

PROCESS AND EDUCATION

Land Development Code

Office of Planning and
Design Services



DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

What is Zoning?

Zoning is a method in which each parcel of land within a city is designated a 'zone' which determines what the land can be used for, as well as ensure compatibility with surrounding parcels.

What are Zoning Districts?

Any area within Jefferson County delineated on the Zoning District Map to which a set of regulations governing permitted land use, density and intensity of development applies.

WHAT IS THE LAND DEVELOPMENT CODE?

It's a set of land use and design rules that regulates development and what can be done on private property.

Two Tiered Zoning

- 1st tier - Zoning districts
- 2nd tier - Form districts
 - “An area with distinct boundaries, delineated on the Zoning District Map to which a set of regulations governing the pattern and form of development and redevelopment applies.”

Zoning Districts

- **Residential**
 - **Single Family Residential Districts**
 - **Multi-family Residential Districts**
 - **Office-Residential Districts**
- **Non-Residential**
 - **Commercial Districts**
 - **Manufacturing Districts**
 - **Multipurpose Districts:**

- Regulate building and site design
- Twelve Form Districts
- Traditional
 - Buildings located close to road
 - Parking spaces behind building
 - Streets - grid pattern with alleys and sidewalks
 - Narrow residential lots
 - Non-residential uses at street corners
- Suburban
 - Buildings set back from road
 - Parking in front of building
 - Larger residential lots
 - Less transit and pedestrian oriented than traditional forms



Traditional Form	Suburban Form
Downtown	Regional Center
Traditional Marketplace Corridor	Suburban Marketplace Corridor
Village Center	Village Outlying
Traditional Workplace	Suburban Workplace
Traditional Neighborhood	Neighborhood
Town Center	Campus

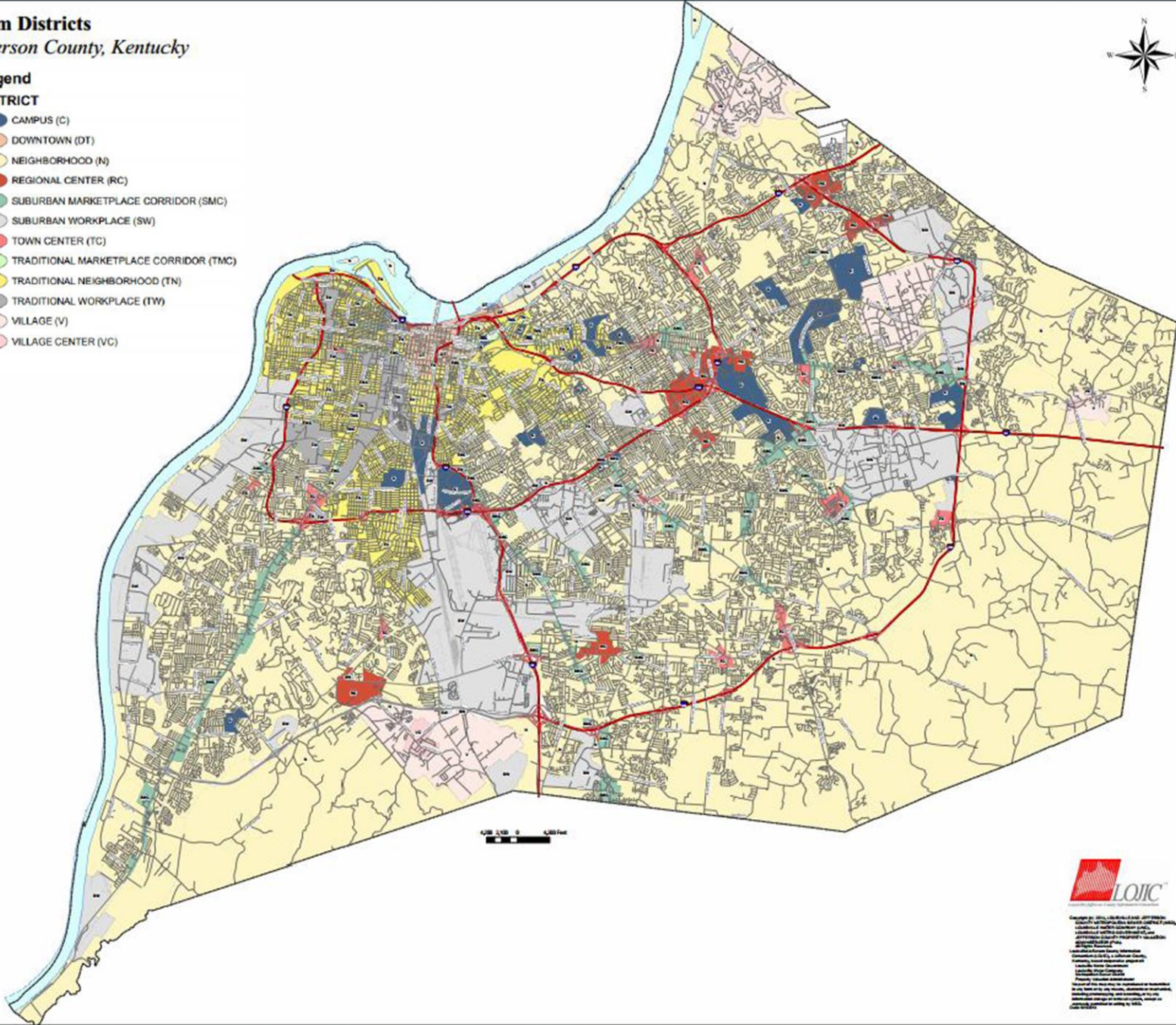
Form Districts

Jefferson County, Kentucky

Legend

DISTRICT

-  CAMPUS (C)
-  DOWNTOWN (DT)
-  NEIGHBORHOOD (N)
-  REGIONAL CENTER (RC)
-  SUBURBAN MARKETPLACE CORRIDOR (SMC)
-  SUBURBAN WORKPLACE (SW)
-  TOWN CENTER (TC)
-  TRADITIONAL MARKETPLACE CORRIDOR (TMC)
-  TRADITIONAL NEIGHBORHOOD (TN)
-  TRADITIONAL WORKPLACE (TW)
-  VILLAGE (V)
-  VILLAGE CENTER (VC)



