

1.

Request:

Project Name: N English Station Road Areawide

Location:

Applicant:

Representative:

Jurisdiction:

Council District:

Case Manager:

Planning Commission

Staff Report

August 20, 2024



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

REQUEST

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

CASE SUMMARY

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.

STAFF FINDING

Staff finds that the proposed zoning change meets the guidelines of the Comprehensive Plan and the Berrytown Neighborhood Plan.

TECHNICAL REVIEW

No outstanding technical issues.

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.

INTERESTED PARTY COMMENTS

Three neighborhood informational meetings were conducted. 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.

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Plan 2040.

The proposed zoning district is a single-family residential district, permitting one principal dwelling unit, and potentially one accessory dwelling unit, per lot. While a property owner may choose to rent out their property, units in a PRD district can also be owner-occupied. The proposed district thereby complies with the recommendations of the neighborhood plan in this respect. Planned Residential

Development also requires a certain amount of open space, in which trees can be preserved, which also complies with the recommendations of the neighborhood plan. Finally, residences in the PRD zoning district can be on smaller lots, and potentially be attached to neighboring residences, which makes housing more affordable, complying with the final applicable recommendation of the neighborhood plan. More affordable units with reduced yards and reduced maintenance requirements additionally support aging in place, potentially permitting residents who already live in Berrytown to remain in the neighborhood as they age.

The proposed zoning district is in compliance with Plan 2040.

A checklist is attached to the end of this staff report with a more detailed analysis. The Louisville Metro Planning Commission is charged with making a recommendation to the Louisville Metro Council regarding the appropriateness of this zoning map amendment. The Louisville Metro Council has zoning authority over the property in question.

REQUIRED ACTIONS

- **RECOMMEND** that Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-4 to PRD

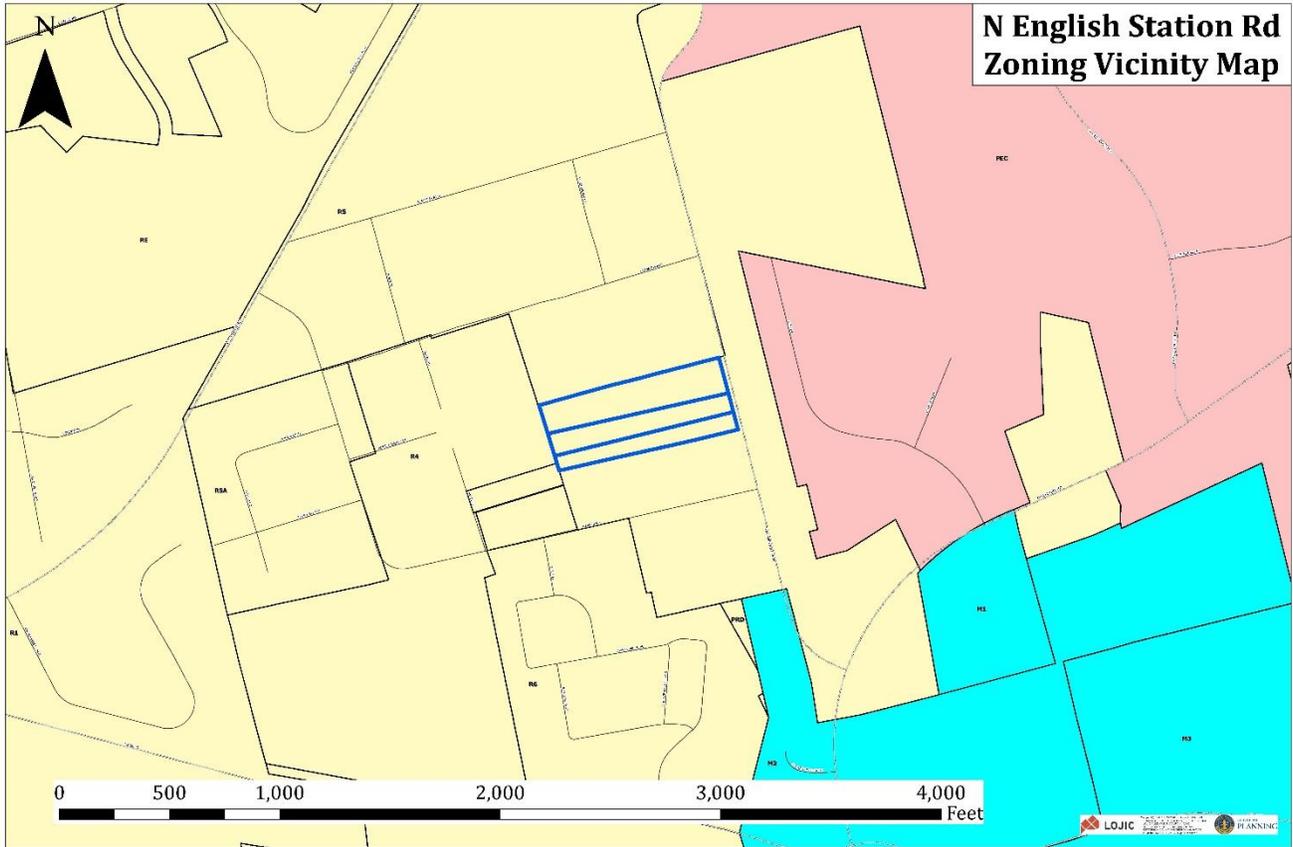
NOTIFICATION

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 17
08/06/2024	Hearing before PC	1 st and 2 nd tier adjoining property owners and current residents Registered Neighborhood Groups in Council District 17
07/29/2024	Hearing before PC	Sign Posting on property
08/09/2024	Hearing before PC	Legal Advertisement in the Courier-Journal

