

22-ZONE-0138 & 22-DDP-0116

**Urban Government Center Redevelopment &
Cottages on Vine**



Louisville Metro Planning Commission

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February 7, 2023

Requests

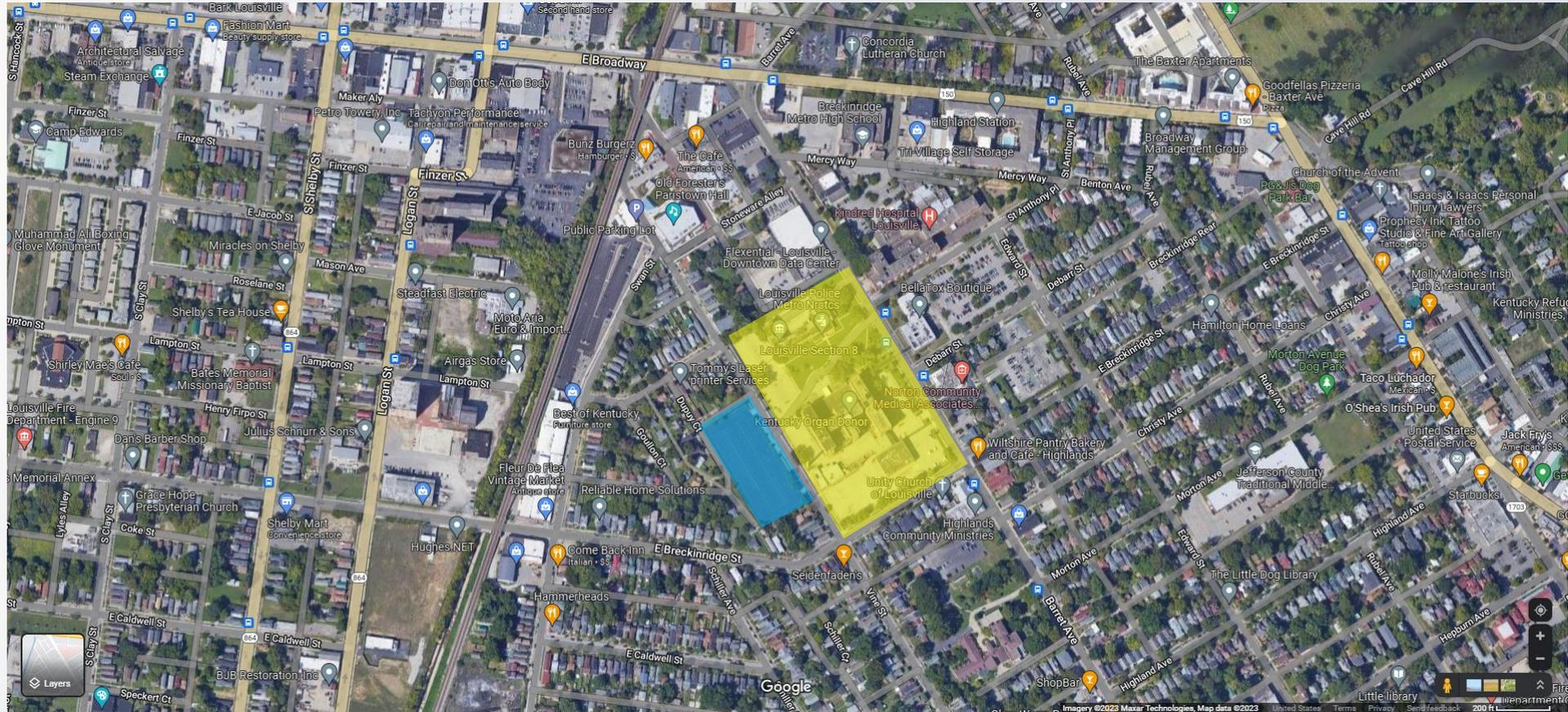
22-ZONE-0138

- **Change in Zoning** from R-6 Multi-Family Residential, OR-2 Office Residential & C-2 Commercial to PD Planned Development District