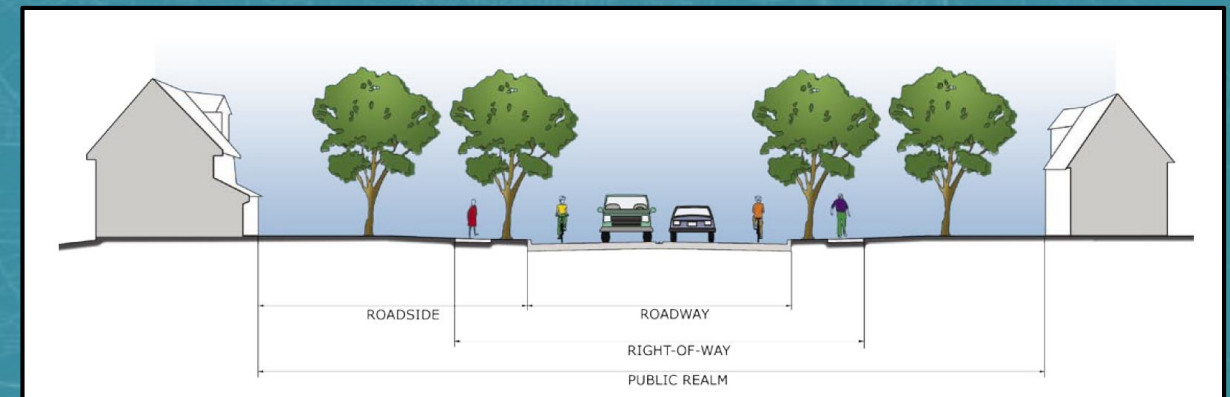
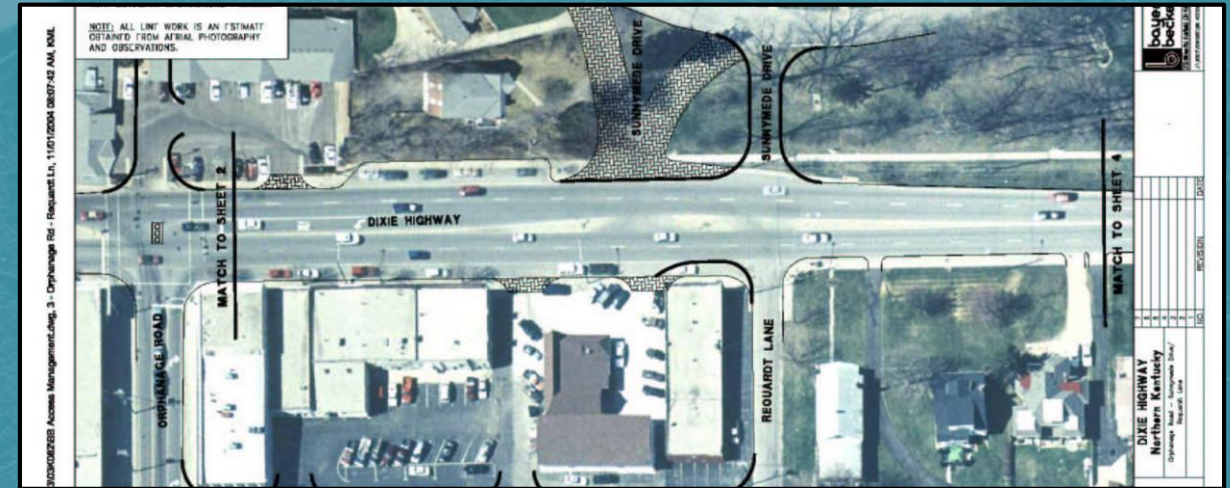
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Plan 2040

- **Recommended the creation of two new form districts:**
 - **Urban Center Neighborhood**
 - **Conservation Neighborhood**

Street Design and Access Standards

- Access management
- Street design and naming
- Transit
- Traffic and air quality assessment



Landscaping and Tree Canopy

- **Landscape design**
- **Tree canopy requirements**
- **Parkways and scenic corridors**
- **Streetscape master plans**



Other Standards

- Subdivision regulations
- Sign regulations
- Parking regulations
- Procedures



Questions



PROCESS AND EDUCATION

Development Process

Office of Planning and
Design Services



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BOZA

- **Board of Zoning Adjustment (BOZA) hears the following cases:**
- **Conditional Use Permits (CUP)**
 - **Short Term Rentals**
 - **Outdoor Alcohol Sales and consumption**
 - **Daycares**
- **Variances**
 - **Fence height**
 - **Building Height**
 - **Buildings in setbacks**

