

Louisville-Jefferson County Metro Government

§ 153.04 CATEGORY 3 REVIEW REQUIRED FOR PROPOSED PORTLAND NEIGHBORHOOD DEVELOPMENT.

(A) All new building construction, expansions to existing structures, and interior alterations resulting in an increase in the number of dwelling units in the Portland Neighborhood, regardless of the size of the building or expansion or the number of units proposed, shall be required to go through a Category 3 review as set forth in the Land Development Code prior to issuance of permits by the Louisville Metro Department of Inspections, Permits, and Licenses.

(B) This section shall not apply to any building permit requested for the construction of an accessory structure for a single-family home or to the expansion of an existing residential structure, provided the construction or expansion does not result in any additional dwelling units. Further, this section shall not apply to structural changes to existing buildings or interior renovations that do not result in a change in use or number of dwelling units of the building.

(C) All proposed subdivisions in the Portland Neighborhood, regardless of the number of lots, shall be required to go through a Category 3 review as set forth in the Land Development Code prior to approval by the Louisville Metro Planning Commission, or authorized designee thereof.

(D) This section shall apply to any building permit application and to any major or minor subdivision application received after the effective date of this section, to any pending building permit application received prior to the effective date which has not been approved by the Louisville Metro Department of Inspections, Permits, and Licenses, and to any major or minor subdivision application received prior to the effective date which has not received approval by the Louisville Metro Planning Commission by the effective date.

(E) This section shall not apply to any applications for permits or subdivision approval, whether received before or after the effective date of this section, made pursuant to a development plan approved by the Planning Commission or committee thereof prior to the effective date of this section.

(F) For purposes of this section, the Portland Neighborhood is the area bounded as follows: Beginning at a point where Market Street intersects the railroad track between 13th and 15th Streets, then proceeding west along Market Street to 38th Street, then proceeding north along 38th Street (including parcels on both sides of 38th Street) to its intersection with Bank Street, then proceeding west along Bank Street (including parcels on both sides of Bank Street) to its intersection with Northwestern Parkway, then continuing east and then north along the boundary of Shawnee Park to the south bank of the Ohio River, then proceeding eastwardly along the south bank of the Ohio River to a point where the aforementioned railroad track would intersect the Ohio River, then proceeding south along said railroad track to the point of beginning, as shown on the map attached to Ordinance No. 4-2007 as Exhibit A.

(G) This section shall continue to remain in effect unless repealed, extended or until all land use recommendations pertaining to zoning contained in the Executive Summary of the Portland Neighborhood Plan are adopted by Metro Council and implemented. Planning and Design Services shall report to the Council in six months on the status of the land use recommendations pertaining to zoning contained in the Portland Neighborhood Plan and the Category 3 review process in Portland.

(Lou. Metro Ord. No. 8-2004, approved 2-9-2004; Lou. Metro Am. Ord. No. 16-2006, approved 2-10-06; Lou. Metro Am. Ord. No. 4-2007, approved 2-8-2007; Lou. Metro Am. Ord. No. 100-2007, approved 6-4-2007; Lou. Metro Am. Ord. No. 21-2008, approved 2-18-2008)