



**OFFICE OF PLANNING & DESIGN SERVICES
DEVELOP LOUISVILLE
LOUISVILLE, KENTUCKY**

**GREG FISCHER
MAYOR**

**YU "EMILY" LIU, AICP
DIRECTOR**

Case number: **15AREA1004**

Proposal: R-5A (Multi-Family Residential) and R-6 (Multi-Family Residential) zoning to UN (Urban Neighborhood)

Look up case specific information (Neighborhood Plan, Resolution Etc.) by case number:
<http://portal.louisvilleky.gov/codesandregs/mainsearch>

Attachments:

- Land Development Code UN zoning description
- Land Development Code R-5A zoning description
- Land Development Code R-6 zoning description
- Land Development Code R-1 zoning description
- Resolution No. 011, Series 2015

Note:

- Boarding and lodging homes are not eligible for a conditional use permit within the UN zone.

Next Steps:

Land Development and Transportation Committee: December 8, 2016

Planning Commission: December 15, 2016

Metro Council: To Be Determined

Case manager: **Julia Williams** AICP, RLA, Planning Supervisor

Planning and Design Services
444 South 5th Street Suite 300
Louisville, KY 40202
502.574.6942

Julia.williams@louisvilleky.gov

LOUISVILLE FORWARD
www.louisvilleky.gov

METRO DEVELOPMENT CENTER 444 S. FIFTH STREET, STE 300, LOUISVILLE, KENTUCKY 40202 502.574.0000 FAX 502. 574.0000

2.2.8 U-N Urban Neighborhood District

The following provisions shall apply in the Urban Neighborhood District unless otherwise provided in these regulations.

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Colleges, schools, and institutions of learning (except training schools)

Community residences

Convents and monasteries

Dwellings, semi-detached, where each dwelling unit is constructed on its own lot with one zero lot line and meets all other requirements of this district.

Dwellings, Single-family

Family care home (mini-home)

Home occupations

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Parks, playgrounds, and community centers

Planned Development Option: in addition to other uses permitted in the UN District, which may include multi-family dwellings; dwellings, two-family; dwellings, attached; dwelling, single family with one zero-foot side-yard setback; and automobile parking areas when (i) the Planned Development Option Area is subject to design guidelines approved by the Louisville Metro Planning Commission and the legislative body (the "Legislative Body") having jurisdiction over the Planned Development Option Area (the "Approved Guidelines"). The design guidelines may establish lot size not normally permitted by the traditional neighborhood form district; and (ii) the design of the dwellings is in accordance with the Approved Guidelines. After the initial review and approval of the Approved Guidelines by the Legislative Body, modification to the Approved Guidelines for developments financed in part by an instrumentality of the of the jurisdiction in which the Planned Development Option Area is located may be approved by the Planning Commission without approval by the Legislative Body.

Religious buildings

Residential care facilities

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

B. Conditional Uses:

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District requirements in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density And Far

1. Maximum Floor Area Ratio:0.75

Planned Development Option:.....3.0

2. Maximum Density:1 dwelling per lot

Planned Development Option:.....58.08 dwelling units per acre

F. Urban Residential Zones

In areas being developed under the Planned Development Option which have been determined by the Legislative Body to meet the criteria of an urban residential zone set forth in KRS 100.201(3), all new construction and expansions of principal or accessory structures, and exterior alterations to existing structures (that require a permit), regardless of the use of the structure, shall be required to conform to the Approved Guidelines.

2.2.3 R-1 Residential Single Family District

The following provisions shall apply in the R-1 Residential Single Family District unless otherwise provided in these regulations:

A. Permitted Uses:

Accessory buildings or uses

Agricultural uses

Colleges, schools and institutions of learning (except training schools)

Community residences

Convents and monasteries

Country clubs

Dwellings, Single-family

Family care home (mini-home)

Home occupations

Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries

Parks, playgrounds, and community centers

Residential care facilities

Religious buildings

Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner

Off-street parking permitted within a conservation subdivision (see Chapter 7, Part 11 for details)

2.2.9 R-5A Residential Multi-Family District

The following provisions shall apply in the R-5A Residential Multi Family District unless otherwise provided in these regulations:

The Residential Multi Family District is intended to provide the opportunity for land in the medium density residential land development range to be used for single-family dwellings, row houses and multiple family dwellings.

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence

Dwellings, Multiple family

Dwellings, Single-family attached and detached

Dwellings, Two-family

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulation in Chapter 5 for lot size, setback, building height and other restrictions. Specifically refer to Sections 5.2.2.D and 5.3.1.D for regulations pertaining to alternative housing styles.