22-DDP-0116

- **PD Option** in the U-N zoning district with Pattern Book
- **Revised Detailed District Development Plan/Major Preliminary Subdivision** with revised Binding Elements

Site Context



Case Summary

- Site of former Urban Government Center & current parking lot
- Proposed mixed-use development & single-family subdivision
- Pattern Book for each site

Previous Cases on Site

- 18ZONE1062 - parking lot site rezoned from R-6 to U-N
- Approved for 22 single-family buildable lots

Urban Government Center Site



Urban Government Center Site

5e. Land Uses Paristown Pointe Planned Development District

PERMITTED LAND USE CATEGORIES

The following uses shall be permitted in the Paristown Pointe Planned Development District. The category titles correspond to the PDD Land Use Map for Mixed Use and Community Areas. The following uses, unless further defined herein, correspond to definitions in the Land Development Code in effect at the time of approval of the use.

Uses for each Land Use Area include:

Mixed Use Area

Residential Uses:

- Multi-Family Residential - Apartment and Condominiums
- Extended Stay Lodging
- Home Occupations
- Live/Work Units

Civic and Open Space

- Parks, dog park, community green space, and community centers

Office Uses:

- General
- Professional
- Medical Office Building

Commercial/Retail:

- Antique shops
- Art galleries
- Automobile parking areas, public and private
- Bakeries, retail
- Banks, credit unions, savings and loans
- Barber shops
- Beauty shops

- Bicycle sales and service
- Bookstores
- Child Care Centers
- Clothing, dry goods and notions stores
- Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale
- Convenience groceries
- Florist shops
- Grocery stores, including fruit, meat, fish, and vegetable
- Health Club/Fitness Center
- Health spas
- Jewelry stores
- Laundering and dry cleaning pick-up shops and self-service laundries
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Makerspace defined as a place in which people with shared interests, especially in computing or technology, can gather to work on projects while sharing ideas, equipment, and knowledge.
- Photographic shops
- Photography studios
- Physical Fitness Instruction
- Picture Framing
- Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license) Drive-through services for restaurants are not allowed
- Shoe repair shops
- Shoe stores
- Stationery stores
- Tailor
- Tanning salons
- Toy and hobby stores
- Variety stores
- Wearing apparel shops

Urban Government Center Site

Hotel:

- Hotel, including ancillary restaurants, bar, tavern, lounges, shopping space, conference rooms, event space, meeting space

Community Area

Commercial/Retail

- Art galleries
- Bakeries
- Bookstores
- Child Care Centers
- Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale
- Health Club/Fitness Center
- Health spas
- Physical Fitness Instruction
- Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license) Drive-through services for restaurants are not allowed

Common Use Areas

- Community Meeting Rooms for Paristown Pointe Planned Development District and surrounding neighborhoods including Paristown Pointe, Germantown, Smoketown, Tyler Park, Jackson, Pheonix Hill, and Highlands.
- Performance Venue seating less than 100 persons
- Community Exercise Rooms

LIMITED LAND USES – COMMUNITY AREA AND MIXED USE AREA

- Cell antennas shall be limited in location to the top of the towers
- Package liquor sales shall be limited to hotel and retail stores, but only when package liquor is not the primary item for sale in said stores.