CUP Process

Pre-
Application
Submittal

- Agency Review
- Neighborhood Meeting

Formal
Application

- Agency Review

BOZA Public
Hearing

- Final Action



Variance Process

Application
Submittal

- Agency Review



BOZA Public
Hearing

- Final Action

Planning Commission

- Committees of the Planning Commission
 - Development Review Committee (DRC)
 - Land Development and Transportation (LD&T)
- Types of cases the Planning Commission hears:
 - Zoning Change
 - Development Plans
 - Subdivisions

Zoning Process

Pre-Application
Submittal

- Agency Review
- Neighborhood Meeting

Formal
Submittal

- Agency Review

Land
Development &
Transportation
Committee
(LD&T)

- Application Ready for Public Hearing
- Schedules Planning Commission Date

Planning
Commission

- Recommendation to Legislative Body

Legislative
Body

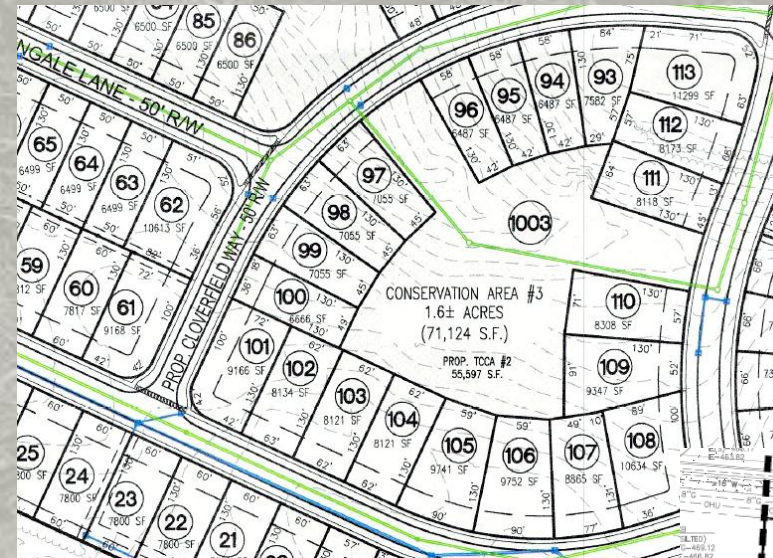
- Final Action

Development Plan/Subdivision Process

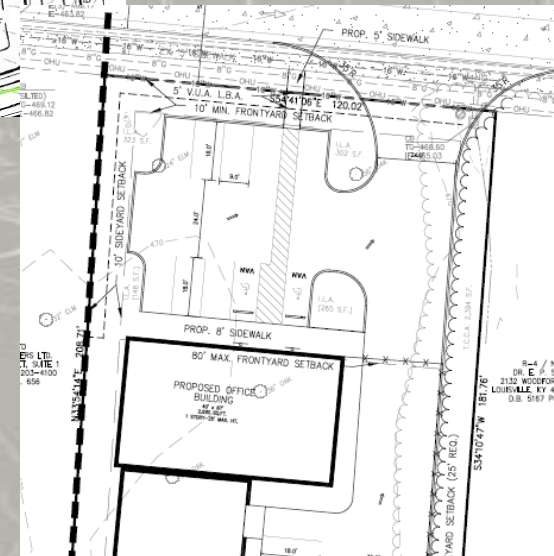
Application Submittal

- Agency Review

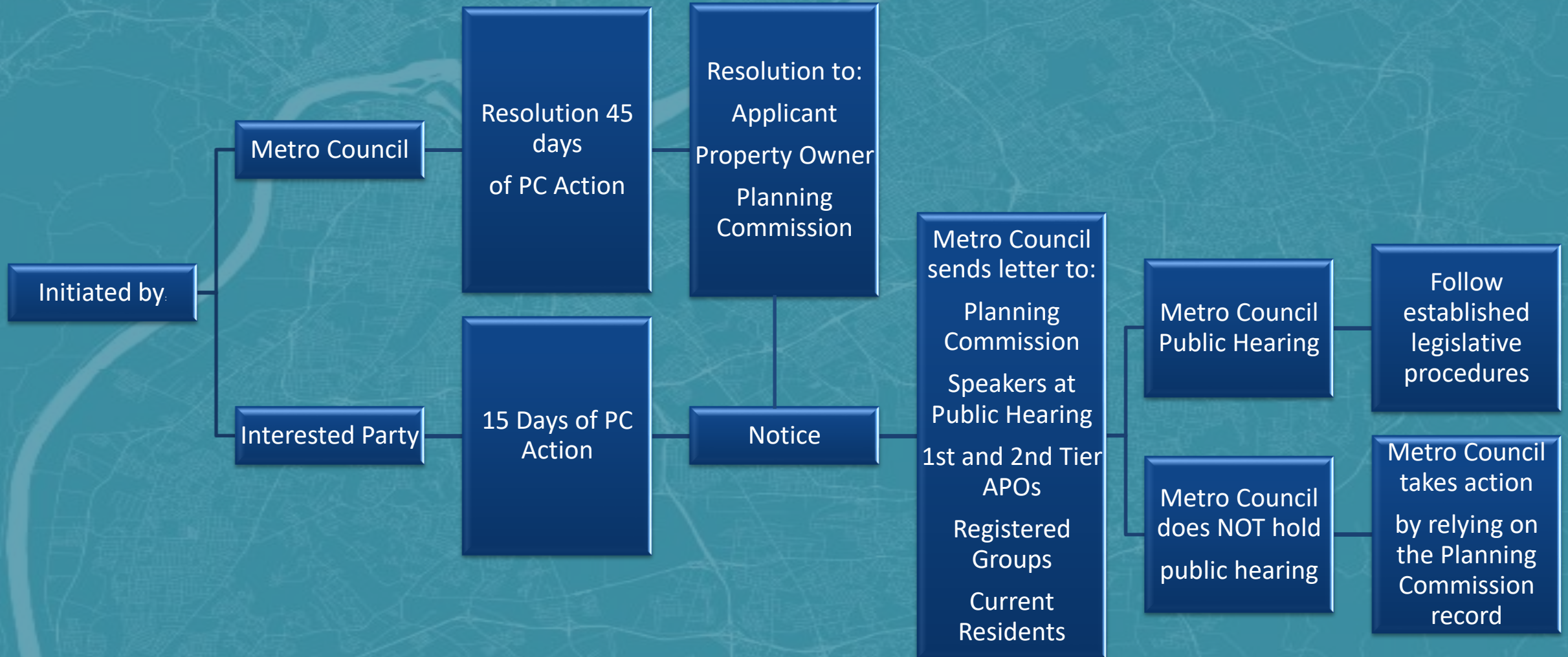
Land Development
and Transportation
(LD&T) or
Development Review
Committee (DRC)