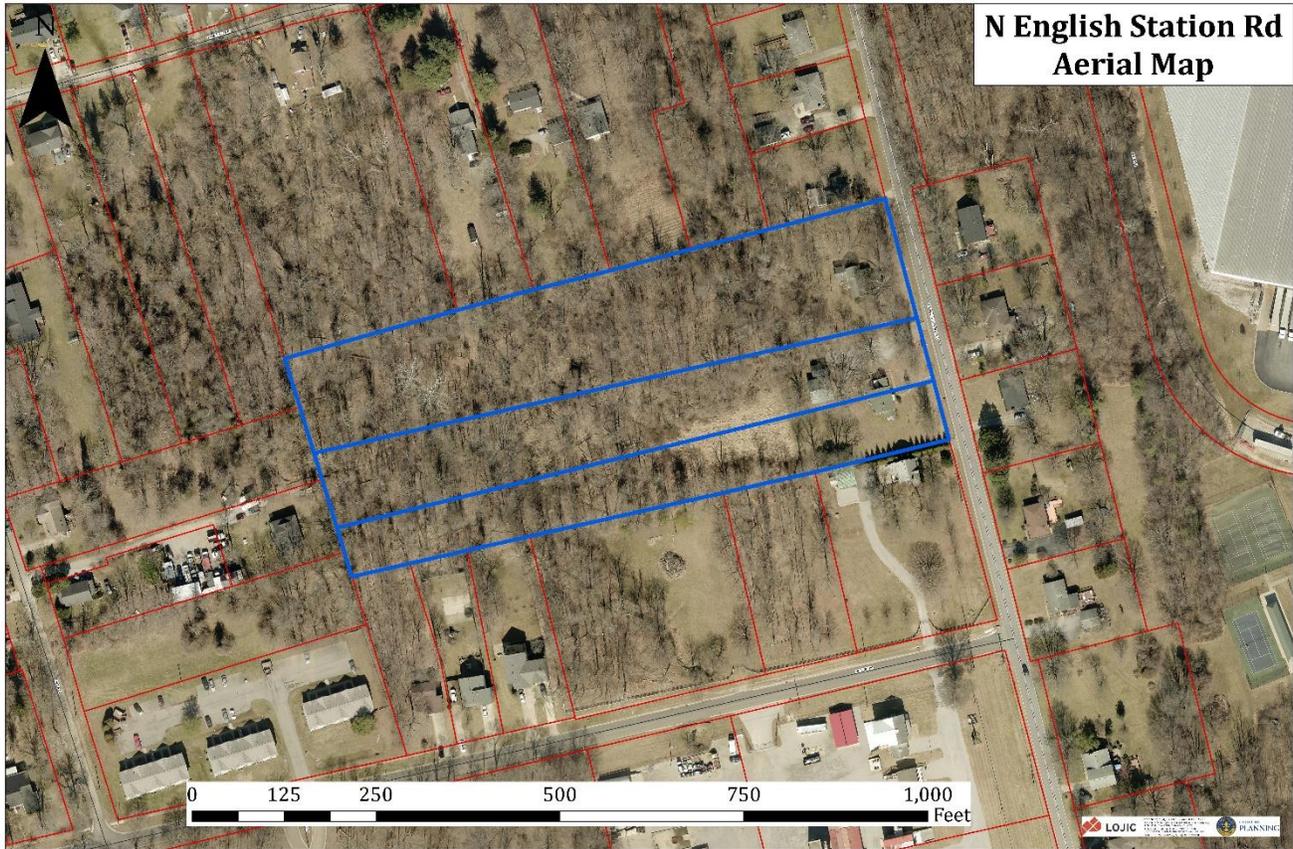
ATTACHMENTS

1. Zoning Map
2. Aerial Photograph
3. Staff Plan 2040 Checklist

1. **Zoning Map**



2. Aerial Photograph



3. Staff Plan 2040 Checklist

+	Exceeds Guideline
✓	Meets Guideline
-	Does Not Meet Guideline
+/-	More Information Needed
NA	Not Applicable

