

**Williams, Julia**

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**From:** C L PABLO <cinmooo@bellsouth.net>  
**Sent:** Friday, October 11, 2019 10:42 AM  
**To:** Williams, Julia  
**Cc:** Joann Robinson; Jr James Wallace; Abby Fowler; Josh Pickrell; Nikki Peck  
**Subject:** 19-ZONE-0046  
**Attachments:** Revision LDC Chapter 2 Part 4 (3).docx

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Good Morning Julia

Here is the list of proposed C2 uses, our wants and don't wants

## **NO ZONING CHANGE WITHOUT A PLAN**

**Environmental Studies need to be completed and discussed with the neighborhood BEFORE any demolition can start.**

**The project should be presented for the whole property to the neighborhood. They shouldn't be able to start on a small portion (Phase 1) without having the other site/project plan in place to show neighborhood. All phases presented at once for neighborhood input and approval.**

**Time frame should comply and be presented with reasonable deadline. Neighborhood requests that if "Affordable Housing" is in a single building, it be built on Barret Avenue. If the Affordable Housing is not housed in a single building, housing needs to be scattered in all parts of the development.**

**Park, Park, Park, the neighborhood needs a park and wants it placed at Breckinridge and Vine streets as a way of connecting upper Paristown Pointe with lower Paristown Pointe and the Art District.**

**Additional entrances/access to the neighborhood by adding new streets and/or alleys.**

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Paristown Pointe Neighborhood Association  
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"The greatness of a community is most accurately measured by the compassionate actions of its members." —  
Coretta Scott King



## **NO ZONING CHANGE WITHOUT A PLAN**

Environmental Studies need to be completed and discussed with the neighborhood **BEFORE** any demolition can start.

**12-foot easement** from road protecting sidewalks and existing mature trees, also to continue with current neighborhood design.

The project should be presented for the whole property to the neighborhood. They shouldn't be able to start on a small portion (**Phase 1**) without having the other site/project plan in place to show neighborhood. All phases presented at once for neighborhood input and approval.

Time frame should comply and be presented with reasonable deadline. Neighborhood requests that **"Affordable Housing"** is in a single building, it be built on Barret Avenue. If the Affordable Housing is **not** housed in a single building, housing needs to be scattered in **all** parts of the development.

Park, Park, Park, the neighborhood **needs** a park and wants it placed at Breckinridge and Vine streets as a way of connecting upper Paristown Pointe with lower Paristown Pointe and the Art District.

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Unacceptable C2 Permitted uses

## **Must Haves**

LDC Chapter 2 Part 4

## Commercial Zoning Districts

### June 2019 LAND DEVELOPMENT CODE 2.4-22

#### regulations:

#### A. Permitted Uses:

**Accessory buildings or uses:** those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use

**Agricultural uses-Must keep mature trees established in neighborhood**

**Antique shops**

**Boutique Hotel**

**Library with Imax Theater**

**Satelite Bank Branch (similar to banks located in grocery stores)**

**Art galleries**

**Athletic facilities**

**Audio/video recording studios, providing the building is sound proof**

Automobile rental agencies with no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel

Automobile parking areas, public and private

Automobile service stations with service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)

**Bakeries, retail (all products produced to be sold on the premises only)**

Banks, credit unions, savings and loans, check cashing services and similar financial institutions

**Barber shops**

**Beauty shops**

**Bed and Breakfasts**

**Bicycle sales and service**

**Boarding and lodging houses**

**Bookstores**

**Bowling alleys, provided the building is sound proof**

Car washes having prior approval by the agency responsible for transportation planning

**Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere**

Clothing, dry goods and notions stores

Clubs, private, non-profit or proprietary

Colleges, schools and institutions of learning

Community residences

**Community Service Facility**

**Computer sales (hardware and software) and programming services**

**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

Convents and monasteries

Country clubs

Dance Instruction (excludes adult entertainment uses as defined within LMCO Chapter 11)

**Day care centers, day nurseries, nursery schools and kindergartens**

Department stores

Dressmaking or millinery shops

**Drug stores**

Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments

**Dwelling, Multiple family**

**Dwelling, Single-family**

**Dwelling, Two-family**

Electric appliance stores

Extended stay lodging

Family care home (mini-home)

**Florist shops**

Funeral homes

Furniture stores

**Grocery stores, including fruit, meat, fish, and vegetable (like Trader Joe's or Rainbow Blossom)**

Hardware and paint stores

**Health spas**

Home occupations

Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in Section 4.4.1) may be provided.