- Final Action



Legislative Review of Development Plans



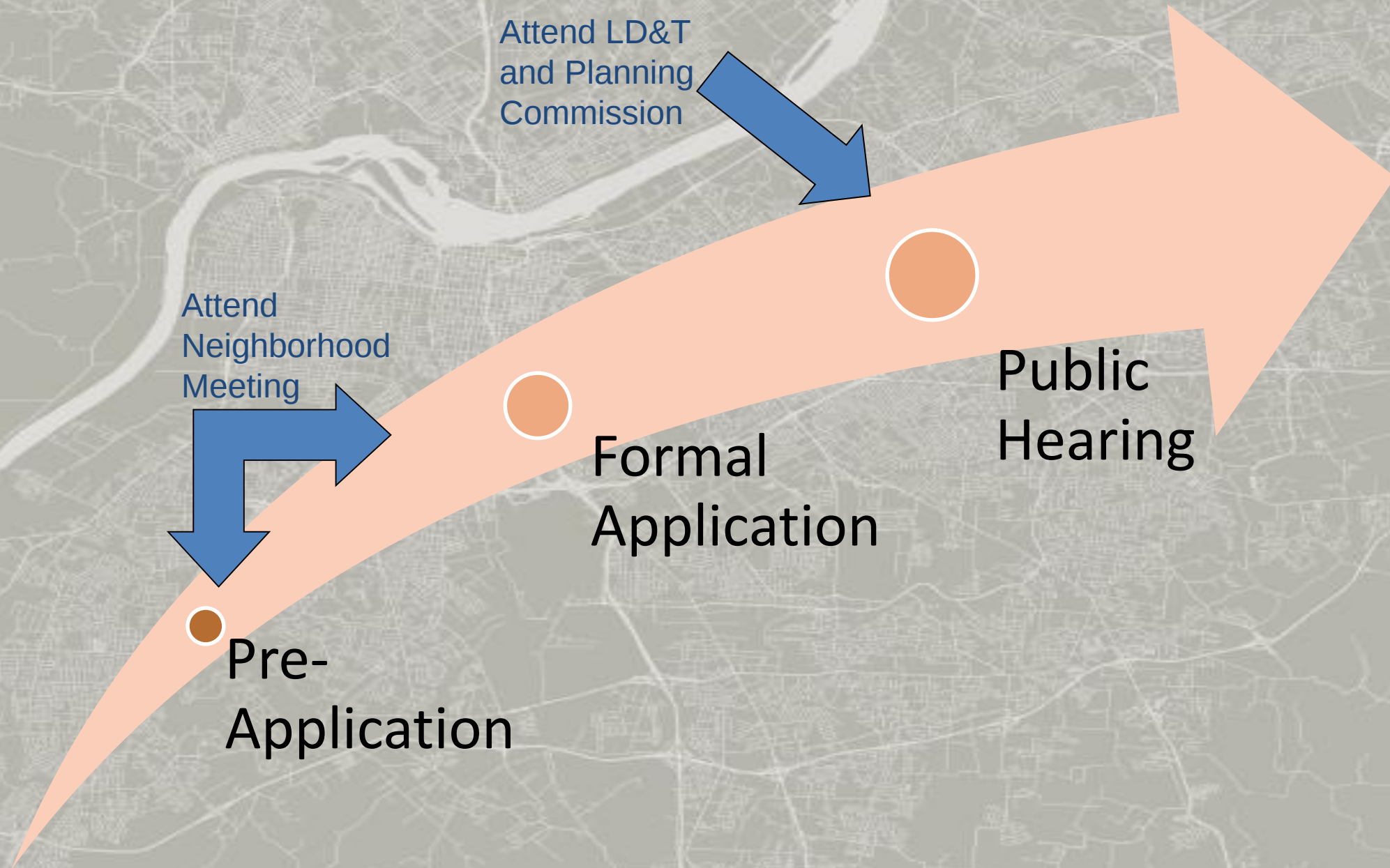
Ministerial vs. Discretionary

- **Ministerial:**
 - Category 3 Development Plans
 - Preliminary Subdivisions
- **Discretionary:**
 - Changes in Zoning
 - Development Plans
 - Waivers