E. Maximum Density and FAR

1. Maximum Floor Area Ratio: 0.5

2. Maximum Density:12.01 dwellings per acre

2.2.11 R-6 Residential Multi-Family District

The following provisions shall apply in the R-6 Residential Multi Family District unless otherwise provided in these regulations.

A. Permitted Uses:

All uses permitted in the R-1 Residential Single Family District, as well as the following use(s):

Assisted living residence

Dwellings, Multiple family

Dwellings, Two-family

B. Conditional Uses

Certain uses may be permitted in this district upon the granting of a Conditional Use Permit by the Board of Zoning Adjustment. Refer to Chapter 4 Part 2 for a listing of uses and requirements that apply to specific uses.

C. Permitted Uses With Special Standards*

Certain uses are permitted in this district provided they meet the special standards and requirements listed for such uses in Chapter 4 Part 3.

D. Property Development Regulations

Refer to the applicable Form District regulations in Chapter 5 for lot size, setback, building height and other restrictions.

E. Maximum Density and Far

1. Maximum Floor Area Ratio:.....0.75

2. Maximum Density:17.42 dwellings per acre

RESOLUTION NO. 011, SERIES 2015

A RESOLUTION REQUESTING THAT THE PLANNING COMMISSION INITIATE THE PROCESS OF IMPLEMENTING THE RECOMMENDATIONS PERTAINING TO ZONING DESIGNATION CONTAINED IN THE EXECUTIVE SUMMARY OF THE PORTLAND NEIGHBORHOOD PLAN, HOLD A PUBLIC HEARING AND FORWARD A RECOMMENDATION TO THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT FOR FINAL ACTION.

Sponsored by: Councilwoman Cheri Bryant Hamilton

WHEREAS, the Legislative Council of the Louisville/Jefferson County Metro Government (“Metro Council”) adopted the Portland Neighborhood Plan and appended its Executive Summary to Cornerstone 2020—the Comprehensive Plan—on February 28, 2008, pursuant to Chapter 161 of the Louisville/Jefferson County Metro Code of Ordinances, entitled “Neighborhood Plans,” and,

WHEREAS, the Metro Council understands that Chapter 161, “Neighborhood Plans,” contains provisions guiding the amendment and review of adopted neighborhood plans, and wishes to implement that process in response to certain recommendations stated in the Portland Neighborhood Plan, and,

WHEREAS, the Metro Council understands that the Executive Summary of the Portland Neighborhood Plan sets forth various recommendations that, together, suggest an area-wide rezoning for a number of properties located within a specified area of Portland as depicted on a map, attached hereto as Exhibit A, and,

WHEREAS, the Metro Council, through the Planning Commission and its supporting staff, wishes to address said land use recommendations of the Executive Summary of the Portland Neighborhood Plan, including the following particular

recommendations: 1) Conduct a study to identify properties currently zoned R-6 and R-5A multi-family residential, yet have an existing small-lot residential pattern and determine whether said smaller R-6 and R-5A lots would be better designated as UN Urban Neighborhood, while also excluding larger residential lots from UN designations and consider allowing said excluded lots, because of their larger area size, to develop under the Planned Development Option (Recommendation LU-2); 2) Conduct a study of existing M-2 Industrial properties within the specified area, determine the current land use of these M-2 properties and recommend the appropriate zoning designation based on the respective land use for each M-2 property, including the possibility for future mixed-use redevelopment (Recommendation LU-3); 3) Conduct a study to identify existing corner lot structures originally built as mixed-use buildings, review these identified lots and structures and determine the appropriate zoning designations based on the current use of the respective property, and, based on its compatibility with surrounding residential properties, gauge each identified property's potential for future redevelopment (Recommendation LU-4); and 4) Conduct a study in SubArea 2 (the 22nd Street Corridor) to identify properties currently operating or viable as neighborhood corner commercial and consider rezoning said properties to C-R (Recommendation LU-17), where appropriate, and,

WHEREAS, the Metro Council wishes to initiate the process of implementing the land use recommendations contained in the Portland Neighborhood Plan's Executive Summary, especially those recommendations as more specifically set forth herein.


NOW, THEREFORE, BE IT RESOLVED BY THE METRO COUNCIL AS FOLLOWS:

Section 1: The Metro Council requests that the Planning Commission initiate the process of implementing the land use recommendations contained in the Portland Neighborhood Plan (Recommendations LU-2, LU-3, LU-4 and LU-17), and, following a public hearing on the subject, forward its recommendations as required to the Metro Council for further action..