Neighborhood: Residential

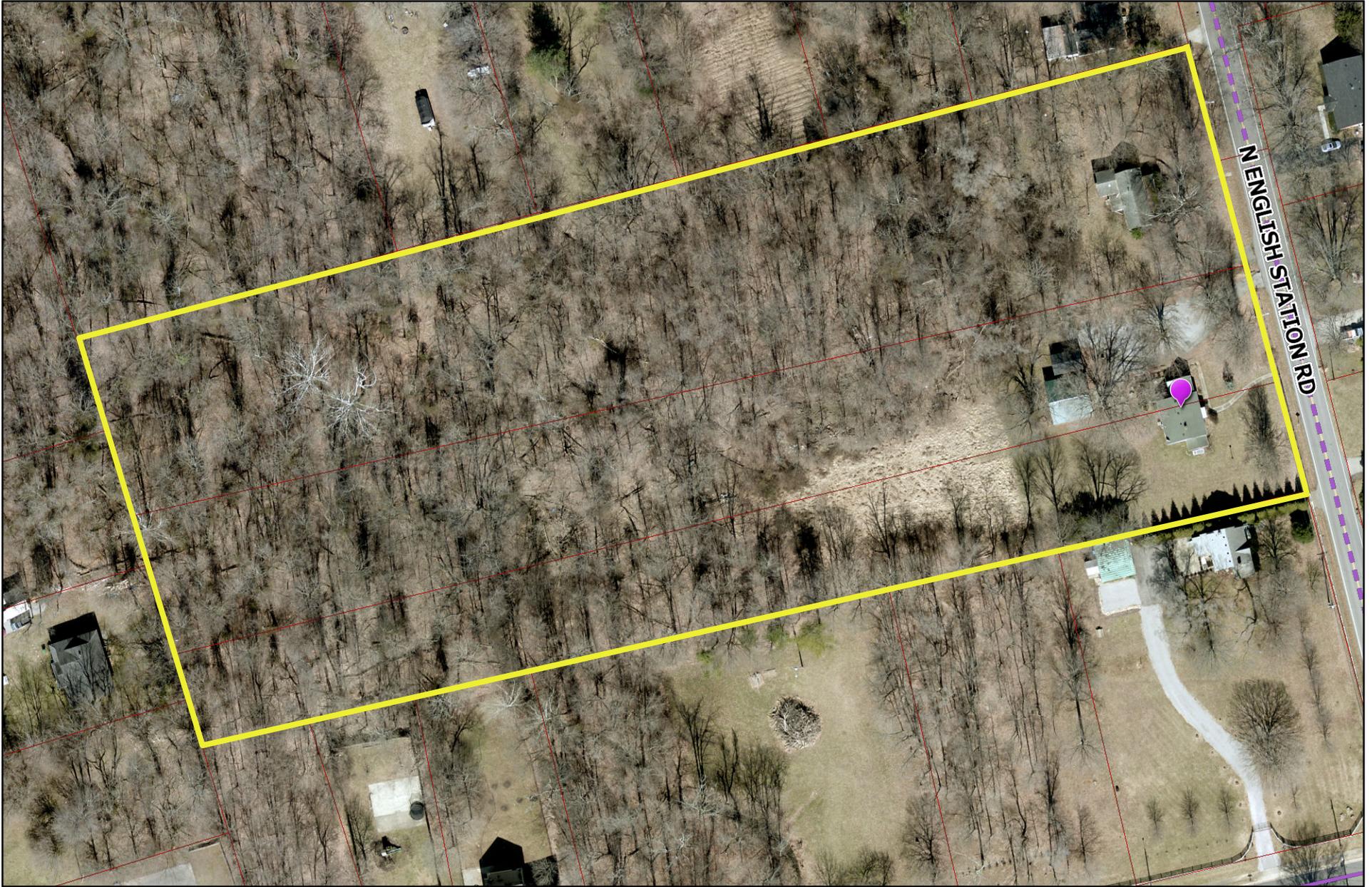
Plan 2040 Plan Elements/Staff Analysis	
1	<p><u>Community Form: Goal 1, Policy 7.</u> Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.</p> <p>✓ <u>Staff Analysis:</u> The site is located close to Heafer Road, a transit corridor. The proposed zoning district would not permit higher density or intensity uses.</p>
2	<p><u>Community Form: Goal 1, Policy 9.</u> Ensure an appropriate transition between uses that are substantially different in scale and intensity or density of development. The transition may be achieved through methods such as landscaped buffer yards, vegetative berms, compatible building design and materials, height restrictions and setback requirements.</p> <p>✓ <u>Staff Analysis:</u> The proposed zoning district and the surrounding development are not substantially different in scale or intensity.</p>
3	<p><u>Community Form: Goal 2, Policy 9.</u> Encourage new developments and rehabilitation of buildings that provide commercial, office and/or residential uses.</p> <p>✓ <u>Staff Analysis:</u> The proposal would permit new developments providing residential uses.</p>
4	<p><u>Community Form: Goal 3, Policy 10.</u> Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.</p> <p>✓ <u>Staff Analysis:</u> No wet or highly permeable soils, or severe, steep or unstable slopes are evident on the site.</p>
5	<p><u>Community Form: Goal 4, Policy 2.</u> Encourage preservation of distinctive cultural features including landscapes, natural elements and built features.</p> <p>✓ <u>Staff Analysis:</u> No distinctive cultural features are evident on the site. The existing homes on the site will be re-used if they are salvageable.</p>
6	<p><u>Community Form: Goal 4, Policy 3.</u> Encourage preservation and/or adaptive reuse of historic sites listed on or eligible for the National Register of Historic Places and/or recognized by the Louisville Metro Landmarks Commission or other national, state or local government historic preservation agencies.</p> <p>✓ <u>Staff Analysis:</u> No distinctive cultural features are evident on the site. The existing homes on the site will be re-used if they are salvageable.</p>
7	<p><u>Mobility: Goal 1, Policy 4.</u> Encourage higher densities and intensities within or near existing marketplace corridors, existing and future activity centers, and employment centers to support transit-oriented development and an efficient public transportation system.</p> <p>✓ <u>Staff Analysis:</u> The proposal is not for higher density or intensity zoning.</p>