How Citizens Get Involved

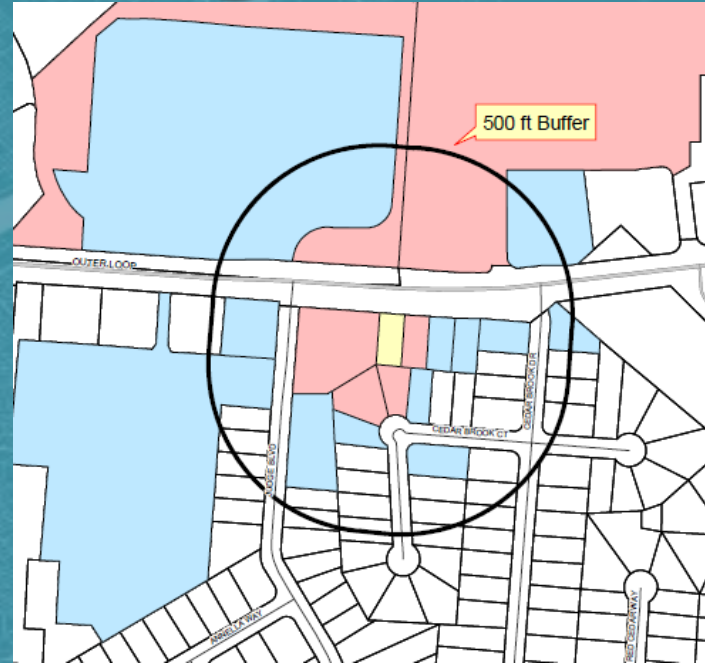
- Attend neighborhood meetings
- Sign up for neighborhood notifications for your council district
- Use resources to educate yourself and community
- Contact case manager
- Attend public meetings

Citizen Involvement Timeline



Noticing

- Notices Sent by Email and USPS
 - Prior to Neighborhood Meeting
 - Prior to LD&T
 - Prior to PC
- Notices sent to:
 - 1st and 2nd tier APO & current residents
 - Gov Delivery Recipients
 - PDS Staff
- Sign Posted (KRS 100)
 - Prior to PC
- Legal Ad (KRS 100)
 - Prior to PC



PUBLIC HEARING
Louisville Metro Planning
Commission
June 16, 2016 at 1:00 P.M.
Old Jail Building, 514 W. Liberty
Zoning Change for Case:
#16ZONE1012
At 5900 US Highway 42

Cases may be inspected in the
office of Metro Planning and
Design, 444 S. 5th Street, Suite
300, Louisville, KY. For special
accommodations or additional
information, contact Planning
at 574-6230 or www.louisvilleky.gov/planningdesign. TDD 1-800-648-6056.



Postcard Notice



NOTICE OF PUBLIC HEARING

You are invited to attend a review for a **CHANGE IN ZONING** from R-1 (Single Family Residential), R-6 (Multi-Family Residential), C-1 (Commercial), and C-2 Commercial to PDD (Planned Development District) with a **WAIVER** and a **ROAD CLOSURE** of Beargrass Avenue.

Subject Property: **2297, 2301, 2313, 2345 LEXINGTON RD**
Case Number: **22-ZONE-0043 AND 22-STRCLOSURE-0017**
Case Manager: **JULIA WILLIAMS** (julia.williams@louisvilleky.gov)

Meeting Type: **PLANNING COMMISSION**
Meeting Date: **THURSDAY, DECEMBER 1, 2022**
Time: Meeting will begin at **1:00 PM** and continue until all cases are heard
Location: **514 W Liberty Street, 40202**

Learn how to watch and participate online at
<https://louisvilleky.gov/government/upcoming-public-meetings>

To view documents related to this proposal, please visit <https://aca-prod.accela.com/LJCMG> or:
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)
444 S. 5th Street, 3rd Floor, Louisville, KY 40202
(502) 574-6230

Or visit <https://louisvilleky.gov/government/planning-design> for:

- More information on zoning processes
- Public comment opportunities
- Applications for a petition for a night hearing, including procedures to change the time and/or location of a public hearing to 6:00 pm or later downtown, or to a convenient location.
- Visit <https://louisville.legistar.com/Calendar.aspx> for meeting agenda and staff report

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.



