

**22-ZONE-0013**

**3500 Lees Lane Rezoning**



**Louisville Metro Planning Commission**

**Dante St. Germain, AICP, Planner II**

**February 16, 2023**

# Requests

- **Change in Form District** from SWFD to NFD
- **Change in Zoning** from EZ-1 Enterprise Zone to R-6 Multi-Family Residential & R-7 Multi-Family Residential
- **Variances:**
  - from Table 5.3.1 to permit structures to exceed the maximum allowed height (required: 35', requested: 38', variance of 3') (22-VARIANCE-0171)
  - from 4.8.5 to permit encroachment into the required 25' wetlands buffers (22-VARIANCE-0172)
- **Major Preliminary Subdivision**
- **General Development Plan with Binding Elements**
- **Detailed District Development Plan with Binding Elements**

# Site Context



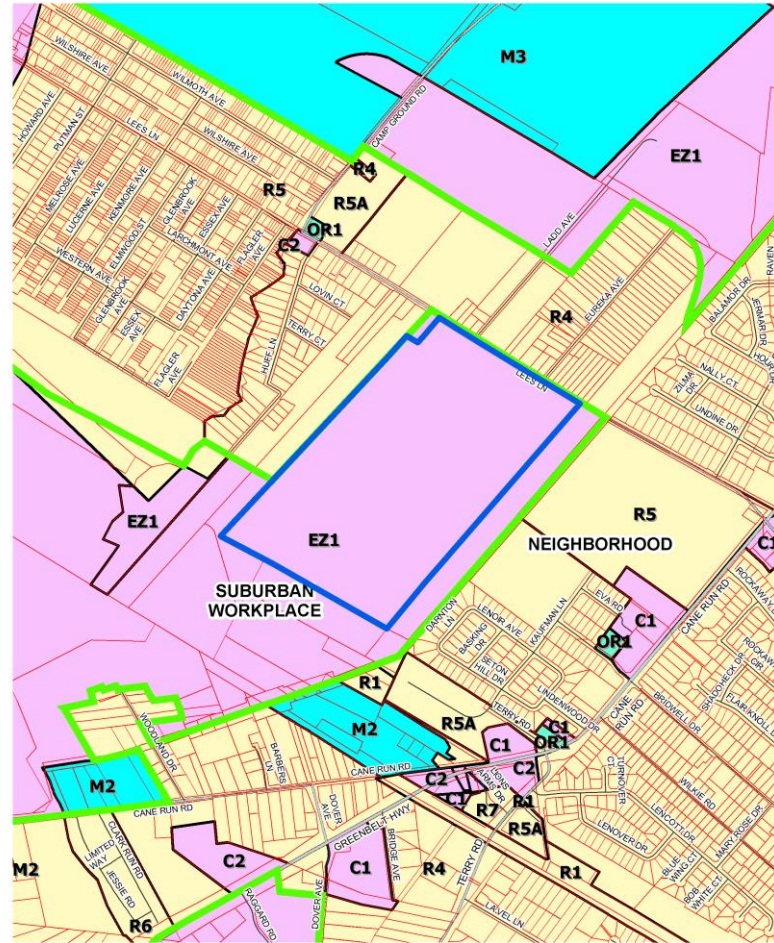
# Case Summary

- Undeveloped site - fully covered in tree canopy
- TCCA preserved mostly in Lot 4
- Wetlands
- Streams
- 312-unit multi-family on Lot 1

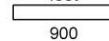
# Technical Review

- Ladd Avenue cross-section
- Lees Lane Louisville Loop verge
- Lane alignment at Lees Lane/Ladd Avenue intersection
- Hatching on Lees Lane

