

Case No. 19042

Portland Promise Center



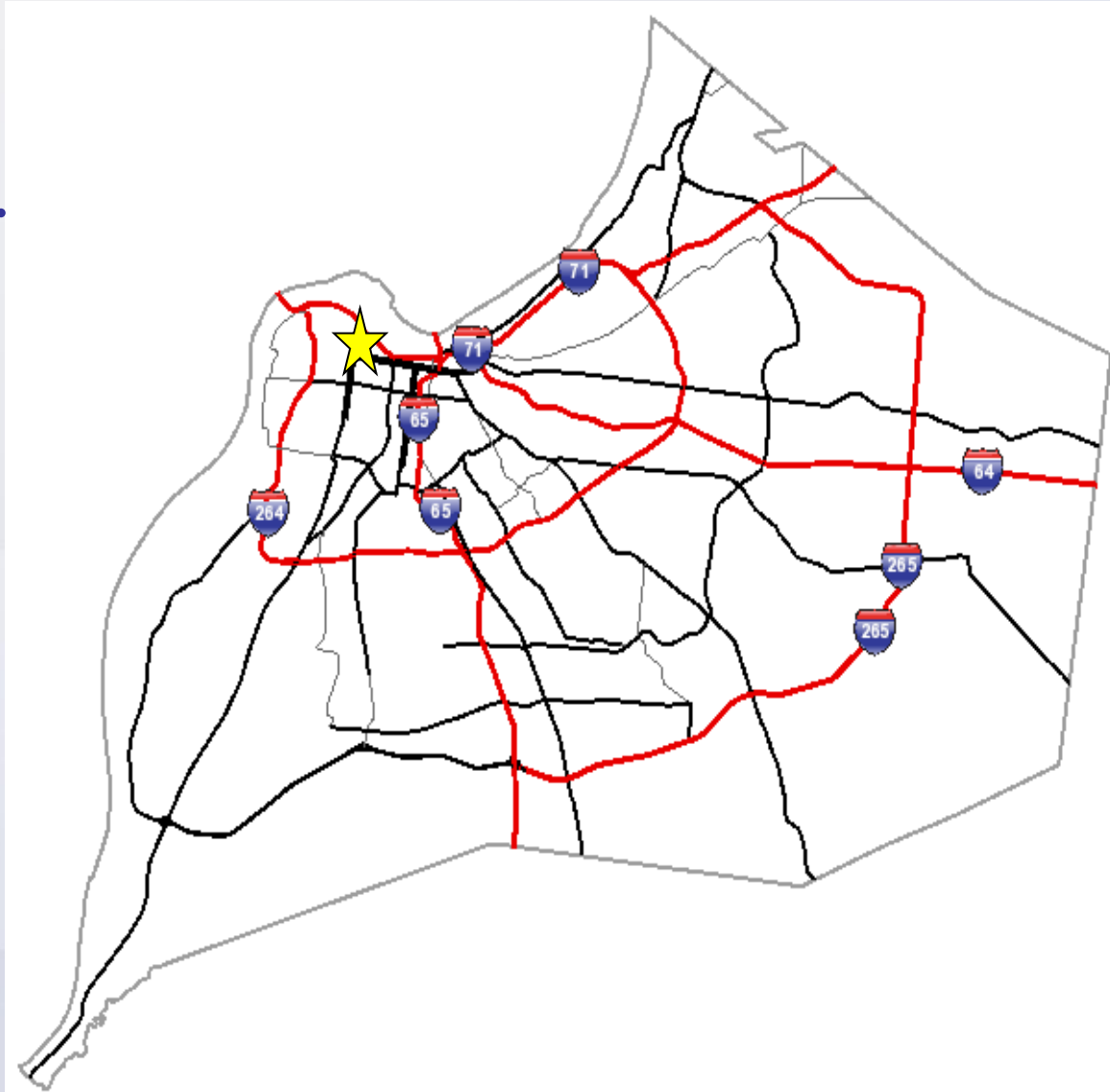
Planning/Zoning, Land Design & Development
June 10, 2014

Case Summary / Background

- Rezoning from M-2 and R-6 to C-M
 - C-M (Commercial Manufacturing)
 - Permits C-2, Commercial & M-1, Industrial
- Parking Waiver from 63 spaces to 20 spaces, 68% waiver request
- Reuse an existing structure
- Tobacco handling building in 1890
- Previous commercial and light industrial uses
- CM permits C-2 and M-1 uses