Neighborhood Notification



- <https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

Weekly Activity Report



LOUISVILLE METRO PLANNING & DESIGN SERVICES

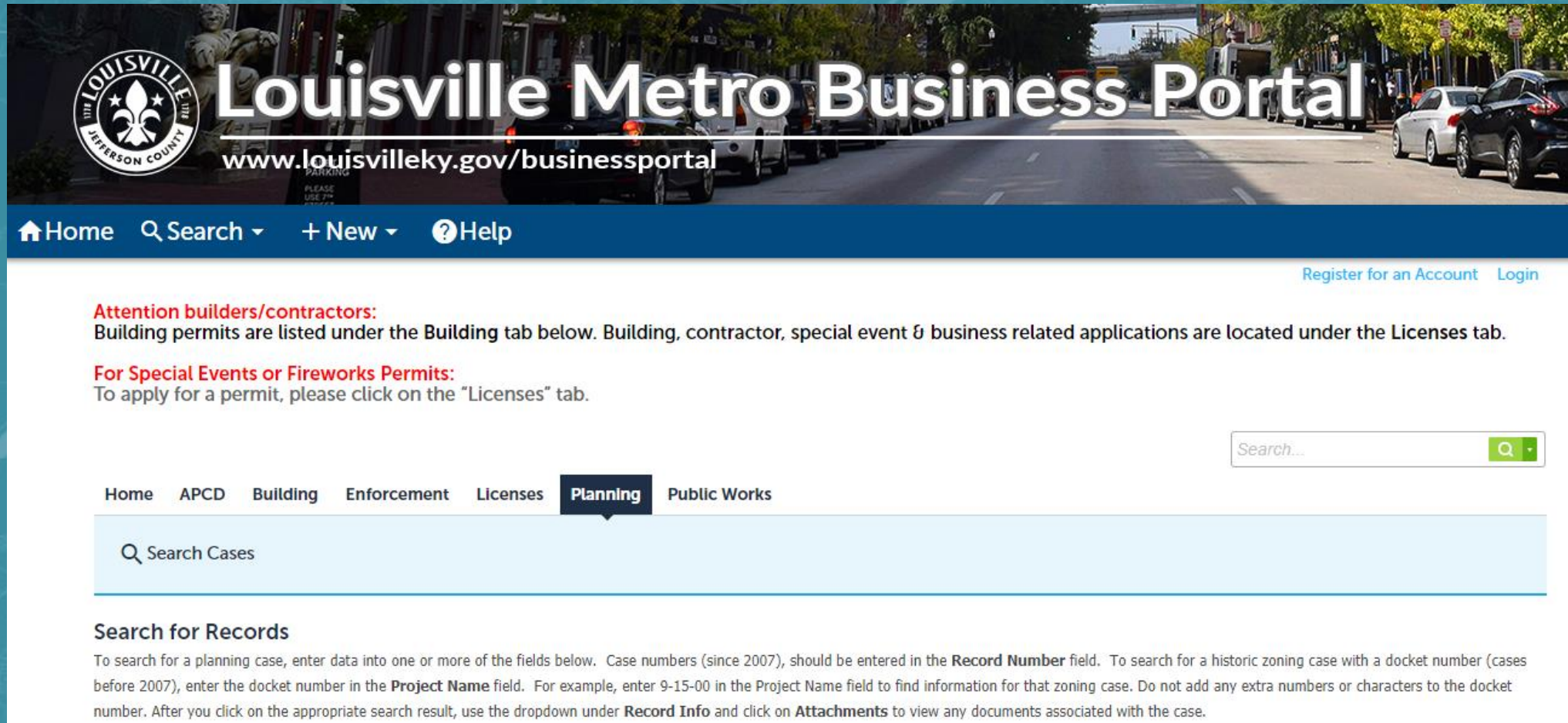
Inter-Agency Review Agenda

12/2/2020

NEW APPLICATIONS

Case #	Project Name	Address	Council District	Submittal Date	Comments Due Date	Case Manager
Certificate of Appropriateness						
20-COA-0264	Clifton- Painting a certificate of appropriateness to paint front porch pillars.	316 S EWING AVE	09	11/24/2020		Charles Fister
20-COA-0265	Old Louisville Historic Restoration NPS & SHPO-compliant restoration of c. 1895 residence located in the TNZD.	1338 S FLOYD ST	06	11/25/2020		Katherine Groskreutz
20-COA-0266	Old Louisville - Renovate Rear Section of the Building Restore the upper porch and railing, replace siding, add door to basement	1455 S 6TH ST, Bldg	06	11/29/2020		Katherine Groskreutz
Change in Zoning-Form District						
20-ZONE-0117	Pirouette Ave apts A change in zoning from PRD to R6 to allow 136 unit apartment community on 8.92 acres.	9418 PIROUETTE AVE	13	11/30/2020	12/08/2020	Joel Dock
Change in Zoning-Form District Pre-Application						
20-ZONEPA-0115	Snow Removal Equipment Building A change in zoning pre-application to rezone 7.91 acres of R-6 to C-1 for a storage facility.	4350 PARK BLVD	21	11/24/2020	12/07/2020	Joel Dock
20-ZONEPA-0116	KJS Multi-Family Development A change of zoning from R4 Residential & C1 Commercial to R7 Residential is requested for 18.01 +/- acres located at 4805, 4809, 4811, 4813, 4901, and 4907 Bardstown Road to allow 348 multi-family residential units in 15 three story buildings with a dog park, clubhouse, and open space.	4805 BARDSTOWN RD	22	11/30/2020	12/16/2020	Dante St. Germain
20-ZONEPA-0118	Hoba Gallery A change in zoning pre-application to rezone .19 acres from UN to CR to allow for an existing residential structure to be an art gallery.	3119 PORTLAND AVE	05	11/30/2020	12/09/2020	Joel Dock
Conditional Use Permit Pre-Application						
20-CUPPA-0156	Short Term Rental A conditional use permit pre application for a short term rental on 0.16 acres in the R4 zoning district	1321 HOWARD ST	21	11/25/2020	12/02/2020	Zachary Schwager
District Development Plan						
20-DDP-0073	265 Logistics Park A revised district development plan application to create a 98800 square foot office & warehouse on 24.2 acres in a M-3 zoning district.			11/30/2020	12/08/2020	Jay Luckett
Floyds Fork Overlay Review						

Accela Information Portal



The screenshot shows the Louisville Metro Business Portal website. At the top, there is a banner with the Louisville Metro logo on the left and the text "Louisville Metro Business Portal" in large white letters. Below the banner is a navigation bar with links: Home, Search, New, and Help. On the right side of the navigation bar, there are links for "Register for an Account" and "Login". Below the navigation bar, there is a section for "Attention builders/contractors:" which states that building permits are listed under the Building tab and that building, contractor, special event, and business related applications are located under the Licenses tab. Below this, there is a section for "For Special Events or Fireworks Permits:" which states that to apply for a permit, users should click on the "Licenses" tab. To the right of this text is a search bar with the placeholder text "Search..." and a green search button. Below the search bar is a horizontal menu with tabs: Home, APCD, Building, Enforcement, Licenses, Planning (which is highlighted), and Public Works. Below the Planning tab is a search bar with the placeholder text "Search Cases". Below the search bar is a section titled "Search for Records" which provides instructions on how to search for a planning case, including fields for Record Number and Project Name.

