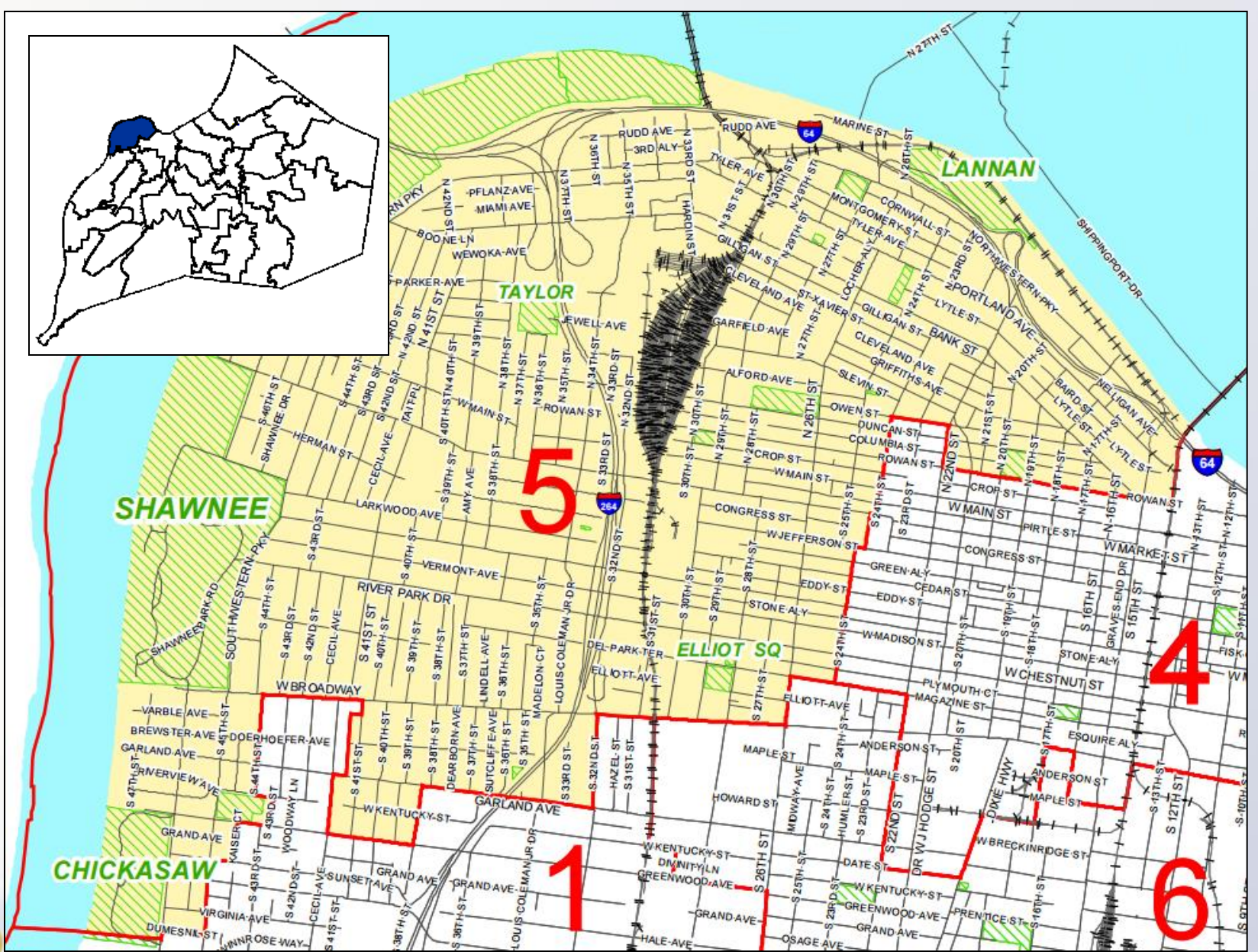
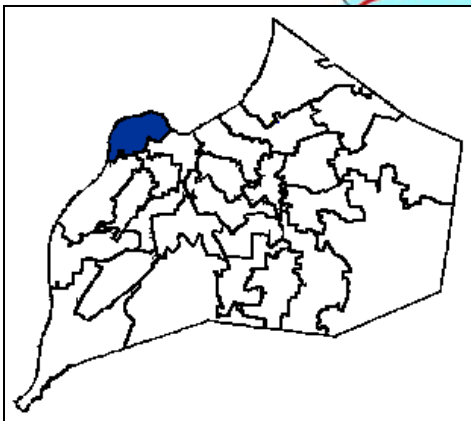


15AREA1002

Portland Area-wide



Planning/Zoning, Land Design & Development
February 16, 2016



Request(s)

- Area-wide change in zoning for multiple properties in the Portland Neighborhood

Case Summary / Background

- Portland Neighborhood Plan
- Protect the existing corner commercial nature of properties
- Zoning to reflect actual use and future uses of property
- 117 parcels
- 3 Land Use / Community Form recommendations

Number	Recommendation
LU-3	Conduct a zoning study of properties zoned M-2 to determine existing use and recommend appropriate zoning based on the current use of the property and the ability for future mixed-use redevelopment. After completion of the study, conduct an area-wide rezoning to reflect the results of the zoning study.
LU-4	Conduct a zoning study to identify existing corner lot structures originally built as mixed use buildings. Review these lots and structures for appropriate zoning based on current use of the property, potential for future redevelopment, and compatibility with surrounding residential properties. For example, in subarea 6 rezone current corner commercial properties to C-R in order to preclude new package liquor stores.
LU-17	Conduct a zoning study in SubArea 6 [22nd Street Corridor only] to identify properties currently operating or viable as neighborhood corner commercial. Upon study completion, conduct an area-wide rezoning to the CR District with the goal of precluding future package liquor stores.

M-2 Zoning

PORTLAND M-2 INDUSTRIAL ZONING DISTRICTS



- Portland Neighborhood Boundary
- Parcel
- Road
- M-2 Zoning District Subject to Change
- M-2 Zoning District to Remain



0 0.25 0.5 1 Miles



Develop Louisville
Office of Planning and Design Services
Case Manager:
Julia Williams, Planner II, AICP
Map Created By:
Joel Dook, Planner I
12/9/2016



Copyright (c) 2012, LOUISVILLE AND JEFFERSON COUNTY METROPOLITAN SEWER DISTRICT (MSD), LOUISVILLE WATER COMPANY (LWC), and LOUISVILLE METRO GOVERNMENT.

Site Photos-M-2 Properties



Site Photos-Corner Commercial



LOUISVILLE

15AREA1002

Staff Analysis and Conclusions

- The area wide rezoning complies with all applicable Guidelines and Policies of Cornerstone 2020
- The existing zoning classification is inappropriate and the proposed zoning classifications are appropriate.
- Historic corner commercial structures were zoned for residential
- Existing M-2 properties were underutilized and vacant
- Desire by neighborhood to protect the traditional character of development
- Encourages new uses within existing structures.

PC Recommendation

- Public Hearing was held on 1/21/2016
 - No one spoke in opposition to the requests
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the zoning map amendment for the subject properties by a vote of 8-0 (8 members voted)