Location

- 1800 Portland Ave.
- Council District
5 - Cheri Bryant
Hamilton

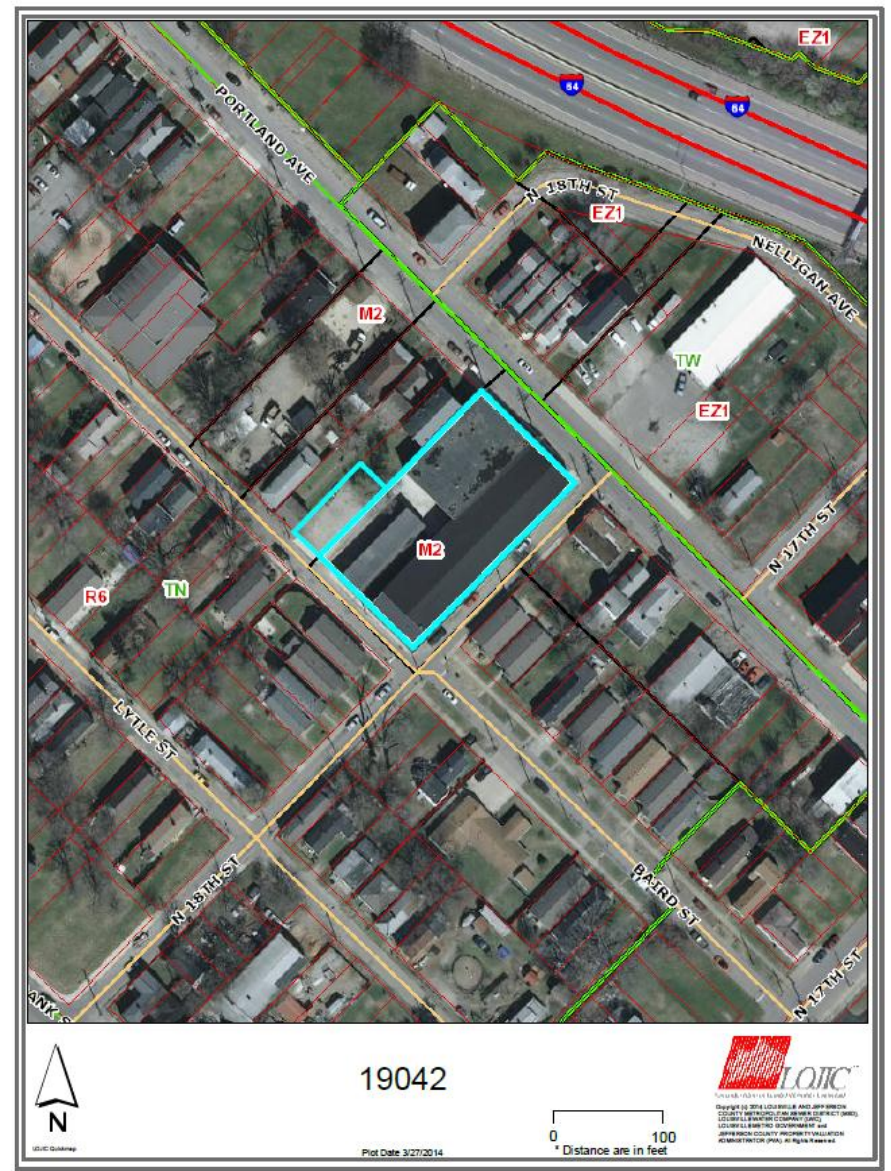


- North: R-6 / TN
- South: M-2 & R-6 / TN
- East: EZ-1 & R-6 / TW
- West: R-6 / TN