Louisville Metro Business Portal
www.louisvilleky.gov/businessportal

Home Search New Help

[Register for an Account](#) [Login](#)

Attention builders/contractors:
Building permits are listed under the **Building** tab below. Building, contractor, special event & business related applications are located under the **Licenses** tab.

For Special Events or Fireworks Permits:
To apply for a permit, please click on the "Licenses" tab.

Search...

Home APCD Building Enforcement Licenses **Planning** Public Works

Search Cases

Search for Records
To search for a planning case, enter data into one or more of the fields below. Case numbers (since 2007), should be entered in the **Record Number** field. To search for a historic zoning case with a docket number (cases before 2007), enter the docket number in the **Project Name** field. For example, enter 9-15-00 in the Project Name field to find information for that zoning case. Do not add any extra numbers or characters to the docket number. After you click on the appropriate search result, use the dropdown under **Record Info** and click on **Attachments** to view any documents associated with the case.

- <https://aca-louisville.accela.com/ljcmg/>

Legistar

- <https://louisville.legistar.com/Calendar.aspx>

Louisville Metro Government

[Louisvilleky.gov](#) [Legislation](#) [Calendar](#) [Metro Council](#) [All Boards & Committees](#) [People](#) [2008-2013 Archives](#) [Planning Sub-Committees](#)

[Sign In](#)

[f](#) [t](#) [+](#) [Share](#) [RSS](#) [Alerts](#)

[List View](#) [Calendar View](#)

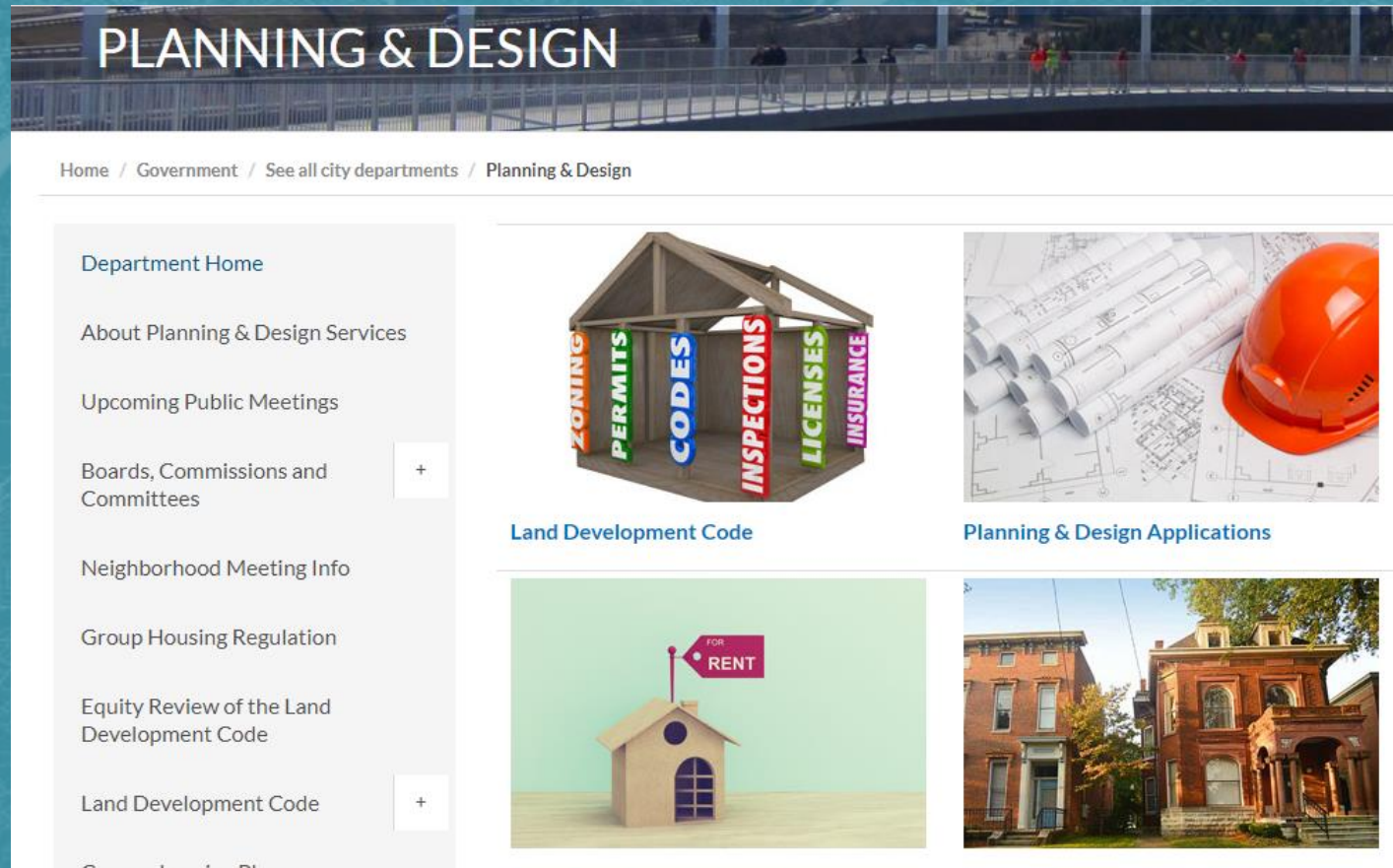
Search: [This Month](#) [All All Boards & Committees](#) ☐ notes ☐ closed captions