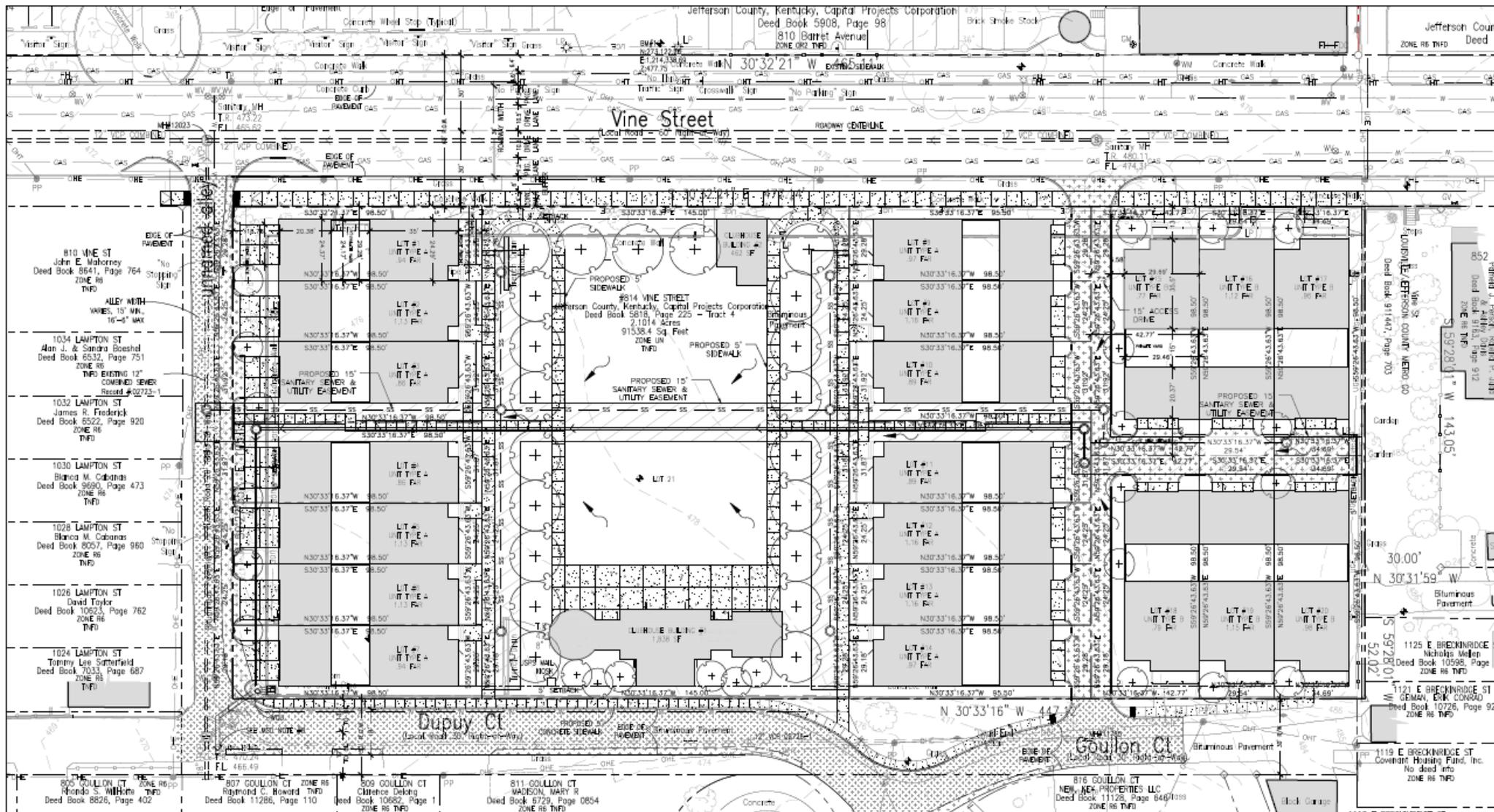
CONDITIONAL USES

- Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building

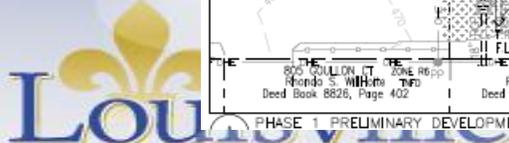
PROHIBITED LAND USES

- Automobile repair garages
- Stand-alone package liquor stores.
- Industrial Uses as defined in the Land Development Code in Chapter 2 Part 5 per the Land Development Code in effect at time of review of District Development Plan
- Land uses not mentioned above are prohibited.
- Drive-thru restaurants and/or services
- Fuel-Auto service facilities/Stations
- Car Washes

