promoted to enhance compatibility of development and redevelopment projects. Housing Goal 3, Policy 3 calls for the proposal to encourage the use of innovative methods such as clustering, mixed-use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing. The proposed plan for the reduced landscape buffer area is in conformance with these standards as it allows for an opportunity to add a compact, efficient housing footprint while not greatly compromising the development standards encourage by Plan 2040.

(c) The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant

STAFF FINDING: The extent of the waiver of the regulation is the minimum necessary to afford relief to the applicant as the proposed the applicants are proposing a 6 foot landscape buffer in place of the waived buffer, allowing the parking and refuse design to work while still providing as much buffer as reasonably possible.

(d) Either: (i) The applicant has incorporated other design measures that exceed the minimums of the district and compensate for non-compliance with the requirements to be waived (net beneficial effect); OR (ii) The strict application of the provisions of the regulation would deprive the applicant of the reasonable use of the land or would create an unnecessary hardship on the applicant.

STAFF FINDING: The applicant has incorporated other design measures that compensate for non-compliance with the requirements to be waived as they are providing substantial buffering of the site, proposing a dense yet compatible multi-family footprint, in addition to providing other substantial plantings, trees, and open space on site.

STANDARD OF REVIEW AND STAFF ANALYSIS FOR DETAILED DISTRICT DEVELOPMENT PLAN AND AMENDMENT TO BINDING ELEMENTS

a. *The conservation of natural resources on the property proposed for development, including: trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites;*

STAFF FINDING: There is a portion of the existing site that was indicated to have Karst and erodible soil potential, and the proposal provides that such features if found will be properly mitigated on site. There do not appear to be any other environmental constraints or historic resources on the subject site. Tree canopy requirements of the Jeffersontown Land Development Code will be provided on site.

b. *The provisions for safe and efficient vehicular and pedestrian transportation both within the development and the community;*

STAFF FINDING: Provisions for safe and efficient vehicular and pedestrian transportation within and around the development and the community has been provided, and Metro Public has approved the preliminary development plan. The proposal includes a right-of-way dedication along Old Six Mile Lane per Public Works' request.

c. *The provision of sufficient open space (scenic and recreational) to meet the needs of the proposed development;*

STAFF FINDING: Open space is required per the Jeffersontown Land Development Code for residential use of this type, and the proposal meets the minimum standards for both recreational open space as well as total/scenic open space.

d. *The provision of adequate drainage facilities on the subject site in order to prevent drainage problems from occurring on the subject site or within the community;*

STAFF FINDING: The Metropolitan Sewer District has preliminarily approved the request and has not identified outstanding issues related to the proposal.

e. *The compatibility of the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses with the existing and projected future development of the area;*

STAFF FINDING: The overall site design and land uses are compatible with the existing and future development of the area, provided the Planning Commission finds the area of waiver acceptable. Appropriate landscape buffering and screening will be provided to screen adjacent properties, including both residential and non-residential. The overall site design is generally compatible with the existing sites in the vicinity.

f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and comprehensive plan.

STAFF FINDING: The development plan generally conforms to the applicable guidelines and policies of the Comprehensive Plan and to requirements of the Land Development Code. The proposal is complementary to the existing housing and uses in the surrounding the area, and proposes a compact yet compatible residential footprint on the site.

REQUIRED ACTIONS

- **RECOMMEND** that the Jeffersontown City Council **APPROVE** or **DENY** the **Change in Zoning** from R-4 Single Family Residential to R-5A Multi-Family Residential.
- **RECOMMEND** that the Jeffersontown City Council **APPROVE** or **DENY 25-WAIVER-0176** from Land Development Code Table 10.2.3 to waive the 15 foot landscape buffer area to 6 feet.
- **RECOMMEND** that the Jeffersontown City Council **APPROVE** or **DENY** the **Detailed District Development Plan** subject to proposed binding elements.