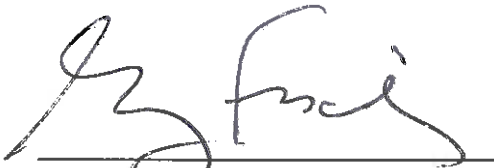
Section 2: This Resolution shall take effect upon passage and approval.



H. Stephen Ott
Metro Council Clerk



David Tandy
President of the Council



Greg Fischer
Mayor

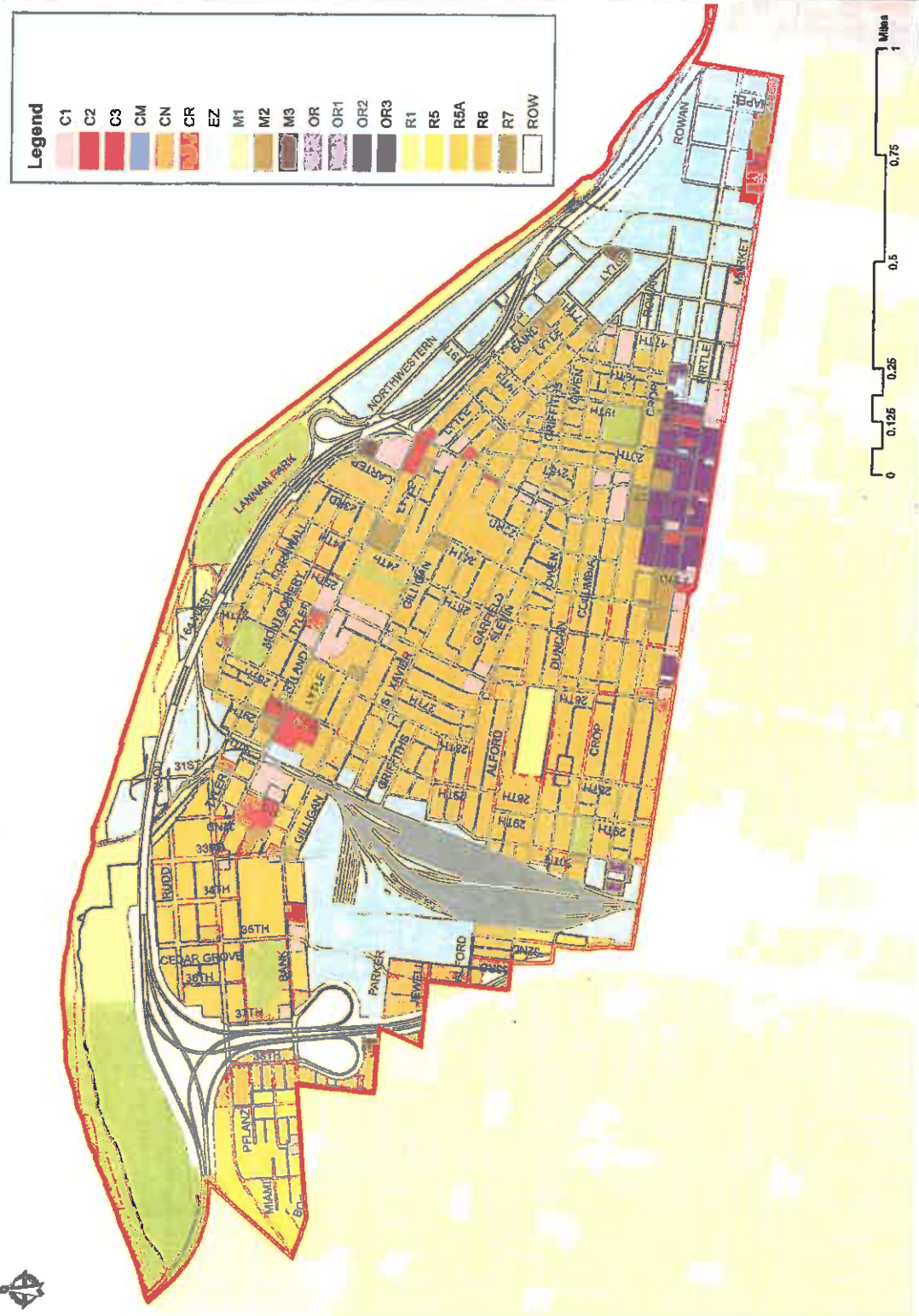
Approved: 2/18/15
Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: Sarah J. Martin

**LOUISVILLE METRO COUNCIL
ADOPTED**
February 12, 2015



Portland: Current Zoning

Exhibit A