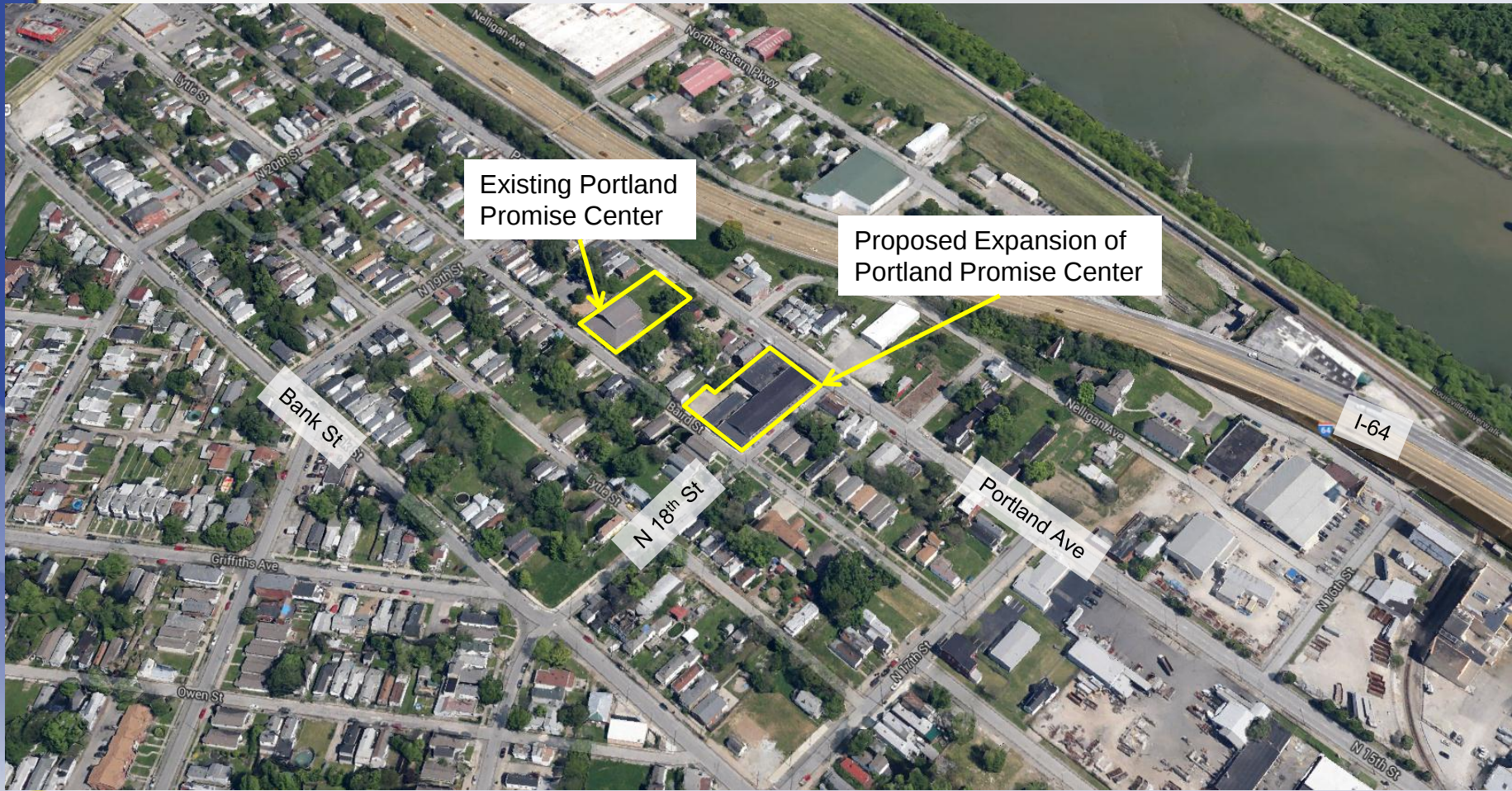


Aerial Photo/Land Use

- **Subject Property:**
 - Existing: Industrial and Vacant Residential
 - Proposed: Commercial and Industrial
- **Adjacent Properties:**
 - North: Residential
 - South: Industrial/ Residential
 - East: Industrial/Residential
 - West: Residential



