



# Louisville Metro Government

## Legislation Details (With Text)

**File #:** O-009-17      **Version:** 1      **Name:**  
**Type:** Ordinance      **Status:** Withdrawn  
**File created:** 1/4/2017      **In control:** Planning/Zoning, Land Design and Development Committee  
**On agenda:** 2/14/2017      **Final action:** 2/14/2017

**Title:** AN ORDINANCE CHANGING THE ZONING FOR 147 PROPERTIES FROM VARIOUS ZONING DESIGNATIONS, INCLUDING R-4 SINGLE-FAMILY RESIDENTIAL, R-5 SINGLE-FAMILY RESIDENTIAL, R-5A MULTI-FAMILY RESIDENTIAL, R-6 MULTI-FAMILY RESIDENTIAL, R-7 MULTI-FAMILY RESIDENTIAL, OR-1 OFFICE RESIDENTIAL, OR-3 OFFICE RESIDENTIAL, C-N COMMERCIAL NEIGHBORHOOD, C-1 COMMERCIAL, C-2 COMMERCIAL, C-M COMMERCIAL MANUFACTURING, AND M-2 INDUSTRIAL TO PD PLANNED DEVELOPMENT DISTRICT; AND CHANGING THE FORM DISTRICT FROM NEIGHBORHOOD TO TOWN CENTER FOR 93 PROPERTIES AND FROM TOWN CENTER TO NEIGHBORHOOD FOR 3 PROPERTIES; AND ADOPTING THE PD PLAN AND GUIDELINES FOR PROPERTIES FRONTING ALONG BOTH SIDES OF FEGENBUSH LANE BETWEEN FEGENBUSH LANE'S INTERSECTIONS WITH VAUGHN MILL ROAD AND BEULAH CHURCH RD AND ADDITIONAL PROPERTIES LOCATED WITHIN AN AREA GENERALLY BOUNDED BY BEULAH CHURCH RD, DELIGHTFUL WAY, HAPPINESS WAY, OUTER LOOP, APPLE VALLEY DR, VAUGHN MILL RD, BRISCOE LN, GLASER LN AND WATTERSON TRAIL, CONTAINING APPROXIMATELY 236.26 ACRES AS MORE PARTICULARLY DESCRIBED IN THE HIGHVIEW PD PLAN, AND BEING IN LOUISVILLE METRO (16AREA1004).

**Sponsors:** James Peden (R-23)

**Indexes:**

**Code sections:**

**Attachments:** 1. Highview Plan Development District public hearing 16AREA1004.pptx.pdf, 2. 16area1004\_PC\_Staff report\_11\_17\_16.pdf, 3. highview\_pdd\_draft\_jrk\_10\_04\_2016\_singlepages.pdf, 4. highview\_neighborhood\_adopted\_plan\_with\_exec\_summary.pdf

Date	Ver.	Action By	Action	Result
2/14/2017	1	Planning/Zoning, Land Design and Development Committee	withdrawn	
1/31/2017	1	Planning/Zoning, Land Design and Development Committee	held	
1/5/2017	1	Metro Council	assigned	

### ORDINANCE NO. \_\_\_\_\_, SERIES 2017

**AN ORDINANCE CHANGING THE ZONING FOR 147 PROPERTIES FROM VARIOUS ZONING DESIGNATIONS, INCLUDING R-4 SINGLE-FAMILY RESIDENTIAL, R-5 SINGLE-FAMILY RESIDENTIAL, R-5A MULTI-FAMILY RESIDENTIAL, R-6 MULTI-FAMILY RESIDENTIAL, R-7 MULTI-FAMILY RESIDENTIAL, OR-1 OFFICE RESIDENTIAL, OR-3 OFFICE RESIDENTIAL, C-N COMMERCIAL NEIGHBORHOOD, C-1 COMMERCIAL, C-2 COMMERCIAL, C-M COMMERCIAL MANUFACTURING, AND M-2 INDUSTRIAL TO PD PLANNED DEVELOPMENT DISTRICT; AND CHANGING THE FORM DISTRICT FROM NEIGHBORHOOD TO TOWN CENTER FOR 93 PROPERTIES AND FROM TOWN CENTER TO NEIGHBORHOOD FOR 3 PROPERTIES; AND**