Plan 2040 Plan Elements/Staff Analysis

8	<p><u>Mobility: Goal 2, Policy 4.</u> Avoid access to development through areas of significantly lower intensity or density development if such access would create significant nuisances.</p> <p>✓ <u>Staff Analysis:</u> Access to the site is via N English Station Road, a primary collector at this location.</p>
9	<p><u>Mobility: Goal 3, Policy 2.</u> To improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car, transit, pedestrians and people with disabilities. Housing should be encouraged near employment centers.</p> <p>✓ <u>Staff Analysis:</u> The site is easily accessible by bicycle and car. Access by transit, pedestrians and people with disabilities will be improved by redevelopment of the site.</p>
10	<p><u>Mobility: Goal 3, Policy 5.</u> Evaluate developments for their impact on the transportation network (including the street, pedestrian, transit, freight movement and bike facilities and services) and air quality.</p> <p>✓ <u>Staff Analysis:</u> Transportation Planning has approved the proposal.</p>
11	<p><u>Mobility: Goal 3, Policy 6.</u> Ensure that those who propose new developments bear or share in rough proportionality the costs of transportation facilities and services made necessary by development.</p> <p>✓ <u>Staff Analysis:</u> Transportation Planning has approved the proposal.</p>
12	<p><u>Mobility: Goal 3, Policy 9.</u> When existing transportation facilities and services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements, roughly proportional to the projected impact of the proposed development, to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.</p> <p>✓ <u>Staff Analysis:</u> Transportation Planning has approved the proposal.</p>
13	<p><u>Mobility: Goal 3, Policy 10.</u> Ensure that necessary improvements occur in accordance with long-range transportation plans and level of mobility criteria for all modes of travel.</p> <p>✓ <u>Staff Analysis:</u> Transportation Planning has approved the proposal.</p>
14	<p><u>Mobility: Goal 3, Policy 21.</u> Prevent safety hazards caused by direct residential access to high speed roadways.</p> <p>✓ <u>Staff Analysis:</u> No direct residential access to high-speed roadways is proposed.</p>
15	<p><u>Community Facilities: Goal 2, Policy 1.</u> Locate development in areas served by existing utilities or capable of being served by public or private utility extensions.</p> <p>✓ <u>Staff Analysis:</u> The relevant utilities have approved the proposal.</p>
16	<p><u>Community Facilities: Goal 2, Policy 2.</u> Ensure that all development has an adequate supply of potable water and water for fire-fighting purposes. Locate only very low-density land uses on sites that use on-lot sewage disposal systems or on a private supply of potable water.</p> <p>✓ <u>Staff Analysis:</u> Louisville Water Company has approved the proposal.</p>
17	<p><u>Community Facilities: Goal 2, Policy 3.</u> Ensure that all development has adequate means of sewage treatment and disposal to protect public health and to protect water quality in lakes and streams as determined by the Metropolitan Sewer District (MSD).</p> <p>✓ <u>Staff Analysis:</u> MSD has approved the proposal.</p>
18	<p><u>Livability: Goal 1, Policy 5.</u> Encourage development that recognizes and incorporates the unique characteristics of identified general landscape types and native plant communities (e.g., upland hardwood forest) throughout Louisville Metro.</p> <p>✓ <u>Staff Analysis:</u> Tree canopy exists on the site. A minimum of 20% tree canopy preservation will be required by the Land Development Code.</p>
19	<p><u>Livability: Goal 1, Policy 17.</u> Determine site susceptibility to erosion; identify the presence of on-site carbonate conditions and features that are vulnerable to site disturbance; identify the extent of existing groundwater use and the impacts of the project on groundwater resources, flow patterns, and existing and proposed surface drainage. Then mitigate potential hazards to such systems resulting from the project.</p>

Plan 2040 Plan Elements/Staff Analysis

✓	Staff Analysis: No karst terrain is evident on the site
20	<p>Livability: Goal 1, Policy 21. <i>Mitigate negative development impacts to the integrity of the regulatory floodplain by encouraging development patterns that minimize disturbance and consider the increased risk of more frequent flooding events.</i></p> <p>✓ Staff Analysis: The site is not located in the floodplain.</p>
21	<p>Housing: Goal 1, Policy 1. <i>Encourage a variety of housing types including, but not limited to, detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and co-housing. Allow for accessory residential structures and apartments. Housing types should reflect the Form District pattern.</i></p> <p>✓ Staff Analysis: The proposal would increase the variety of housing types and price points in the neighborhood.</p>
22	<p>Housing: Goal 1, Policy 2. <i>Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities.</i></p> <p>✓ Staff Analysis: The proposal would support aging in place by permitting new housing with a lower maintenance requirement than a detached home on a 9,000 sf lot.</p>
23	<p>Housing: Goal 2, Policy 1. <i>Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.</i></p> <p>✓ Staff Analysis: The proposal would encourage inter-generational mixed-income development that is connected to the neighborhood and surrounding area. The proposed zoning district would permit a mixture of unit types.</p>
24	<p>Housing: Goal 2, Policy 2. <i>Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.</i></p> <p>✓ Staff Analysis: The proposal is not for higher density zoning.</p>
25	<p>Housing: Goal 3, Policy 1. <i>Encourage provision of fair and affordable housing by providing a variety of ownership options and unit costs throughout Louisville Metro. Expand opportunities for people to live in quality, variably priced housing in locations of their choice by encouraging affordable and accessible housing in dispersed locations throughout Louisville Metro.</i></p> <p>✓ Staff Analysis: The proposal would encourage provision of fair and affordable housing by increasing the variety of ownership options and unit costs in Louisville Metro.</p>
26	<p>Housing: Goal 3, Policy 2. <i>As neighborhoods evolve, discourage displacement of existing residents from their community.</i></p> <p>✓ Staff Analysis: No existing residents will be displaced by the proposal.</p>
27	<p>Housing: Goal 3, Policy 3. <i>Encourage the use of innovative methods such as clustering, mixed-use developments, co-housing, and accessory apartments to increase the production of fair and affordable housing.</i></p> <p>✓ Staff Analysis: The proposed zoning district would permit innovative methods of housing.</p>



