

Land Development and Transportation Committee Staff Report May 23, 2024



Case No:	24-ZONE-0025
Project Name:	John Hicks Way Areawide Rezoning
Location:	9101 John Hicks Way
Owner(s):	Louisville Metro
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	12 – Rick Blackwell
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 at the intersection of Dixie Highway and Stonestreet Road, and consists of one parcel accessed from Stonestreet Road via a private easement named John Hicks Way. 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 housing. The Louisville Metro Planning Commission instructed the Office of Planning to research this in resolution 2024-002.

The site is separated from Dixie Highway by a rail line, and is adjacent to a mini-warehouse use to the south. An institutional religious use is located across Stonestreet Road. Non-residential uses are located along Dixie Highway to the west across the rail line. Residential property is located to the north and to the east.

STAFF FINDING

The proposal is ready for a public hearing date to be set. A public hearing should be set for June 25, 2024 at the Southwest Government Center, 7219 Dixie Highway, at either 6 PM or 6:30 PM.

TECHNICAL REVIEW

No outstanding technical issues.

INTERESTED PARTY COMMENTS

Two neighborhood informational meetings were conducted. These meetings were well attended and many concerns were voiced. Principally, the residents of the Timothy Hills neighborhood to the east wished to preserve a strip of treed land 200 to 300 feet wide adjacent to the neighborhood. The proposed zoning boundary includes a 300-foot strip of land that will be preserved as R-4 in this area.

Other concerns included a desire for a fence around any development on the site, potential traffic issues at the Stonestreet Road/Dixie Highway intersection, and a wish for reassurance that any promises made regarding this site be kept by Metro Government.

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.

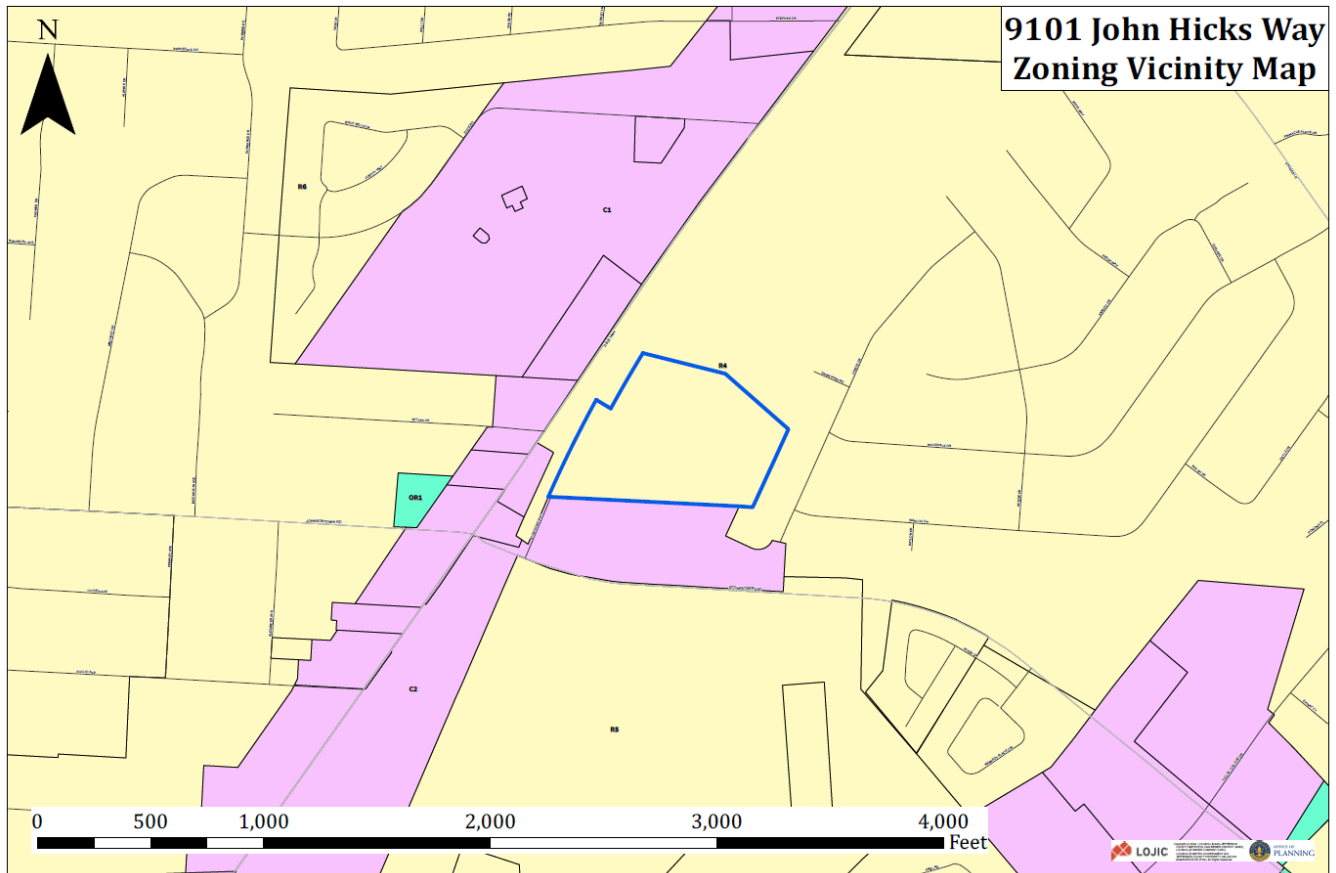
NOTIFICATION

Date	Purpose of Notice	Recipients
05/09/2024	Hearing before LD&T	1 st and 2 nd tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 12 & 14
	Hearing before PC	1 st and 2 nd tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 12 & 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

