Planning Commission
Staff Report
July 16, 2026

Case No:	26-LDC-0008
Request:	Text Amendment to the Jeffersontown Land Development Code concerning Town Center and Neighborhood Form Districts
Project Name:	Text Amendment to the Jeffersontown Land Development Code concerning Town Center and Neighborhood Form Districts
Jurisdiction:	Jeffersontown
Applicant:	City of Jeffersontown
Council Districts:	11, 18, 20 & 26
Case Manager:	Stephen Rusie, AICP, Planning Manager, City of Jeffersontown

REQUEST

Text Amendment to the Jeffersontown Land Development Code concerning Town Center and Neighborhood Form Districts

The City of Jeffersontown has adopted Resolution No. 855, Series 2026 requesting that the Louisville Metro Planning Commission review a proposed amendment of the City of Jeffersontown Ordinance No. 1415, series 2021, regarding maximum building heights in the Town Center and Neighborhood Form Districts.

Neighborhood Form District
Chapter 5.3.1.c table 5.3.1. Dimensional standards: residential development

For the R-7, OR-1, R-8A, OR-2, CR, CN, OR-3, OTF, C-1 and C-2 Zoning Districts the maximum height allowed is 45-feet.
~~***additional height is allowed, if all required setbacks are increased five feet for each additional ten feet of building height, or fraction thereof, over 45 feet. This extra setback does not apply to off-street parking and maneuvering areas.~~ Non-residential uses are subject to building height limits as established in table 5.3.2

Town Center Form District
Chapter 5.2.4.C.3.F Building Height
Except as limited in the form district transition zone, the maximum permitted building height is ~~120~~ 45 feet.;

APPLICABLE PLANS AND POLICIES

Plan 2040 (Comprehensive Plan)
Land Development Code

3.1.3. Neighborhood: The 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.

3.1.5. Town Center: The Town Center is a traditional and preferred form, larger in scale than the neighborhood center, which forms a focal point of activity. The Town Center has an identifiable core and is

often located at a historic crossroads or the intersection of a major thoroughfare(s) and a collector roadway with connections to surrounding neighborhoods through walkways, local streets and residential collector streets.

Town Centers are easily disrupted by new forms of development. Therefore, the harmony and compatibility of infill and redevelopment in Town Centers should receive special attention.

The Comprehensive Plan envisions the preservation and enhancement of those town centers that already exist.

STAFF ANALYSIS

Neighborhood Form District:
In order to ensure that new developments are compatible with the existing Jeffersontown residential neighborhoods any new developments in the R-7 and above zoning districts will be limited to a 45-foot height limitation unless it can be shown that a taller height would not be incompatible with the existing neighborhood as determined by the City of Jeffersontown Board of Adjustments.

Town Center Form District:
The City of Jeffersontown's existing Town Center does not include any buildings taller than three stories so to ensure that future development or re-development is compatible with the existing Town Center the reduction of the allowed height from 120-feet to 45-feet will ensure compatibility with the Jeffersontown Town Center unless it can be shown that a taller height would not be incompatible with the existing Town Center as determined by the City of Jeffersontown Board of Adjustments.

PLAN 2040

Policy	Plan Element or Portion of Plan Element
Community Form: Goal 1	
2.1	Evaluate the appropriateness of a land development proposal in the context of: 2.1.1. the description, character and function of the Form District designated for the area in which the subject site is located; 2.1.2. the intensity and density of the proposed land use or mixture of land uses; 2.1.3. the effect of the proposed development on the movement of people and goods; and 2.1.4. the compatibility of the proposed use or uses with surrounding uses including the relationship of the use, mass, scale, height, materials, building footprint, orientation, setback and design of the proposed building or buildings with that of surrounding buildings.
3.1.3	Neighborhood (1.3.1.3, page 41)
3.1.5	Town Center (1.3.1.5, page 42)
4.	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.
5.	Allow a mixture of densities as long as their designs are compatible. Adjacent residential areas in different density categories may require actions to provide an appropriate transition between the areas. Examples include vegetative buffers, open spaces, landscaping and/or a transition of densities, site design, building heights, building design, materials and orientation that is compatible with those of nearby residences.
9.	Ensure an appropriate transition between uses 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.
11.	Ensure setbacks, lot dimensions and building heights are compatible with those of nearby developments that meet Form District guidelines.