**ADOPTING THE PD PLAN AND GUIDELINES FOR PROPERTIES FRONTING ALONG BOTH SIDES OF FEGENBUSH LANE BETWEEN FEGENBUSH LANE'S INTERSECTIONS WITH VAUGHN MILL ROAD AND BEULAH CHURCH RD AND ADDITIONAL PROPERTIES LOCATED WITHIN AN AREA GENERALLY BOUNDED BY BEULAH CHURCH RD, DELIGHTFUL WAY, HAPPINESS WAY, OUTER LOOP, APPLE VALLEY DR, VAUGHN MILL RD, BRISCOE LN, GLASER LN AND WATTERSON TRAIL, CONTAINING APPROXIMATELY 236.26 ACRES AS MORE PARTICULARLY DESCRIBED IN THE HIGHVIEW PD PLAN, AND BEING IN LOUISVILLE METRO (16AREA1004).**

**SPONSORED BY: Councilman James Peden**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the "Council") has considered the evidence presented on November 17, 2016, at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Commission and its staff as set out in the minutes and records of the Planning Commission in Case 16AREA1004; and,

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for all actions in Case 16AREA1004 and approves and accepts the recommendations of the Planning Commission as set out in said minutes and records;

**NOW THEREFORE BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:**

**Section I:** That the zoning designations for the properties fronting along both sides of Fegenbush Lane between Fegenbush Lane's intersections with Vaughn Mill Road and Beulah Church Road, along with the additional properties located within an area generally bounded by Beulah Church Road, Delightful Way, Happiness Way, Outer Loop, Apple Valley Drive, Vaughn Mill Road, Briscoe Lane, Glaser Lane and Watterson Trail, containing 236.26 acres, and being in Louisville Metro-as the 147 properties to be rezoned to PDD are more specifically set forth in Exhibit A attached hereto and incorporated herein by reference, and as further described in both the Highview PDD Plan and the minutes and records of the Planning Commission in Case No.

16AREA1004-are hereby changed, respectively, from R-4 Single-Family Residential, R-5 Single-Family Residential, R-5A Multi-Family Residential, R-6 Multi-Family Residential, R-7 Multi-Family Residential, OR-1 Office Residential, OR-3 Office Residential, C-N Commercial Neighborhood, C-1 Commercial, C-2 Commercial, C-M Commercial Manufacturing, and M-2 Industrial zoning district designations to PDD, Planned Development District.

**Section II:** That the Highview Town Center Form District is hereby amended to include 93 properties previously designated Neighborhood Form and also to remove 3 properties from the Highview Town Center Form and designate those 3 properties Neighborhood Form, as set forth in both the Highview PDD and in the minutes and records of the Planning Commission in Case No. 16AREA1004.

**Section III:** That the Highview PDD Plan and Guidelines associated with Planning Commission Case No. 16AREA1004 are hereby adopted for the properties included within the Highview PDD, containing approximately 236.26 acres and being in Louisville metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 16AREA1004 and as set forth in Exhibit A below and incorporated herein by reference.

**Section IV:** The property commonly known as Frontgate, 7411 Outer Loop, listed as Parcel ID 064602790000 in Exhibit A, has a previously approved Detailed District Development Plan which is currently in litigation (Apple Valley Subdivision Property Owners Association, LLC, et al. V. Overlook Development, LLC, et al., Docket 2016-SC-000568-D) (“Frontgate Plan”). In accordance with adopted Policies of the Louisville Metro Planning Commission, Policy 4.08.02, and Section 1.1.9 of the Land Development Code, the Frontgate Plan shall remain in effect for 24 months after the date of the final and unappealable resolution of the litigation.