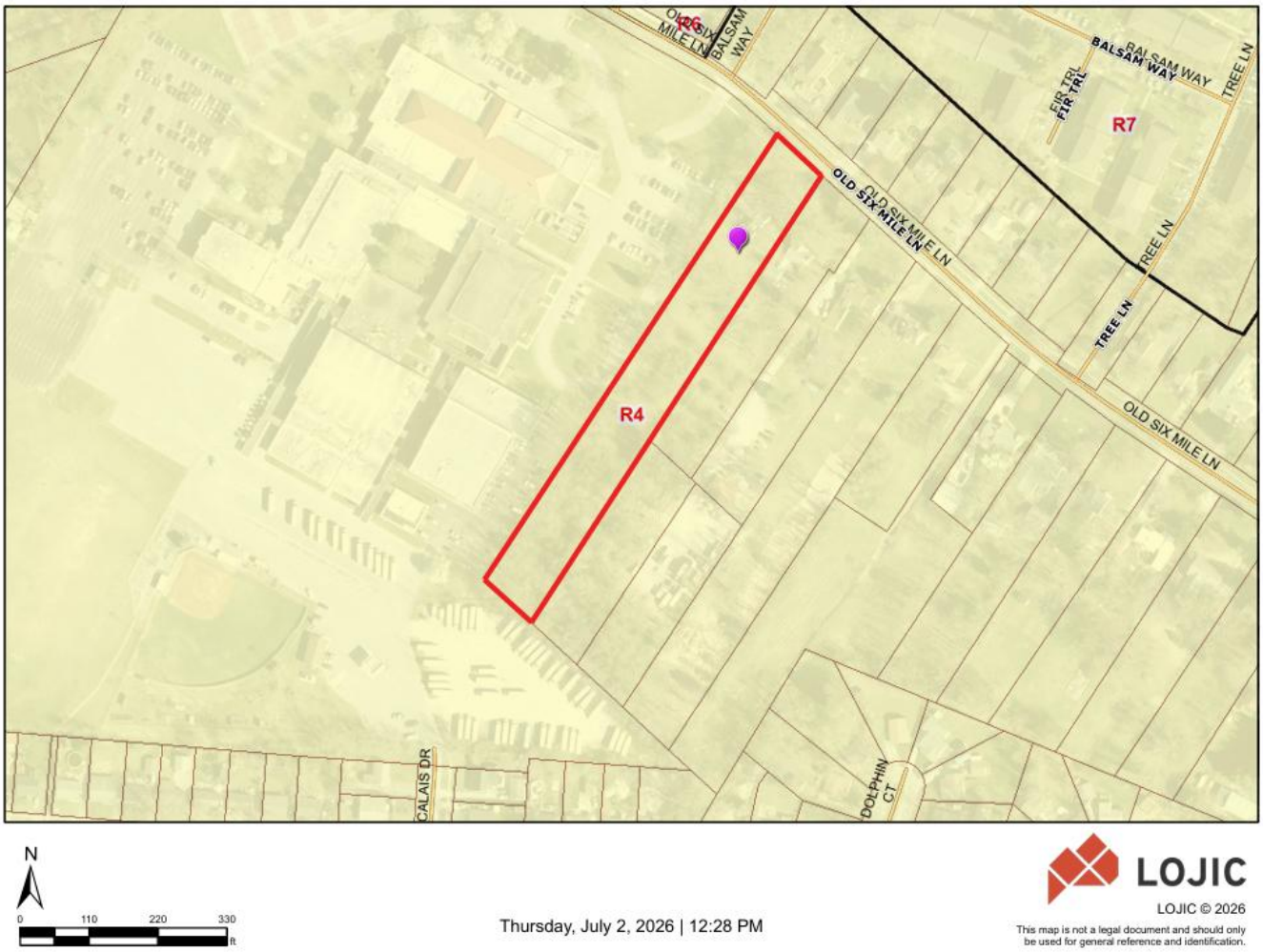
NOTIFICATION

DATE	PURPOSE OF NOTICE	RECIPIENTS
7/1/2026	Planning Commission Public Hearing	1st and 2nd tier adjoining property owners and current residents; Registered Neighborhood Groups in Council District 11
6/30/2026	Planning Commission Public Hearing	Sign Posting on Property
7/1/2026	Planning Commission Public Hearing	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Plan 2040 Checklist
4. Proposed Binding Elements

