

# Land Development and Transportation Committee Staff Report July 18, 2024



<b>Case No:</b>	24-ZONE-0026
<b>Project Name:</b>	N English Station Road Areawide Rezoning
<b>Location:</b>	1408 – 1412 N English Station Road
<b>Owner(s):</b>	Louisville Metro
<b>Applicant:</b>	Louisville Metro
<b>Jurisdiction:</b>	Louisville Metro
<b>Council District:</b>	17 – Markus Winkler
<b>Case Manager:</b>	Dante St. Germain, AICP, Senior Planner

## **REQUEST**

- **Change in zoning** from R-4 Single Family Residential to PRD Planned Residential Development

## **CASE SUMMARY/BACKGROUND**

The subject site is located on N English Station Road north of the intersection with Old Henry Road, and consists of three contiguous parcels currently developed with two single-family residences. This property is owned by Louisville Metro Government, who proposes to rezone the site in an areawide zoning in order to permit use of the site for flexible single-family housing. The Louisville Metro Planning Commission instructed the Office of Planning to research this in resolution 2024-001.

The site is located in the Berrytown neighborhood. Single-family residential development is located across N English Station Road, with industrial development behind that. Multi-family development and a fire station are located nearby to the south across Heafer Road. The site is otherwise surrounded by single-family residential uses. The site is within the study area for the Berrytown Neighborhood Plan. The neighborhood plan recommends that tree canopy in the neighborhood be preserved and/or increased such that the overall tree coverage of the neighborhood reaches or exceeds 40%. The neighborhood plan also recommends increasing owner occupancy of residences, and maintenance of, or an increase in, affordable housing.

## **STAFF FINDING**

The proposal is ready for a public hearing date to be set. A public hearing should be set for August 13<sup>th</sup> or August 20<sup>th</sup>, 2024 at the Berrytown Recreation Center, located at 1300 Heafer Road, at either 6 PM or 6:30 PM.

## **TECHNICAL REVIEW**

No outstanding technical issues.

## **INTERESTED PARTY COMMENTS**

Three neighborhood informational meetings were conducted. These meetings were well attended. Neighborhood meeting minutes have been published with this staff report. Additionally, staff received three interested party emails, which have also been published with this staff report.

## **STANDARD OF REVIEW FOR REZONING**

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**

The site is located in the Neighborhood Form District

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. 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.

## **REQUIRED ACTIONS**

- **Set** the public hearing date.

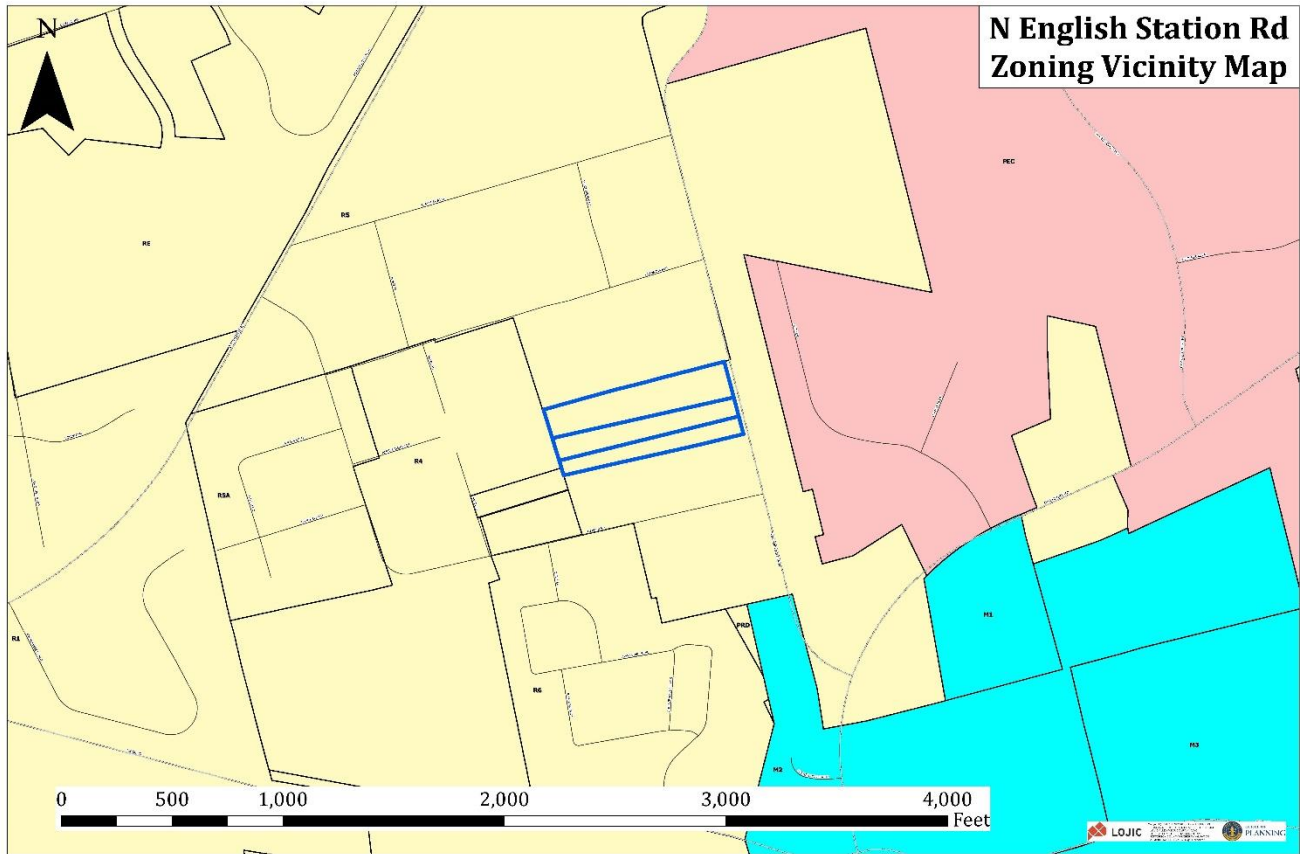
**NOTIFICATION**

Date	Purpose of Notice	Recipients
07/03/2024	Hearing before LD&T	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 17
	Hearing before PC	1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 17
	Hearing before PC	Sign Posting on property
	Hearing before PC	Legal Advertisement in the Courier-Journal

**ATTACHMENTS**

1. Zoning Map
2. Aerial Photograph

1. **Zoning Map**



2. Aerial Photograph