**Section IV:** The Planned Development Use Table for the Central Corridor shall permit all LU2 uses except for the following:

- Automobile sales agencies
- Automobile service stations
- Boat sales and related storage
- Building materials, storage and sales provided all operations are totally enclosed in a

building (outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in the zoning district)

- Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts *shall* be permitted except when enclosed in a building

**Section VI:** This Ordinance shall take effect upon passage and approval.

\_\_\_\_\_  
Stephen Ott Metro Council Clerk

H. \_\_\_\_\_ David  
Yates President of the Council

\_\_\_\_\_  
Greg Fischer Mayor

\_\_\_\_\_  
Approval Date

**APPROVED AS TO FORM AND LEGALITY:**

Michael J. O'Connell  
Jefferson County Attorney

BY: \_\_\_\_\_

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**EXHIBIT A: Properties within Highview Areawide and Rezoned to PDD**

Parcel ID	Acreage	Address	Current Zoning	Current Form District
064601800000	0.88560	7608 FEGENBUSH LN	R4 & C2	N
064500460000	4.25710	7207 FEGENBUSH LN	C1 & C2	N
064503050000	1.59990	7200 PEPPERMILL LN	C1	N
064501520000	0.45280	7207 LAYMAN DR	R4	N
064602170000	0.85930	FEGENBUSH LN	C1	TC
064602130000	0.55640	7935 FEGENBUSH LN	C1	TC
064600730000	0.43200	7508 GLASER LN	R4	N
064601780000	0.88530	7702 FEGENBUSH LN	R4	N
064600200000	1.02620	7814 OUTER LOOP	C1	TC
064603530000	0.74450	7800 OUTER LOOP	C1	TC
064500410000	1.16610	7308 R FEGENBUSH LN	R4 & C1	N
064601970000	0.40080	7500 FEGENBUSH LN	R4	N
064602300000	0.35870	7912 BEULAH CHURCH RD	C2	TC
064602880000	0.41300	7818 OUTER LOOP	C1	TC
064601510000	0.88530	7706 FEGENBUSH LN	R4	N
064602790000	10.01700	7411 OUTER LOOP	C1	TC
064600080000	1.02010	7609 FEGENBUSH LN	OR1	N
064500960000	0.29640	7204 LAYMAN DR	R4	N
064602370000	2.15080	7408 FEGENBUSH LN	R4 & C1	N
064601900000	0.42180	7705 OUTER LOOP	R4	TC
064601560000	0.21060	7917 FEGENBUSH LN	R4	TC

064502760000	0.33770	7105 FEGENBUSH LN	C1	N
290700K10000	4.49090	8306 JUANITA GOINS CT	R6 & C2	TC
064600110000	4.10610	7412 FEGENBUSH LN	R4 & C1	N
064500400000	7.83830	7303 FEGENBUSH LN	R5A & C1	N
064603470000	1.22170	7700 OUTER LOOP	C1	TC
064500700000	0.45820	7309 FEGENBUSH LN	OR1	N
064500850000	0.27650	7208 LAYMAN DR	R4	N
064602070000	1.25510	7508 FEGENBUSH LN	M2	N
064600840000	0.88550	7710 FEGENBUSH LN	C1	N
064600560000	0.06360	7920 FEGENBUSH LN	C1	TC
064601430000	1.67960	7914 FEGENBUSH LN	C1	TC
064601570000	0.24950	7915 FEGENBUSH LN	R4	TC
064601870000	0.42440	7711 OUTER LOOP	R4	TC
064603120000	0.35730	7707 OUTER LOOP	R4	TC
064603000000	4.27270	OUTER LOOP	C1	TC
064503000000	1.05990	7314 FEGENBUSH LN	R4 & C2	N
064600780000	1.05640	8007 BEULAH CHURCH RD	R4 & C2	TC
064600610000	2.81670	7504 FEGENBUSH LN	M2	N
064601550000	0.88530	7606 FEGENBUSH LN	R4 & C2	N
064500250000	1.08320	7308 FEGENBUSH LN	R4 & C1	N
064600460000	2.29640	7512 FEGENBUSH LN	R4 & M2	N
064502890000	0.60920	7300 FEGENBUSH LN	C1	N
064600830000	0.93690	7505 FEGENBUSH LN	OR3 & CM	N
064500590000	0.82980	7209 VAUGHN MILL RD	C1	N
064503210000	1.08230	7213 VAUGHN MILL RD	C1	N
064601860000	0.36860	7713 OUTER LOOP	R4	TC
064602090000	0.42490	7709 OUTER LOOP	R4	TC
064601810000	0.39920	7701 OUTER LOOP	R4	TC
064600480000	0.17860	7920 BEULAH CHURCH RD	C1	TC
064600120000	0.93840	7506 FEGENBUSH LN	C2 & M2	N
064502580000	0.93130	7201 FEGENBUSH LN	C1	N
064601760000	1.55600	7511 FEGENBUSH LN	R4	N
064502530000	0.36000	FEGENBUSH LN	C1	N
064500490000	2.65360	7409 FEGENBUSH LN	R6	N
064502040000	0.11660	7211 LAYMAN DR	R4	N
064500390000	0.84580	7313 FEGENBUSH LN	R4	N
064502910000	0.56330	7210 FEGENBUSH LN	C1	N
064600630000	0.52800	7510 FEGENBUSH LN	R4	N

