

Land Development and Transportation Committee Staff Report July 18, 2024



Case No:	24-ZONE-0039
Project Name:	Watson Lane Elementary Areawide Rezoning
Location:	7201 Watson Lane
Owner(s):	Louisville Metro
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	14 – Cindi Fowler
Case Manager:	Dante St. Germain, AICP, Senior Planner

REQUEST

- **Change in zoning** from R-4 Single Family Residential to R-5A Multi-Family Residential

CASE SUMMARY/BACKGROUND

The subject site is located on Watson Lane north-west of the intersection with Dixie Highway, and consists of one parcel currently developed with the now-closed Watson Lane Elementary School. 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 multi-family senior living-style housing, with an option for single-family housing to be constructed on the open areas of the site. The Louisville Metro Planning Commission instructed the Office of Planning to research this in resolution 2024-003.

The site is surrounded by single-family residential development. Watson Lane is a primary collector and transit corridor at this location. Two streets, Welford Avenue and Wimstock Avenue, terminate at the site from the south-east and north-west, and two additional access streets, Wilken Way and Hopedale Way, abut the site. These four streets are all local roads.

The site is located relatively close to Dixie Highway, and the neighborhood has a well-developed network of sidewalks. However, the sidewalk network terminates prior to reaching Dixie Highway. The site is located within the study area for the South Dixie Highway Master Plan. The plan recommends that the sidewalk network be extended and completed in the future.

STAFF FINDING

The proposal is ready for a public hearing date to be set. A public hearing should be set for August 6th, August 13th or August 20th, 2024 at the Sun Valley Community Center, located at 6505 Bethany Lane, at either 6 PM or 6:30 PM.

TECHNICAL REVIEW

No outstanding technical issues.

INTERESTED PARTY COMMENTS

Two neighborhood informational meetings were conducted. Neighborhood meeting minutes have been published with this staff report. Additionally, staff received one interested party email, which has 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.

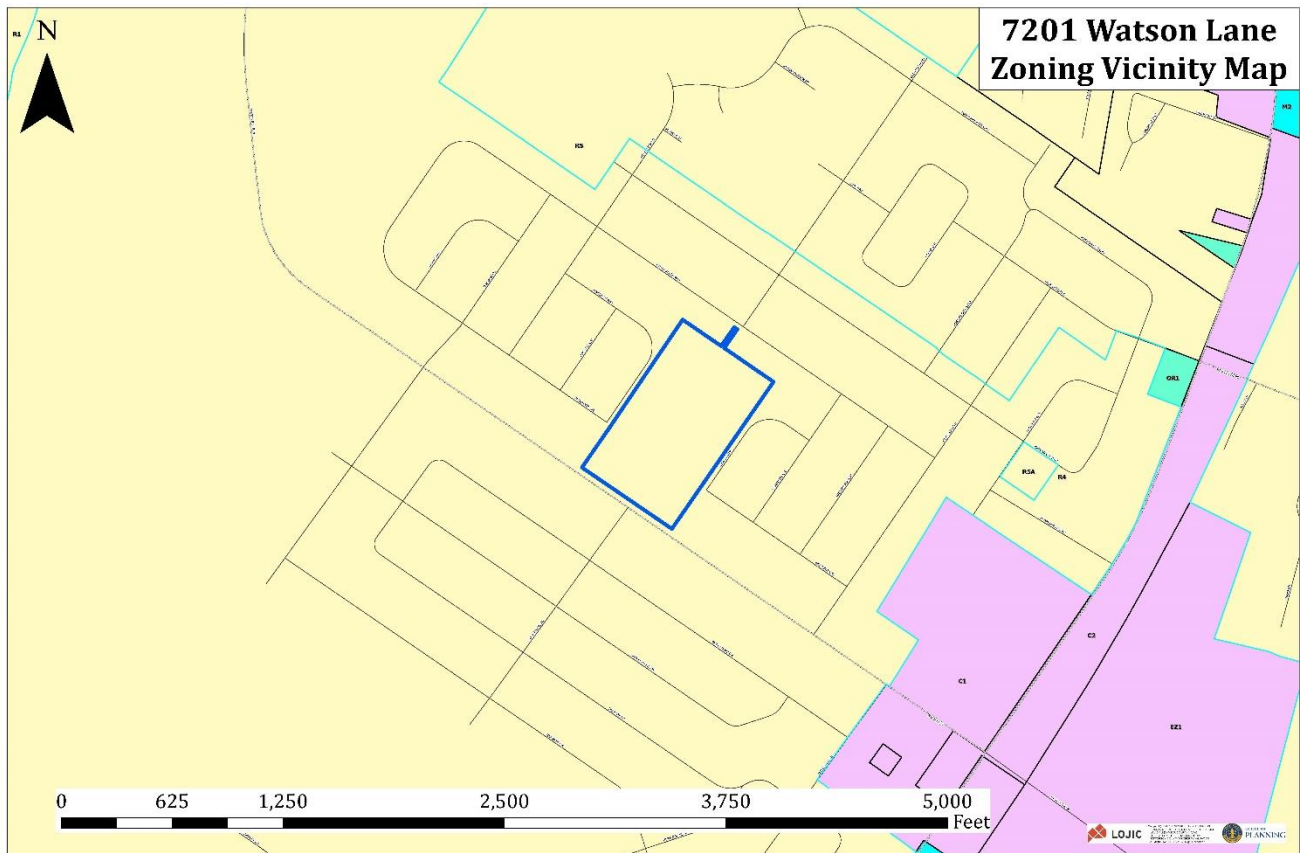
NOTIFICATION

Date	Purpose of Notice	Recipients
07/03/2024	Hearing before LD&T	1 st and 2 nd tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 14
	Hearing before PC	1 st and 2 nd tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 14
	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