Ice storage houses of not more than five (5) ton capacity

**Interior decorating shops**

**Jewelry stores**

Laundries or laundrettes, self-service

**Laundry and dry cleaning pick-up shops and self-service laundries**

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

Medical laboratories

**Music stores**

Nurseries, retail

**Office, business, professional and governmental**

**Parks, playgrounds, and community centers**

Package liquor stores (no on-site alcohol consumption allowed)

Pawn Shop

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

Pet shops

Photocopying, duplicating, paper folding, mail processing and related services

**Photographic shops**

**Photography studios**

**Picture Framing**

**Radio and television stores**

Religious buildings

Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center

**Residential care facilities**

**Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)**

Shoe repair shops

Shoe stores

**Stationery stores**

**Tailor**

Tanning salons

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. Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.

Toy and hobby stores

Variety stores

**June 2019 LAND DEVELOPMENT CODE 2.4-25**

Veterinary hospital, provided the operation is conducted within a sound- proofed building, no animals are boarded, and there are no runs or pens outside of the building

Wearing apparel shops

**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: .....1.0**

**2. Maximum Density: .....34.84 dwellings per acre**

**3. Use Mix - - Office and Residential Uses – W hen authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from calculation of the site’s permissible floor area ratio. When specifically authorized by the form district regulations, calculation of permissible residential density shall be based on the net site area, regardless of the amount of non-residential floor area constructed on the site.**

**2.4.4 C-2 Commercial District**

The following provisions shall apply in the C-2 Commercial District unless other- wise provided in these regulations.

**A. Permitted Uses:**

All uses permitted in the C-1 Commercial District are allowed in the C-2 Commercial District as well as the

following uses:

Auction sales, Indoor



Automobile rental agencies

Automobile repair garages

Automobile sales agencies

Billiard parlors, game rooms and similar entertainment uses

**Bingo halls and parlors**

Boat Sales and related storage

**LDC Chapter 2 Part 4**

**Commercial Zoning Districts**

**June 2019 LAND DEVELOPMENT CODE 2.4-26**

Bookbinding

Building materials, storage and sales provided all operations are totally enclosed in a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district), Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid Community Service Facility Contractor's shop, including but not limited to building, electrical, HVAC, landscape, and plumbing contractors, provided all operations are confined within a building (Outdoor sales, display and storage as referenced in Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)

Dance halls

**Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises**

**Equipment rental, where all activities are within a building**

Exposition building or center

**Flea market, Indoor**

Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.

**Indoor paint ball ranges**

**Laser Tag**

Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less)

**Monument sales**

## **Music and vocal instructions**

Package liquor stores (no on-site alcohol consumption allowed)

Plumbing, and heating shops, storage and sales provided all operations are totally enclosed in a building Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings Public transportation passenger terminals Public utility buildings and facilities

Refrigerated lockers

Restaurants, where dancing or entertainment is allowed, outside as well as inside a building, and including drive-in restaurants where all or part of the service or consumption is inside a vehicle (Indoor and outdoor alcohol sales and consumption with proper ABC license)

Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes

Rubber stamp manufacturing, where products are sold on premises

Sign painting

Skating rinks (ice or roller)

Tattoo, body art, and piercing parlors

Tavern, bar, saloon

Telephone exchanges

Theaters, enclosed within a building

Training school, provided all training activities are located within a building

Upholstery and furniture repair shops

Used car sales areas, provided that no repair or reconditioning of automobiles or storage of parts shall be permitted except when enclosed in a building

Uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building.

Those uses which are more similar in appearance and intensity to the above list of uses than to uses listed elsewhere in these regulations.

**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:.....5.0**

**2. Maximum Density:**

**a. For 0 bedroom dwelling units only.....435 dwellings per acre**

**b. For 1 bedroom dwelling units only.....217 dwellings per acre**

**c. For 2 or more bedroom dwelling units only145 dwellings per acre**

**Use Mix - - Office and Residential Uses – W hen authorized by the form district regulations, a specified percentage of any development site may be allocated to residential development without any corresponding decrease in the maximum allowable square footage or intensity of non-residential uses allowed in the underlying zone district, provided that all other development standards set forth in this code are complied with. In addition, when authorized by the form district regulations, office and residential uses situated above ground level retail uses are permitted and shall be excluded from.**