064601880000	0.88530	7704 FEGENBUSH LN	R4	N
064600770000	0.91140	8005 A BEULAH CHURCH RD	R4 & C2	TC
064602480000	0.44600	7918 FEGENBUSH LN	C1	TC
064603030000	1.41820	7718 OUTER LOOP	C1	TC
064502880000	0.48300	7205 FEGENBUSH LN	C1	N
064502200000	0.32570	7216 LAYMAN DR	R4	N
064601190000	27.08670	7711 FEGENBUSH LN	R4 & OR1	TC & N
064602780000	13.81300	7525 OUTER LOOP	C1 & C2	TC
064500380000	4.75850	7405 FEGENBUSH LN	R6 & C1	N
064501970000	0.72580	7200 FEGENBUSH LN	C1	N
064502810000	0.32600	7202 FEGENBUSH LN	C1	N
064500550000	0.32320	7213 LAYMAN DR	R4	N
064600470000	2.86600	7507 FEGENBUSH LN	R4 & OR1	N
064602440000	0.59190	7925 FEGENBUSH LN	C1	TC
064600710000	0.71870	7601 FEGENBUSH LN	R4	N
064602560000	10.66220	7813 BEULAH CHURCH RD	C1	TC
064601540000	0.88530	7604 FEGENBUSH LN	R4	N
064503510000	0.33720	7301 FEGENBUSH LN	C1	N
064600550000	1.00480	7914 BEULAH CHURCH RD	C1 & C2	TC
064602570000	1.10670	8000 BEULAH CHURCH RD	C1	TC
064603520000	1.29310	OUTER LOOP	C1	TC
064600130000	0.78980	7698 FEGENBUSH LN	R4	N
064502270000	0.57550	LAYMAN DR	R6	N
064503020000	0.27410	7204 FEGENBUSH LN	C1	N
064502480000	0.66270	7206 FEGENBUSH LN	C1	N
064503150000	0.36870	7230 PEPPERMILL LN	C1	N
064602060000	0.83080	7700 FEGENBUSH LN	R4	N
064601300000	0.31260	7912 FEGENBUSH LN	CN	TC
064602950000	0.86220	8003 BEULAH CHURCH RD	R4 & C2	TC
064500870000	0.95500	7400 FEGENBUSH LN	C1	N
064500930000	0.29260	7212 LAYMAN DR	R4	N
064602660000	0.27540	7816 OUTER LOOP	C1	TC
064500650000	0.40410	7206 LAYMAN DR	R6	N
064500480000	5.13390	7401 FEGENBUSH LN	R6 & C1	N
064500620000	2.24750	7411 FEGENBUSH LN	R6	N
064600920000	2.54900	7413 FEGENBUSH LN	R6	N
064601930000	0.35270	7703 OUTER LOOP	R4	TC