# Zoning/Form Districts



3500 Lees Lane  
feet

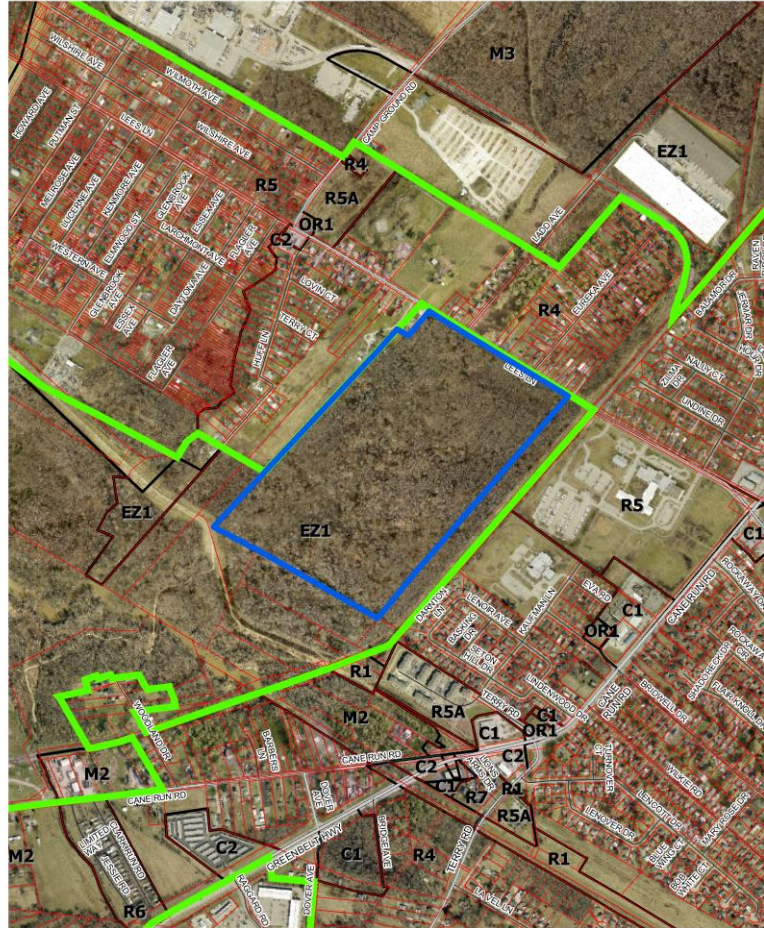


900  
Map Created: 1/6/2022

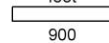


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# Aerial Photo



3500 Lees Lane  
feet



900

Map Created: 1/6/2022

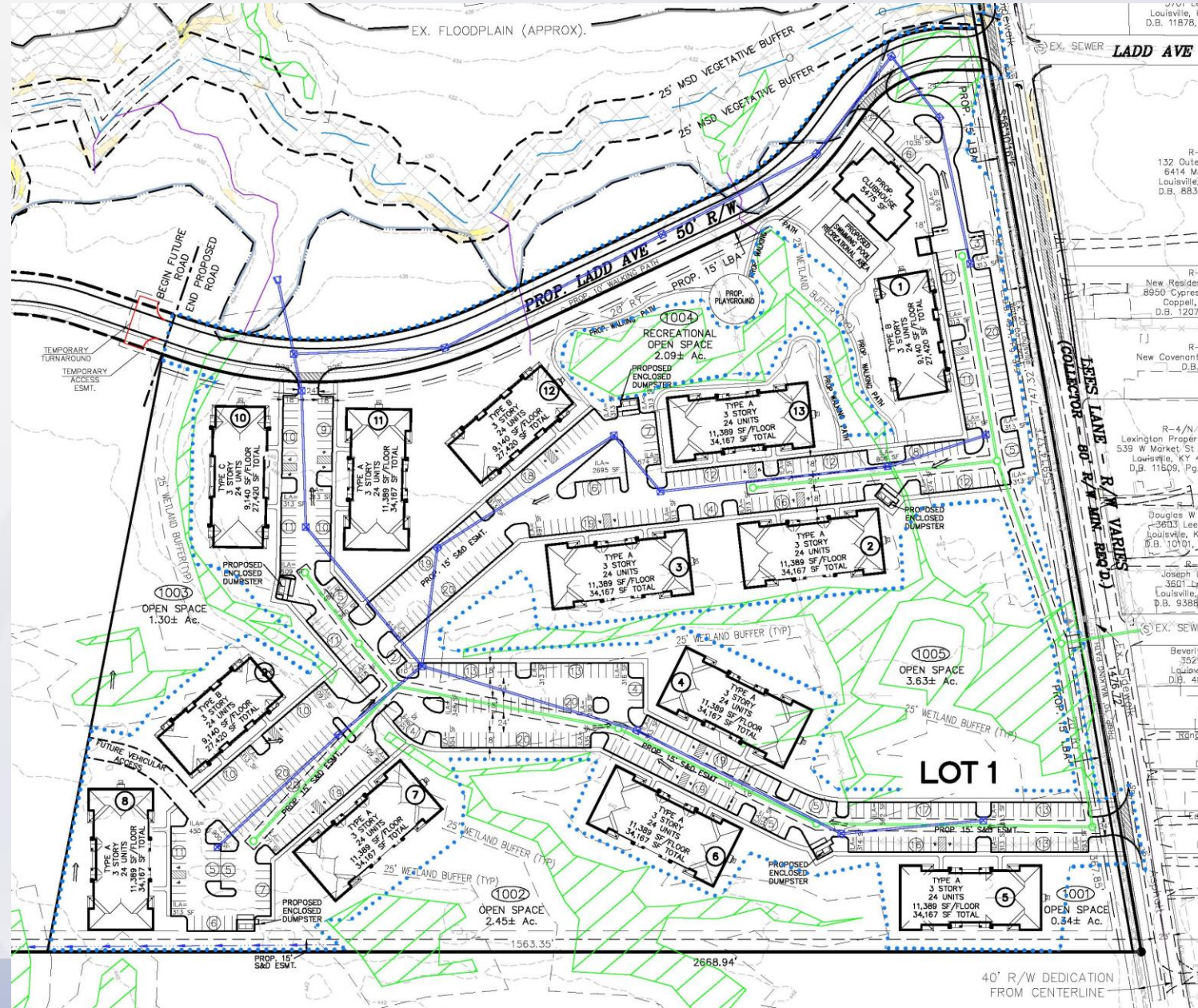


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# Detailed Development Plan





# Applicant's Rendering



1 Schematic Elevation- Type A - Front  
302.101 1/8" = 1'-0"



2 Schematic Elevation- Type A - Left  
302.101 1/8" = 1'-0"



3 Schematic Elevation- Type A - Right  
302.101 1/8" = 1'-0"

CEIVED

EC 05 2022

ENGINEERING & DESIGN  
SERVICES



4 Schematic Elevation- Type A - Rear  
302.101 1/8" = 1'-0"

# Site Photos-Subject Property



# Site Photos-Surrounding Areas

Mixed residential & institutional across Lees Lane



Farnsley Middle School to South East



# Site Photos-Surrounding Areas

Mixed  
residential &  
commercial to  
North West



Riverside  
Gardens Park  
to North West



# Staff Finding

- Form district & zoning changes generally compliant with Plan 2040
- Zoning change permits new residential near Cane Run Road commercial and employment centers - more appropriate for vicinity than existing EZ-1
- Form district change needed with zoning change
- Variance 1 adequately justified
- Variance 2 not adequately justified - encroachment into buffers
- General development plan meets LDC & Plan 2040
- Detailed plan does not meet Plan 2040

# Required Actions

- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Form-District**
- **RECOMMEND** that Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning**
- **APPROVE** or **DENY** the **Variances**
- **APPROVE** or **DENY** the **Major Preliminary Subdivision**
- **APPROVE** or **DENY** the **General District Development Plan and Binding Elements**
- **APPROVE** or **DENY** the **Detailed District Development Plan and Binding Elements**