1. ZONING MAP


R6
OLD SIX MILE LN
BALSAM WAY
BALSAM WAY
TREE LN
FIR TRL
R7
OLD SIX MILE LN
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R4
OLD SIX MILE LN
CALAIS DR
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330
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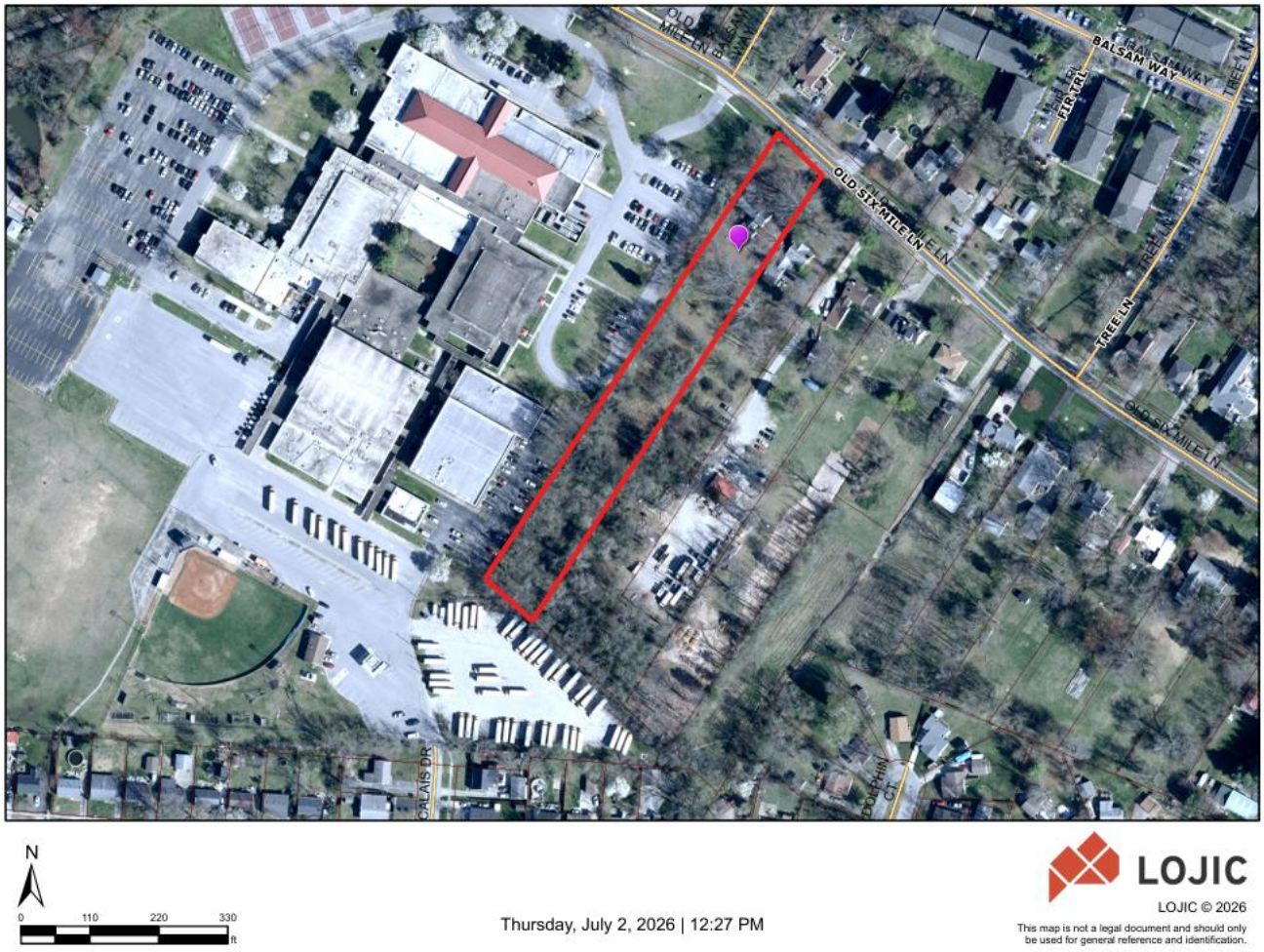
Thursday, July 2, 2026 | 12:28 PM
LOJIC
LOJIC © 2026
This map is not a legal document and should only be used for general reference and identification.

2. AERIAL MAP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LOJIC © 2026
This map is not a legal document and should only be used for general reference and identification.

3. STAFF PLAN 2040 CHECKLIST

+	Exceeds Guideline
✓	Meets Guideline
-	Does Not Meet Guideline
+/-	More Information Needed
NA	Not Applicable

Neighborhood: Residential

	Plan 2040 Plan Elements/Staff Analysis
1	***Community Form: Goal 1, Policy 7.*** *Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.*
✓	**Staff Analysis: The proposed rezoning would locate higher density residential next to an established school and will have adequate infrastructure that exists or is planned. The subject site is also roughly a half-mile from Taylorsville Road which has several commercial uses and transit stops.**
2	***Community Form: Goal 1, Policy 9.*** *Ensure an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements.*
✓	**Staff Analysis: The proposal is compatible with other surrounding residential uses. Substantial buffering, plantings, trees, and open space have been provided, particularly along common residential property lines.**
3	***Community Form: Goal 2, Policy 9.*** *Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.*
✓	**Staff Analysis: The proposed development will see the demolition of the existing residential structure on site. However, staff recognizes the constraints of the site and the loss would only be of one residential unit.**
4	***Community Form: Goal 3, Policy 10.*** *Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.*
✓	**Staff Analysis: The subject site does not appear to have any environmental constraints. A Karst survey note is provided on the plan.**
5	***Community Form: Goal 4, Policy 2.*** *Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.*
✓	**Staff Analysis: There are no distinctive cultural features to preserve on the subject site.**
6	***Community Form: Goal 4, Policy 3.*** *Encourage preservation and/or adaptive reuse of historic sites listed on or eligible for the National Register of Historic Places and/or recognized by the Louisville Metro Landmarks Commission or other national, state or local government historic preservation agencies.*
✓	**Staff Analysis: Historic Preservation has reviewed the proposal, and the structure to be demolished was not noted to have historical value or constitute the need for a 30-day hold.**