Aerial Photo/Land Use



Site Photos-Subject Property



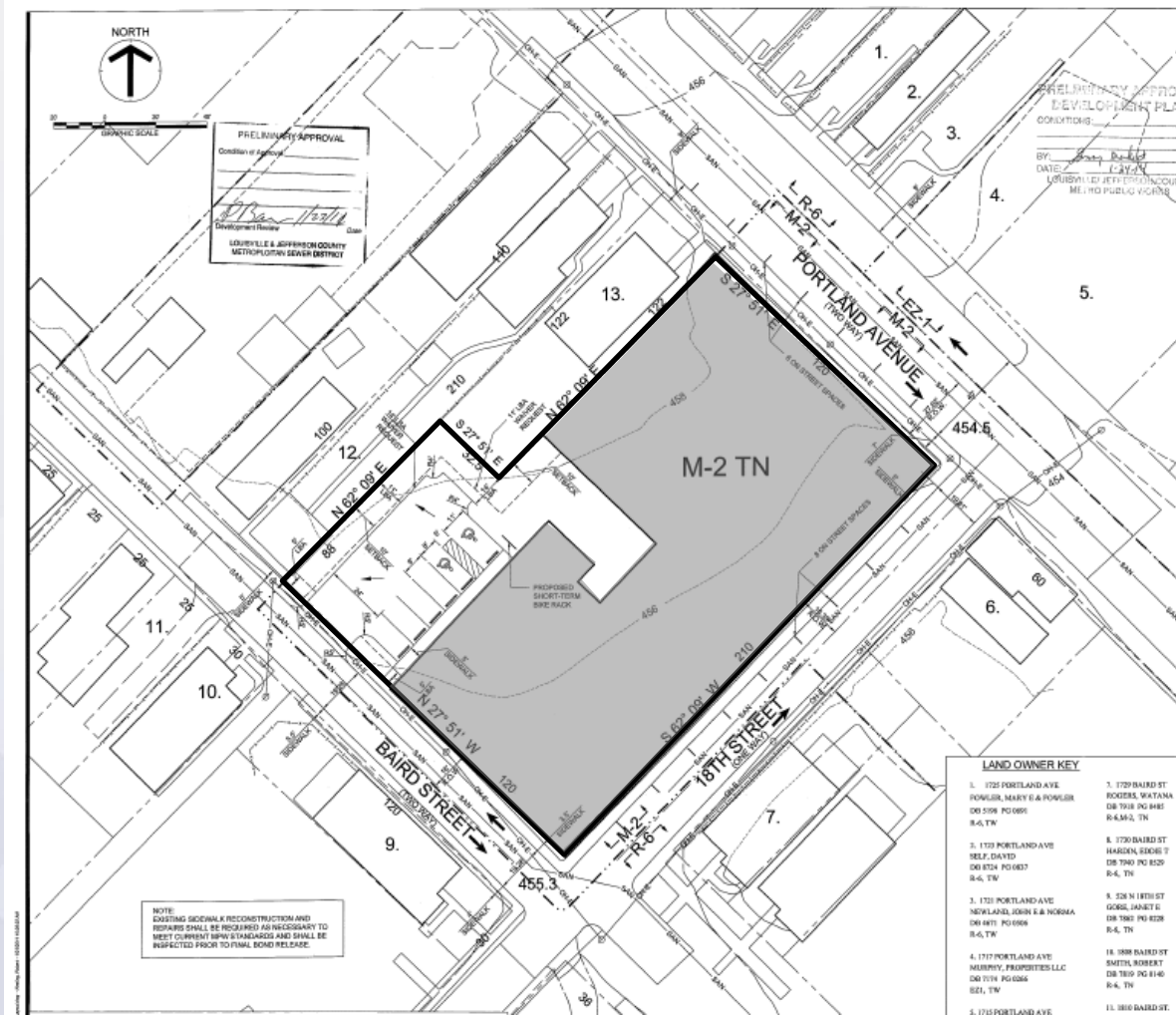
Site Photos-Surrounding Areas



Applicant's Development Plan

Highlights:

- Building Size:
 - 2-Story
 - 22,400 footprint
 - 44,800 sf total
- Proposed Retail Use
- Parking Waiver
- Variance and Waivers



Portland Neighborhood Plan

- Portland Neighborhood Plan (approved 2/28/08)
 - Subarea 5: Investment and rehabilitation encouraged along Portland Avenue
 - Promote “neighborhood-friendly” commercial uses.
 - The building to be included in an individual list for the National Register of Historic Places
 - A recommendation out of the neighborhood plan was to 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.

PC Recommendation

- Public Hearing was held on 4/03/2014
- Subsequent Public Hearing was held on 5/15/14 to correct the parking waiver request.
- No one spoke in opposition at the Planning Commission public hearings. Portland Now, Inc. submitted a letter of support conditioned upon a binding element limiting certain uses. This binding element was adopted by the Planning Commission.
- The Commission made sufficient findings that the proposed rezoning and parking waiver complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning and parking waiver to Louisville Metro Council.