

# 17AREA1001

## Irish Hill Area Wide



**Planning/Zoning, Land Design & Development**  
**October 31, 2017**

# Request(s)

- Area-wide change in zoning for multiple properties in the Irish Hill Neighborhood.

# Case Summary / Background

- August 2017 - Irish Hill Neighborhood Plan Update (Ordinance No. 155, Series 2017)
- Recommendations for area-wide change in zoning in neighborhood

Number	Recommendation
CP1	Create a Mixed-Use Planned Development District with character sub areas as illustrated in the Proposed Planned Development District Development Map (Chapter 7)
CP2	Initiate an Area-wide Rezoning to reflect the following zoning changes: 1) within the proposed Mixed-Use PDD [as show in the Map in Chapter 7], 2) rezone 361, 377 and 381 Baxter Avenue from EZ-1 to C-2, and 3) rezone 1234 Lexington Road from OR-2 to R-7 [as proposed in the 2002 Irish Hill Neighborhood Plan]

# Case Summary / Background

- Resolution requesting that the Planning Commission initiate the process of implementing the land use recommendations from the Irish Hill Neighborhood Plan (Resolution 79, Series 2017)
- August 30, 2017 - Meeting with Property Owners
- September 6, 2017 - Neighborhood Meeting
- September 28, 2017 - LD&T
- October 19, 2017 - Planning Commission

# Traditional Change in Zoning





# Commercial Mixed Use



# Industrial Transition



# Mixed Use Corridor



# Large Scale Redevelopment



# High Intensity Re-Use



**PROPOSED HIGH INTENSITY REUSE**

# Irish Hill Planned Development District





The Irish Hill PDD Sub-areas

**Residential Use Category (RU)**

Consists primarily of single family and multi-family residential uses either as stand-alone structures or as part of a mixed use building. This category also permits residential care facilities in accordance with KRS 100. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the R-7 zoning district found within Chapter 5 Table 5.2.2 of the LDC. There is no minimum parking requirement for this subarea.

**Institutional Use (IU)**

Consists primarily of institutional uses of a religious or educational nature. This category also permits community related uses such as community centers. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the OR-1 zoning district found within Chapter 5 Table 5.2.2 of the LDC. There is no minimum parking requirement for this subarea.

**Office Use Category (OU)**

Consists primarily of business, professional, medical or governmental offices, and community service facilities. Dimensional standards shall

follow the Traditional Neighborhood dimensional standards for the OR-3 zoning district found within Chapter 5 Table 5.2.2 of the LDC. There is no minimum parking requirement for this subarea.

**Commercial Use Category 1 (CU1)**

Consists primarily of retail stores and personal service establishments which provide for a variety of neighborhood-serving uses and have a small service area; they are therefore, distributed widely throughout the city. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the C-1 zoning district found within Chapter 5 Table 5.2.2 of the LDC. There is no minimum parking requirement for this subarea.

**Commercial Use Category 2 (CU2)**

Consists of more intense entertainment and long- or short-term stay related uses that are typically not considered as neighborhood-serving uses. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the C-2 zoning district found within Chapter 5 Table 5.2.2 of the LDC. There is no minimum parking requirement for this subarea.

The following Use Categories and Conditional Use Permits are permitted within all subareas.

**Limited Use Category 5 (LU5)**

Consists of outdoor entertainment and subject to the following standards:

- a. This use is limited within all Subareas.
- b. All outdoor areas for outdoor entertainment must have designated boundaries
- c. Outdoor entertainment areas within 50 feet of a residentially zoned or used property shall provide a six foot continuous screen as part of the designated boundary for the areas of the outdoor area within 50 feet of residentially used or zoned property. The continuous screen shall be in conformance with the Chapter 10, Part 4 (Implementation Standards).
- d. The use of outdoor areas for entertainment shall cease by 1 A.M.
- e. The entertainment activity shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).

Table 1 - Permitted, Limited, and Conditional Uses

List of Uses	USE STANDARDS					
	Mixed-Use Corridor	Industrial Transition	Commercial Mixed-Use	High-Intensity Re-Use	Large Scale Redevelopment	
Residential Use Category (RU)	✓	✓	✓	✓	✓	
Office Use Category (OU)	✓	✓	✓	✓	✓	
Institutional Category (IU)	✓	✓	✓	✓	✓	
Commercial Use Category 1 (CU1)	✓	✓	✓	✓	✓	
Commercial Use Category 2 (CU2)	✓	✓	✓	✓	✓	
Limited Use Category 1 (LU1)		✓	✓	✓	✓	
Limited Use Category 2 (LU2)		✓				
Limited Use Category 3 (LU3)	✓	✓	✓	✓	✓	
Limited Use Category 4 (LU4)				✓		
Limited Use Category 5 (LU5)	✓	✓	✓	✓	✓	
Limited Use Category 6 (LU6)	✓	✓	✓	✓	✓	
Limited Use Category 7 (LU7)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 1 (CUP1)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 2 (CUP2)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 3 (CUP3)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 4 (CUP4)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 5 (CUP5)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 6 (CUP6)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 7 (CUP7)	✓	✓	✓	✓	✓	
Conditional Use Permit Category 8 (CUP8)	✓	✓	✓	✓	✓	

# Planning Commission Changes

- Parking requirements were reduced by 50%
- Clarified Outdoor Sales, Display and Storage is permitted in association with a commercial use
- Large Scale Redevelopment Subarea added to LU-2 uses (contractor shops) 100 foot setback of outdoor storage from adjacent residential
- Also added to LU-4 (Breweries and Distilleries) with 100 foot setback from adjacent residential as a CUP in the Large Scale Redevelopment Subarea
- The following were added to M-1: Indoor Lumber Yard, Indoor Wholesale Market, and the Manufacture, processing, etc. of the following: Athletic or sports equipment, bedding, millwork and planning, pulp goods

# PC Recommendation

- The Planning Commission conducted a public hearing on 10/19/2017
- One person spoke in opposition
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the closure by a vote of 9-0 (9 members voted)