Plan 2040 Plan Elements/Staff Analysis	
7	***Mobility: Goal 1, Policy 4.*** *Encourage higher densities and intensities within or near existing marketplace corridors, existing and future activity centers, and employment centers to support transit-oriented development and an efficient public transportation system.*
✓	**Staff Analysis: The proposed change in zoning will allow for multi-family to be located on Old Six Mile Lane which connects to Taylorsville Road that has existing commercial activity and transit.**
8	***Mobility: Goal 2, Policy 4.*** *Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances.*
✓	**Staff Analysis: The proposed plan does not propose access to the development through areas of significantly lower intensity or density.**
9	***Mobility: Goal 3, Policy 2.*** *To improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers.*
✓	**Staff Analysis: The proposed multi-family development will be compatible with the other land uses in the area, which also include predominantly residential land uses.**
10	***Mobility: Goal 3, Policy 5.*** *Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.*
✓	**Staff Analysis: Transportation Planning and Public Works have provided preliminary approval of the request.**
11	***Mobility: Goal 3, Policy 6.*** *Ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development.*
✓	**Staff Analysis: Transportation Planning and Public Works have provided preliminary approval of the request. The proposal details right-of-way along Old Six Mile Lane to be dedicated and sidewalks to be constructed.**
12	***Mobility: Goal 3, Policy 9.*** *When existing transportation facilities and services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements, roughly proportional to the projected impact of the proposed development, to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.*
✓	**Staff Analysis: Transportation Planning and Public Works have provided preliminary approval of the request. The proposal details right-of-way along Old Six Mile Lane to be dedicated and sidewalks to be constructed.**
13	***Mobility: Goal 3, Policy 10.*** *Ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel.*
✓	**Staff Analysis: Transportation Planning and Public Works have provided preliminary approval of the request.**
14	***Mobility: Goal 3, Policy 21.*** *Prevent safety hazards caused by direct residential access to high speed roadways.*
✓	**Staff Analysis: The proposed development avoids direct residential access to high-speed roadways. The proposed multi-family development has an interior drive that connect to Old Six Mile Lane.**
15	***Community Facilities: Goal 2, Policy 1.*** *Locate development in areas served by existing utilities or capable of being served by public or private utility extensions.*
✓	**Staff Analysis: The subject site is located in an area served by existing utilities.**
16	***Community Facilities: Goal 2, Policy 2.*** *Ensure that all development has an adequate supply of potable water and water for fire-fighting purposes. Locate only very low-density land uses on sites that use on-lot sewage disposal systems or on a private supply of potable water.*
✓	**Staff Analysis: The Louisville Water Company has not provided concerns related to the request.**
17	***Community Facilities: Goal 2, Policy 3.*** *Ensure that all development has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams as determined by the Metropolitan Sewer District (MSD).*
✓	**Staff Analysis: MSD has provided preliminary approval of the request.**