06460130000	0.33270	7705 OUTER LOOP	R4	TC
064603270000	0.39700	7916 FEGENBUSH LN	C1	TC
064601480000	0.43520	7506 GLASER LN	R4	N
064603040000	1.26500	7933 FEGENBUSH LN	C1	TC
064600380000	0.30970	7808 FEGENBUSH LN	R4 & R6	TC
064603150000	1.78450	7710 OUTER LOOP	CN	TC
064603400000	0.27640	7618 GLASER LN	R4	N
064601170000	0.43550	7906 BEULAH CHURCH RD	R4	TC
064603440000	0.37150	7607 GLASER LN	R4	N
064600490000	0.39930	7908 BEULAH CHURCH RD	C1	TC
064602290000	0.66810	7516 GLASER LN	R4	N
064603350000	0.44560	GLASER LN	R4	N
064603420000	0.61670	7705 GLASER LN	R4	N
064603340000	0.29970	GLASER LN	R4	N
064603450000	0.56870	7605 GLASER LN	R4	N
064603430000	0.33110	7609 GLASER LN	R4	N
064601380000	6.16600	8102 BEULAH CHURCH RD	R4 & C1	N & TC
064600590000	10.47110	7808 BEULAH CHURCH RD	R4	TC
064600640000	2.06720	8019 BEULAH CHURCH RD	R4	N
064602110000	2.70810	8101 BEULAH CHURCH RD	R4	N
064600210000	1.01700	7816 BEULAH CHURCH RD	R4	TC
064600600000	1.91770	7600 GLASER LN	R4	N
064600370000	1.10230	8013 BEULAH CHURCH RD	R4	N
064602340000	1.12750	7602 GLASER LN	R4	N
064601830000	0.40640	7512 GLASER LN	R4	N
064601840000	0.57820	7514 GLASER LN	R4	N
064602860000	2.42400	7510 GLASER LN	R4	N
064600660000	0.82430	7614 GLASER LN	R4	N
064602310000	0.84400	7610 GLASER LN	R4	N
064602330000	1.00040	7606 GLASER LN	R4	N
064603410000	0.33700	7616 GLASER LN	R4	N
064603330000	0.30070	7711 GLASER LN	R4	N
064603390000	0.24910	7620 GLASER LN	R4	N
064602320000	2.91100	7608 GLASER LN	R4	N
064603270000	0.98350	7916 FEGENBUSH LN	C1	TC
064603140000	2.37520	7700 OUTER LOOP	R4 & C1	TC
064603250000	0.60310	BEULAH CHURCH RD	R4	TC
064603050000	1.18330	7715 BEULAH CHURCH RD	C1	TC
064603020000	1.14850	7712 BEULAH CHURCH RD	C1	TC



064602930000	1.14850	7713 BEULAH CHURCH RD	C1	TC
064602810000	2.87210	7711 BEULAH CHURCH RD	C2	TC
064602800000	1.86190	7709 BEULAH CHURCH RD	C2	TC
064602160000	0.99040	7814 BEULAH CHURCH RD	R4	TC
064603460000	0.52160	7603 GLASER LN	R4	N
064600450000	6.57190	7902 BEULAH CHURCH RD	C1 & CM	TC
064602080000	4.20240	7513 S WATTERSON TRL	R4 & C1	N & TC
064503080000	0.90180	7308 HIGHVIEW DR	R4	N
064500240000	1.93020	7303 VAUGHN MILL RD	R7 & C1	N
064600690000	1.21100	8015 BEULAH CHURCH RD	R4	N
064601890000	0.74650	7611 GLASER LN	R4	N
064603480000	1.41070	ADDRESS UNKNOWN	R4	TC
064603090000	1.53270	7600 OUTER LOOP	OR1	TC
064600570000	1.30020	8011 BEULAH CHURCH RD	R4	N
064603130000	1.54050	7616 OUTER LOOP	R4	TC