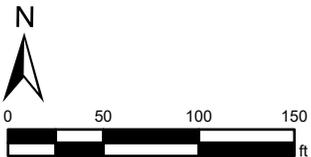
N English Station Areawide

Wednesday, July 10, 2024 | 11:50 AM



LOJIC © 2024

This map is not a legal document and should only be used for general reference and identification.



The initial informational meeting was held on March 19, 2024 in the Berrytown Recreation Center, at 1300 Heafer Road. The meeting opened at 6 PM. In attendance were Brian Davis, Marilyn Harris, Julia Williams, and Dante St. Germain as Office of Planning staff.

A community member questioned what a CLT is. A CLT is a community land trust.

The site is approximately 7 acres in area.

The intention of Metro is to solicit developers at a later date, after finding out what the community wants. This will be done via a solicitation of interest. The solicitation of interest will specify what is desired by the community and any developer will need to meet those requirements and the recommendations of the neighborhood plan. Any development will need to blend into the community.

The Berrytown Community Land Trust commented that whatever is built should be affordable. "Affordable" was defined as a unit that costs no more on a monthly basis than 30% of a renter's or owner's income. Restrictions would need to be made for any unit, whether for rent or for sale, to ensure affordability.

A community member questioned why this area was chosen, as there is no transit available. Marilyn Harris responded that TARC service is available and TARC service provides access to amenities in nearby communities.

A community member stated that people walk to Shelbyville Road and sidewalks are not available for that entire distance.

Affordability as a percentage of area median income was defined as being based on the area median income of the entire Jefferson County area.

Marilyn Harris stated that anyone who owns a property who claims the mortgage payment deduction on their income taxes is receiving a government housing subsidy, just on the back end instead of the front end.

A community member questioned why several single-family homes could not be placed on the land, rather than multiple multi-family units on a single lot.

Any developer would need to abide by a deed restriction to ensure affordability on the site in perpetuity.

A community member commented that corporate greed is a negative influence on development.

A community member commented that something other than apartments should be on the site.

A community member commented that almost all lots in the area are at least one-half acre.

A community member pointed out that TARC services are available on Heafer Road. TARC runs every weekday but not on the weekends.

The neighborhood plan encourages the provision of owner-occupied housing and preservation of the tree canopy.

Not everything is close to amenities and not every community is walkable.

A community member commented that traffic on N English Station Road to Shelbyville Road has resulted in a proposed road widening, in the 2025-2027 time frame. Development on the site would add more traffic.

A community member questioned if an environmental impact study had been performed. Marilyn Harris stated that it had, and that the study would be provided for the case file. The study was approved prior to Metro purchasing the property.

A community member stated that too much truck traffic present on N English Station Road. There is no safe place to walk and no sidewalks.

A community member questioned the process of the zoning change. There will be another neighborhood informational meeting to present the results from this meeting. We will know more at the next meeting what zoning district would be suitable for the site. The zoning process was explained with respect to the case going before the Land Development and Transportation Committee and the Planning Commission, with final approval by Metro Council. Marilyn Harris stated that following any zoning approval, the solicitation of interest would be distributed, and interested developers would be discussed and one chosen. The chosen developer may be transferred the property as a sale or may develop on property retained by Metro and leased to the developer.

The difference between an areawide rezoning and a standard rezoning (plan certain) was discussed.

Community members indicated that any development would need to be connected to the community and would need to have sidewalks. Multi-family was stated to be a poor fit for the site. Community members specified that single-family lots should be developed on the site. Traffic was again discussed as very heavy on N English Station Road. Community members are not looking for large multi-family complexes. Community members questioned whether development would increase property values in the vicinity.

The property is not intended for development into large single-family homes. Affordably was again discussed.

Community members indicated a desire for single-family homes. Approximately 32 lots would be the maximum allowable under the current zoning which would not include the road dedication, so the actual number of allowable lots would be less. Community members indicated that they would like the lots to be sold to eligible buyers.

The Berrytown Community Land Trust stated that they would like to be involved in this process.

There is no guarantee that the land would be sold to a developer.

Community members discussed duplexes and many indicated that some duplexes might be acceptable.

The next neighborhood informational meeting would take place in the general time frame of April 23rd.