Plan 2040 Plan Elements/Staff Analysis	
18	***Livability: Goal 1, Policy 5.*** *Encourage development that recognizes and incorporates the unique characteristics of identified general landscape types and native plant communities (e.g., upland hardwood forest) throughout Louisville Metro.*
✓	**Staff Analysis: There are no general landscapes or native plant communities to preserve on the subject site.**
19	***Livability: Goal 1, Policy 17.*** *Determine site susceptibility to erosion; identify the presence of on-site carbonate conditions and features that are vulnerable to site disturbance; identify the extent of existing groundwater use and the impacts of the project on groundwater resources, flow patterns, and existing and proposed surface drainage. Then mitigate potential hazards to such systems resulting from the project.*
✓	**Staff Analysis: There are no environmental constraints on the subject site and it is not located within the regulatory floodplain.**
20	***Livability: Goal 1, Policy 21.*** *Mitigate negative development impacts to the integrity of the regulatory floodplain by encouraging development patterns that minimize disturbance and consider the increased risk of more frequent flooding events.*
✓	**Staff Analysis: The subject site is not located within the regulatory floodplain. MSD has preliminarily approved the request.**
21	***Housing: Goal 1, Policy 1.*** *Encourage a variety of housing types including, but not limited to, detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and co-housing. Allow for accessory residential structures and apartments. Housing types should reflect the Form District pattern.*
✓	**Staff Analysis: The proposed zoning district will allow for multi-family residential development that increases the types of housing available in the area.**
22	***Housing: Goal 1, Policy 2.*** *Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities.*
✓	**Staff Analysis: The proposed change in zoning will allow for multi-family residential units that could promote housing options and environments that support aging in place.**
23	***Housing: Goal 2, Policy 1.*** *Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.*
✓	**Staff Analysis: The proposed change in zoning will bring additional units to the neighborhood in an area with complete road networks. It will give the opportunity for mixed-income or inter-generational housing.**
24	***Housing: Goal 2, Policy 2.*** *Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.*
✓	**Staff Analysis: The proposed change in zoning will allow for higher density residential near an activity center at Taylorsville Road.**
25	***Housing: Goal 3, Policy 1.*** *Encourage provision of fair and affordable housing by providing a variety of ownership options and unit costs throughout Louisville Metro. Expand opportunities for people to live in quality, variably priced housing in locations of their choice by encouraging affordable and accessible housing in dispersed locations throughout Louisville Metro.*
✓	**Staff Analysis: The proposed change in zoning will allow for higher density residential and will encourage accessible housing in dispersed locations throughout Louisville Metro.**
26	***Housing: Goal 3, Policy 2.*** *As neighborhoods evolve, discourage displacement of existing residents from their community.*
✓	**Staff Analysis: The proposal will not displace significant, if any, existing residents from the community.**
27	***Housing: Goal 3, Policy 3.*** *Encourage the use of innovative methods such as clustering, mixed-use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing.*
✓	**Staff Analysis: The proposed rezoning would allow for a higher density in residential and with opportunity to increase the production of fair and affordable housing.**

4. Proposed Binding Elements

1. The development shall be in accordance with the approved district development plan and agreed upon binding elements unless amended pursuant to the Zoning District Regulations. Any changes, additions or alterations of any binding element(s) shall be submitted to the Planning Commission and to the city of Jeffersontown for review and approval; any changes/additions/alterations not so referred shall not be valid.

2. The size and location of any proposed freestanding sign must be in compliance with the City of Jeffersontown Sign Ordinance.

3. Any area proposed to be used for outdoor sales, display or storage in accordance with Section 4.4.8 shall be accurately delineated on the development plan.

4. Outdoor lighting (for parking lot illumination and security) shall meet the requirements of Section 4.1.3 of the Land Development Code.

5. Construction fencing shall be erected when off-site trees or tree canopy exists within 3' of a common property line. Fencing shall be in place prior to any grading or construction to protect the existing root systems from compaction. The fencing shall enclose the entire area beneath the tree canopy and shall remain in place until all construction is completed. No parking, material storage or construction activities are permitted within the protected area.

6. Before any permit (including but not limited to building, parking lot, change of use or alteration permit) is requested:

    a. The development plan must receive full construction approval from the City of Jeffersontown (10416 Watterson Trail) and the Metropolitan Sewer District (700 West Liberty).
    b. Encroachment permit must be obtained from the Kentucky Department of Transportation, Bureau of Highways, as applicable.
    c. The property owner/developer must obtain approval of a detailed plan for screening (buffering/landscaping) as described in Chapter 10.
    d. A Tree Preservation Plan in accordance with Chapter 10 of the LDC shall be reviewed and approved prior to obtaining approval for site disturbance.

7. If a building permit is not issued within two years of the date of approval of the plan, the property shall not be used in any manner unless a revised district development plan is approved or an extension is granted by the Planning Commission and the City of Jeffersontown.

8. A certificate of occupancy must be received from the appropriate code enforcement department prior to new occupancy of the structure or land for the proposed use. All binding elements requiring action and approval must be implemented prior to requesting issuance of the certificate of occupancy, unless specifically waived by the Planning Commission and City of Jeffersontown.

9. The applicant, developer, or property owner shall provide copies of these binding elements to tenants, purchasers, contractors, subcontractors and other parties engaged in development of this site and shall advise them of the content of these binding elements. Binding elements shall run with the land and the owner of the property and occupant of the property shall at all times be responsible for compliance with these binding elements. At all times during development of the site, the applicant and developer, their heirs, successors; and assignees, contractors, subcontractors, and other parties engaged in development of the site, shall be responsible for compliance with these binding elements.

10. All off-street parking areas shall be permanently and continually maintained in good condition and free from potholes, weeds, dirt, trash and other debris.