[Search Calendar](#) [Help](#)

26 records [Group](#) [Export](#)

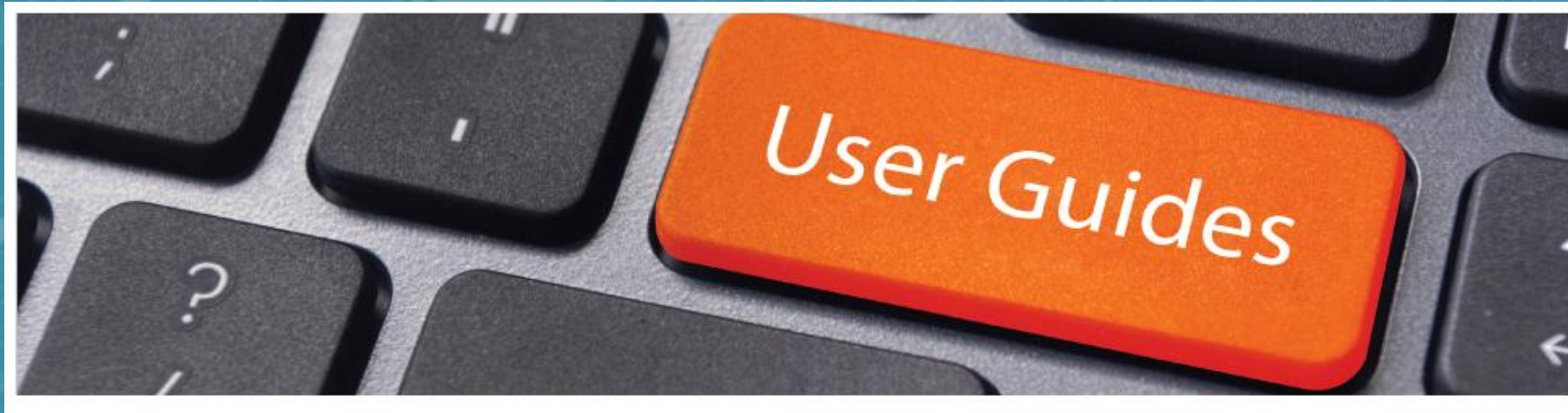
Name	Meeting Date	Meeting Time	Meeting Location	Meeting Details	Agenda	Action Summary/Minutes	Video
Board of Zoning Adjustment	12/21/2020	1:00 PM	Online Via Webex	Meeting details	Not available	Not available	Not available
Code Enforcement Board	12/18/2020	9:30 AM	Old Jail Building	Meeting details	Agenda	Not available	Not available
Historic Landmarks & Preservation Dist. Commission	12/17/2020	9:00 AM	Online via Webex	Meeting details	Not available	Not available	Not available
Development Review Committee	12/16/2020	1:00 PM	Online via Webex	Meeting details	Not available	Not available	Not available
VAPStat Joint Meeting	12/14/2020	3:00 PM	Old Jail Auditorium <i>Meeting run via Cisco WebEx Video</i>	Meeting details	Not available	Not available	Not available
Code Enforcement Board	12/11/2020	9:30 AM	Old Jail Building	Meeting details	Agenda	Not available	Not available
Metro Council	12/10/2020	6:00 PM	Council Chambers	Meeting details	Not available	Not available	Not available
Committee of the Whole	12/10/2020	5:15 PM	First Floor Conference Room	Meeting details	Not available	Not available	Not available
Land Development & Transportation Committee	12/10/2020	1:00 PM	Online via Webex	Meeting details	Not available	Not available	Not available
Committee on Committees	12/8/2020	4:00 PM	Council Chambers	Meeting details	Not available	Not available	Not available
Board of Zoning Adjustment	12/7/2020	1:00 PM	Online Via Webex	Meeting details	Agenda	Not available	Not available

Planning and Design



- <https://louisvilleky.gov/government/planning-design>

User Guide



- <https://louisvilleky.gov/government/planning-design/user-guides>

LOJIC

• www.lojic.org

The screenshot displays the LOJIC Online GIS application interface. The top navigation bar includes the LOJIC logo, a search bar, and links for Maps, Data, Services, News, About, and Search. Below the navigation bar, the main header reads "LOJIC Online" and "A GIS Partnership to Meet the Growing Needs of Louisville, KY".

The central map area shows a street grid in Louisville, KY, with labels for "Louisville Gardens", "Founder's Square", "CATHEDRAL SCHOOL CT", and "CATHEDRAL WAY". A purple pin is placed on a lot labeled "DT". The map includes a search bar labeled "Search Addresses" and a scale bar at the bottom left.

On the right side, there is a "Layers" panel with a list of map layers and their corresponding symbols. The layers are:

- ☐ Utilities
- ☒ Property
- ☒ Transportation
- ☐ Taxing Districts
- ☐ Environmental
- ☐ Preservation
- ☐ Floodplain
- ☒ Planning
 - ☐ Jefferson Related Cases
 - ☒ Appeal
 - ☒ Cup
 - ☒ ESR
 - ☒ Variance
 - ☐ Jefferson Scenic Corridors and Parkways
 - ☒ Gene Snyder Freeway
 - ☒ Parkways

Questions???