Community members questioned if the land absolutely needs to be rezoned. The land could remain R-4. Community members again expressed a desire for single-family homes with home ownership.

The meeting adjourned at approximately 7:30 PM.

St Germain, Dante

From: Williams, Julia
Sent: Thursday, July 11, 2024 9:29 AM
To: St Germain, Dante
Subject: Re: Berrytown 4/23 meeting minutes

Berrytown 4/23/24

Dante went over what could happen with property tree canopy, single family residential, not very tall buildings

2 options
R-5 and PRD

Questions were asked about how many bedrooms, if they would be one or two story
No one's property will be taken
Sidewalks will go to the property line not in front of anyone's property.

Emphasis on concept and not what is being built. It could but it may not.
Open space would be maintained by HOA or community land trust
Ormsby Lane and Lagrange road 3300 sf lots approx

Build housing that is more dense
Who's making a profit, developer has to build affordable or land will not be sold. The land developer will be the one to make the profit. Will all the properties be built at once? Don't know. Estimating 3-4 proposals, look at households, and plan, enter into letter of intent. Enter grant agreement

Metro will not turn the land over without approved development.

*****Land Needs to be maintained. Property maintenance. Get someone out to cut the grass

Berrytown land trust, why would land go to developer, why not land trust? Land trust would apply for this project

Affordable housing, could a 400000 house be built? Don't want to create 100% low income housing. At or below 80% AMI= affordable housing
Purchase is individual, at least 50% or 60% have to be affordable but the rest are market, this could happen

All things are possible- variety of choices of who the land can go to

Can a community member be a part of the Solicitation of interest? Need to check with county attorney

Reviews are independent, then group gets together to decide why they scored the way they did

Zoning has not been changed

The city wants to increase the density.

Discussed zoning process

Provide a visual representation of a real life PRD. What will it look like in real life

Wants new neighborhood to connect to the rest of Berrytown, wants to maintain connection to existing neighborhood. Could be intergenerational

Development

Speed bumps along N English Station Road? Can it happen?

Sent from my iPad

On Jul 11, 2024, at 8:13 AM, St Germain, Dante <Dante.St.Germain@louisvilleky.gov> wrote:

Julia,

Did you send me the minutes for the 4/23 meeting for the Berrytown areawide?

Dante St. Germain, AICP

Senior Planner

Office of Planning

444 S 5th Street, Suite 300, Louisville, KY 40202

O: (502) 574-4388

<image001.png>

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St Germain, Dante

From: Davis, Brian
Sent: Tuesday, June 11, 2024 6:58 PM
To: St Germain, Dante; Williams, Julia
Subject: 6/11 Notes

June 11, 2024 N English Station Road Areawide Neighborhood Meeting

Dante presentation.

While showing concept plan:

Asked about how many units/density? Dante explained this concept is about 39 lots. Shows a PRD zoning classification on the site. Talked about minimum lot sizes. Talked about open space requirement for PRD. PRD would allow a mix of housing types. Someone said this plan doesn't do "stand alone houses" which is important to the neighborhood. Asked about difference between condos and townhomes. Someone asked about lot sizes on the concept plan, Dante estimated about 3,000 sf.

Asked if these would be rented or sold to owners. Marilyn said there are a couple of ways it could go. There has been interest from two community land trusts who are interested in the property. Community is scared whoever ultimately develops this property will not adhere to their requests or what Metro says has to be done on the site. Explained PRD and that it would remain this unless either a developer or the city requested to change it.

Asked about public hearing. Dante explained it would be an evening hearing in the district, but we don't have an exact date or location at this time.

Someone said there was a recent R-5 development that was successful, so why not do R-5 here. Marilyn and Dante explained that R-5 doesn't allow attached units or get to the density that Metro is hoping to achieve on the property.

Continued to ask why not R-4 to R-5. Talked about lot size and how price of land has influences home prices. Marilyn and Dante talked about how R-4 is somewhat of an exclusionary zoning classification.

Some feel this conceptual plan may not reflect all the desires of the neighborhood. Want to makes sure whatever happens is a reflection of community needs and the Berrytown Plan.

Went over anticipated timeframe for moving forward. Adjourned at 6:57 pm.

Brian Davis, AICP

Interim Director
Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5160 | **C:** 502-528-8956



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PLANNING

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St Germain, Dante

From: M Williams <marilwill@hotmail.com>
Sent: Thursday, April 18, 2024 9:04 AM
To: St Germain, Dante
Subject: Re: 24-Zone-0026
Attachments: 24-Zone-0026 letter.docx

Importance: High

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Kind Regards,

Marilyn Williams

From: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Thursday, April 18, 2024 8:51 AM
To: M Williams <marilwill@hotmail.com>
Subject: RE: 24-Zone-0026

Please resend as an attachment. I cannot access in-line documents.

Dante St. Germain, AICP
Senior Planner

Office of Planning
444 S 5th Street, Suite 300, Louisville, KY 40202
O: (502) 574-4388



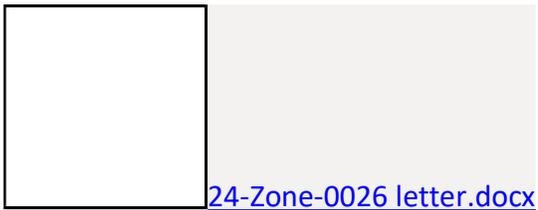
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From: M Williams <marilwill@hotmail.com>
Sent: Thursday, April 18, 2024 8:50 AM
To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: 24-Zone-0026
Importance: High

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.