Cottages on Vine



PHASE 1 PRELIMINARY DEVELOPMENT PLAN



22-ZONE-0138
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Site Photos-Subject Property



Site Photos-Subject Property



Site Photos-Subject Property

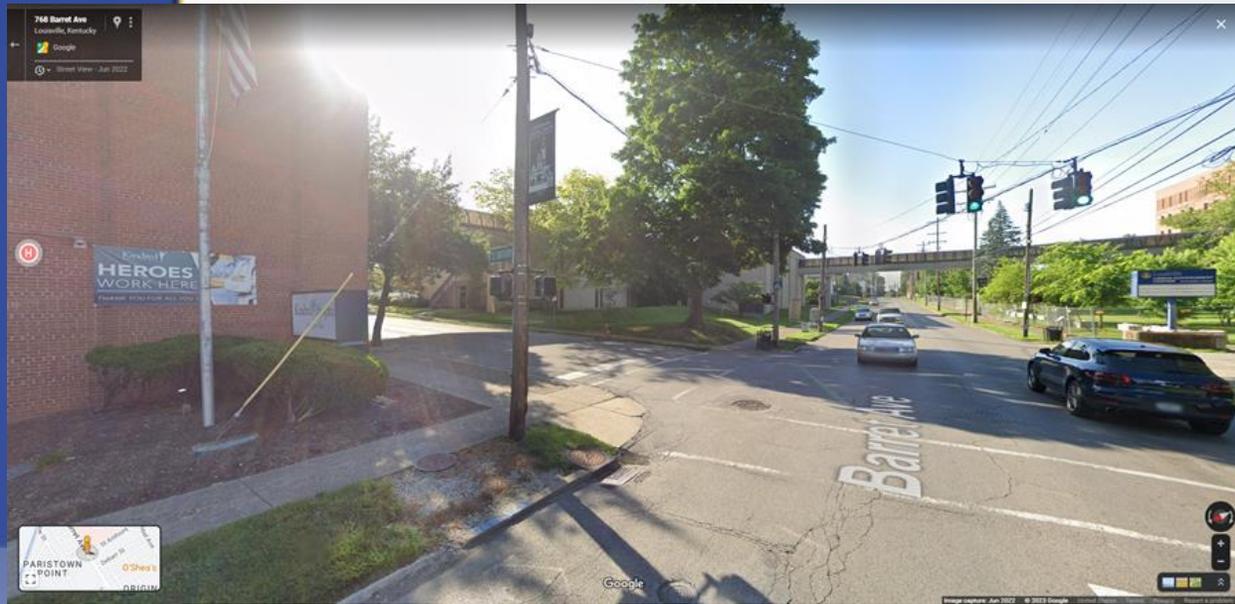


Site Photos-Subject Property



Site Photos-Surrounding Areas

Mixed non-residential
down Barret Avenue



Mixed non-residential
down Barret Avenue



Site Photos-Surrounding Areas

Mixed use down E Breckinridge Street



Mixed use down E Breckinridge Street
(primarily residential)