Good Morning Ms. St. Germain,

I hope all is well. Please see attached.

Kind Regards,

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

April 16, 2024

RE: 24-Zone-0026

Dante St. Germain, AICP, Senior Planner
Office of Planning, Metro Government Center
444 South 5th Street, 3rd Floor
Louisville, Kentucky 40202
502 574 4388 DANTE.ST.GERMAIN@LOUISVILLEKY.GOV

Ms. St. Germain,

I am writing to you to re-emphasize the concerns expressed during the first meeting on March 19, 2024 regarding Case #24-Zone-0026. Thank you for the opportunity.

I hope the development of this land will be single family, affordable, home ownership/owner occupied suburban residential housing. Homes that preserve the legacy and strong historical fiber of the historically Black Community of Berrytown.

I am firmly against the rezoning of 1408 -1412 North English Station Road, keep the current R4 zoning in place.

With regard to the current structures on these lots, please do not demolish these buildings. It would be ideal if the structure at 1408 could be repurposed at another site in Berrytown. The structure at 1412 is one of the oldest and original residences in Berrytown. It could be refurbished and made a focal/administrative facility for the proposed new development on this site.

Regarding the tree canopy, please keep as many older established trees on the site as possible, and establish as much green space as feasible, to enhance the environment and community togetherness atmosphere.

The Berrytown Community Land Trust should be afforded strong consideration and would be great stewards for this development.

All measures taken should be in accordance to the Berrytown Neighborhood Plan, Ordinance No.093, Series 2023, signed by Mayor Craig Greenberg on August 03, 2023.

Your attention and kind consideration is greatly appreciated.

Regards,

Marilyn Williams

St Germain, Dante

From: Victor D. Williams <vwilliams@berrytownct.org>
Sent: Thursday, March 21, 2024 12:20 PM
To: St Germain, Dante
Cc: Harris, Marilyn; Casey, Rachel; 'Patrick Cornett'; 'Andrew Hawes'
Subject: RE: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

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Dante,

I also want to share examples of 265 Square Feet, 2-bedroom duplexes built by our partners at Housing Partnership Inc (HPI).



7009 James Madison Way, 40272



7003 James Madison Way, 40272

Please feel free to contact me, if you have any questions or concerns.

All the Best,

Victor D. Williams
Executive Director



Berrytown Community Land Trust, Inc., - A IRS 501(c)(3) tax exempted foundation
“A Community Established by a Freed Slave in 1874”

P.O. Box 43501 Louisville, KY 40253

Email: vwilliams@berrytownclt.org

Visit www.berrytownclt.org to learn more about our projects in Berrytown.

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From: Victor D. Williams <vwilliams@berrytownclt.org>
Sent: Wednesday, March 20, 2024 12:34 PM
To: 'St Germain, Dante' <Dante.St.Germain@louisvilleky.gov>
Cc: 'Harris, Marilyn' <Marilyn.Harris@louisvilleky.gov>; 'Casey, Rachel' <Rachel.Casey@louisvilleky.gov>; 'Patrick Cornett' <PCornett@wearehpi.org>; 'Andrew Hawes' <ahawes@wearehpi.org>
Subject: RE: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

Dante,

I'll defined a cottage as a one floor, one and two bedroom small Garden Home with a patio.

All the Best,

Victor D. Williams
Executive Director



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From: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Wednesday, March 20, 2024 11:31 AM
To: vwilliams@berrytownclt.org
Cc: Harris, Marilyn <Marilyn.Harris@louisvilleky.gov>; Casey, Rachel <Rachel.Casey@louisvilleky.gov>; 'Patrick Cornett' <PCornett@wearehpi.org>; 'Andrew Hawes' <ahawes@wearehpi.org>
Subject: RE: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

Mr. Williams,

If you don't mind, could you define what you mean by "cottages"?

Dante St. Germain, AICP
Senior Planner

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From: Victor D. Williams <vwilliams@berrytownclt.org>

Sent: Wednesday, March 20, 2024 11:20 AM

To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Cc: Harris, Marilyn <Marilyn.Harris@louisvilleky.gov>; Casey, Rachel <Rachel.Casey@louisvilleky.gov>; 'Patrick Cornett' <PCornett@wearehpi.org>; 'Andrew Hawes' <ahawes@wearehpi.org>

Subject: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

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Hello Dante,

Thanks for the courtesy extended to me and the residents of Berrytown at yesterday's Rezoning Neighborhood Meeting.

As mentioned, our CLT is advocating for a Pocket Neighborhood with small single-family housing and duplexes for home ownership, and cottages for our senior residents, for both ownership and rentals, as shown below.

Pocket Neighborhood

This test fit shows an example of how a larger site could be designed to be compatible with an existing single-family residential neighborhood.

The design focuses on "community living in nature", with a variety of small housing types organized around shared open spaces.



Please note that the Pocket Neighborhood shown above was received from Rachel Casey, Senior Planner with the Office of Planning, and is in accordance with the Housing & Mixed-Use Development presentation held in February 2024.

This presentation is from a Metro-wide Government study analyzing the existing conditions to identify areas where mixed-use and diverse housing types may be enabled while providing a high quality of life and making the best use of available resources.

I have taken the liberty of attaching a copy of this presentation for your review. I have also cc'd Rachel for visibility.

Lastly, as I mentioned to Marilyn Harris, we intend to respond to the SOI when it's released, and we plan to request that the two remaining structures standing on the property at 1408 and 1412 N English Station Road not be demolished. Our SOI response will include rehabbing and repurposing these structures.

If you have any questions or concerns, please feel free to contact me.

Again, thanks for the courtesy extended, and I look forward to talking with you again in the near future.

All the Best,

Victor D. Williams
Executive Director



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St Germain, Dante

From: Joan Pauly <joanpauly@gmail.com>
Sent: Saturday, April 6, 2024 2:34 PM
To: St Germain, Dante
Cc: Harris, Marilyn
Subject: Berrytown Development Feedback

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Hello,
This is a follow-up from the presentation the city provided concerning ideas for the N. English Station Rd. project.

The recent Berrytown Neighborhood plan accurately reflects the neighborhood's wishes for more single family and affordable homes. That was echoed during the meeting you hosted. I am also in support of that approach and in favor of both detached and attached units such as duplexes, but not high density attached units.

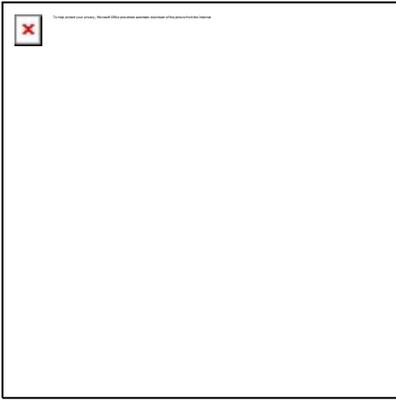
My feedback, in order to preserve tree canopy, foster community engagement, and allow for quality, affordable housing would be to plan this acreage using pocket neighborhood or cottage court principles, and let that be the guide to density and unit mix.

Typically this type of land plan will include an alley system for cars, utilities, and waste cans so that common front yard greenspace can be used for community gatherings and "free range" children can play without danger of cars ripping through. Rarely does a developer look at the "approach" to the land first... traditionally it's "best use" which means highest density/profit allowable. If the city is willing to drive that discussion to use pocket neighborhood design with resulting density, and include it in the SOI, that would be amazing.

I am a big fan of Ross Chapin and the developments he's done using these principles. Front porch living with smaller footprint homes and expanded common space is the type of development I would like to see on N. English Station Rd.

Examples here: <https://rosschapin.com/projects/>

Thank you,
Joan
Joan Pauly
mobile: 404.291.5178
email: joanpauly@gmail.com
<https://www.paulyrealestate.com/>
Louisville, KY



Staff Findings of Fact

Case # 24-ZONE-0026

ZONING FINDINGS

WHEREAS, the Planning Commission finds the proposal meets Plan 2040 Community Form: Goal 1 because the site is located close to Heafer Road, a transit corridor. The proposed zoning district would not permit higher density or intensity uses. The proposed zoning district and the surrounding development are not substantially different in scale or intensity.

WHEREAS, the proposal meets Community Form: Goal 2 because the proposal would permit new developments providing residential uses.

WHEREAS, the proposal meets Community Form: Goal 3 because no wet or highly permeable soils, or severe, steep or unstable slopes are evident on the site.

WHEREAS, the proposal meets Community Form: Goal 4 because no distinctive cultural features are evident on the site. The existing homes on the site will be re-used if they are salvageable.

WHEREAS, the proposal meets Mobility: Goal 1 because the proposal is not for higher density or intensity zoning.

WHEREAS, the proposal meets Mobility: Goal 2 because access to the site is via N English Station Road, a primary collector at this location.

WHEREAS, the proposal meets Mobility: Goal 3 because the site is easily accessible by bicycle and car. Access by transit, pedestrians and people with disabilities will be improved by redevelopment of the site. Transportation Planning has approved the proposal. No direct residential access to high-speed roadways is proposed.

WHEREAS, the proposal meets Community Facilities: Goal 2 because the relevant utilities have approved the proposal. Louisville Water Company has approved the proposal. MSD has approved the proposal.

WHEREAS, the proposal meets Livability: Goal 1 because tree canopy exists on the site. A minimum of 20% tree canopy preservation will be required by the Land Development Code. No karst terrain is evident on the site. The site is not located in the floodplain.

WHEREAS, the proposal meets Housing: Goal 1 because the proposal would increase the variety of housing types and price points in the neighborhood. The proposal would support aging in place by permitting new housing with a lower maintenance requirement than a detached home on a 9,000 sf lot.

WHEREAS, the proposal meets Housing: Goal 2 because the proposal would encourage inter-generational mixed-income development that is connected to the neighborhood and

surrounding area. The proposed zoning district would permit a mixture of unit types. The proposal is not for higher density zoning.

WHEREAS, the proposal meets Housing: Goal 3 because the proposal would encourage provision of fair and affordable housing by increasing the variety of ownership options and unit costs in Louisville Metro. No existing residents will be displaced by the proposal. The proposed zoning district would permit innovative methods of housing.