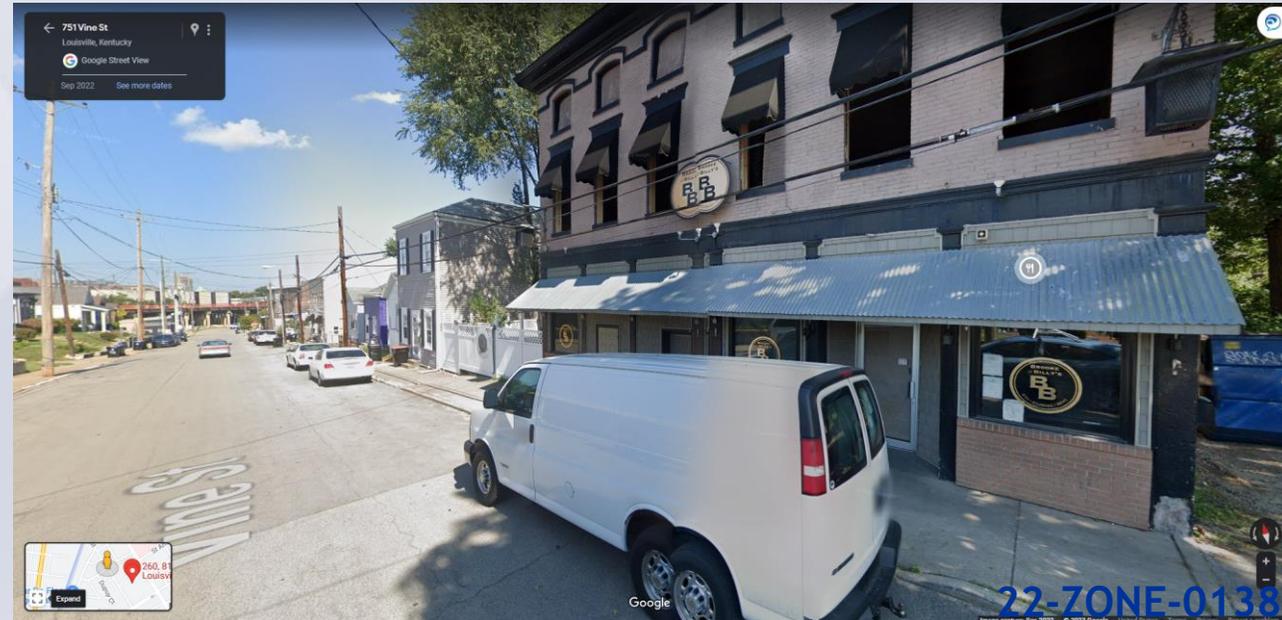


Site Photos-Surrounding Areas

Mixed use down Vine Street (mostly residential)



Adjacent mixed use along Vine Street



Binding Element

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- Ten percent (10%) of the multi-family units, 1 bedroom or more and comparable to the market rate units, rented shall comply with the following:
 - The most current published HUD Fair Market Rent value and the Low-income Housing Tax-Credit rent limits for Jefferson County will be used to calculate the Affordable Rent. Affordable Rent must not exceed the higher of the two rent calculations in order to be classified as an affordable rental unit (see LDC Chapter 4.3.20 (MRDI) or HUD guidelines for more information on calculating affordable rents).
 - The developer/property owner shall be responsible for submitting an annual report to Planning & Design Services staff at 12-month intervals from the date of the first certificate of occupancy (for a residential unit), for a period of fifteen (15) years after the last affordable rental unit building permit has been issued. The annual report shall identify the name of the development, the unit numbers, the unit addresses, and the rental rates of the designated affordable units, and shall certify that the developer/property owner has made a good faith effort to verify that the tenants were income eligible at the time of rental of the unit. The annual report shall indicate separately the number of building permits issued for rental dwellings. Prior to selling any affordable units, the developer/property owner of the affordable rental units shall work with Planning and Design Services staff to develop provisions that will cover any subsequent transfers of ownership during the affordability period, which shall be for fifteen (15) years from the date of certificate of occupancy for such unit. Such provisions shall be negotiated and agreed to prior to the sale of any units.

Pattern Book

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- Grocery or small market as a permitted use in the Community Area

Staff Finding

22-ZONE-0138

- Rezoning is generally compliant with Plan 2040
- Immediate neighborhood is mixed residential and non-residential
- majority of non-residential along Barret Avenue
- Transit
- Commercial corridors at Barret Avenue and along E Broadway
- Would meet the Community Form policies
- Pattern Book meets requirements of LDC

22-DDP-0116

- Site Plan and Pattern Book meet LDC requirements

Required Actions

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Change-in-Zoning** from R-6, OR-2 & C-2 to PD
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Pattern Book**
- **APPROVE** or **DENY** the **Revised Detailed District Development Plan/Major Preliminary Subdivision** with revised **Binding Elements**
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the **Pattern Book**