

Case #s 15AREA1001 / 15AMEND1001

# TNZD Map and Text Amendment



Planning/Zoning, Land Design & Development

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May 17, 2016

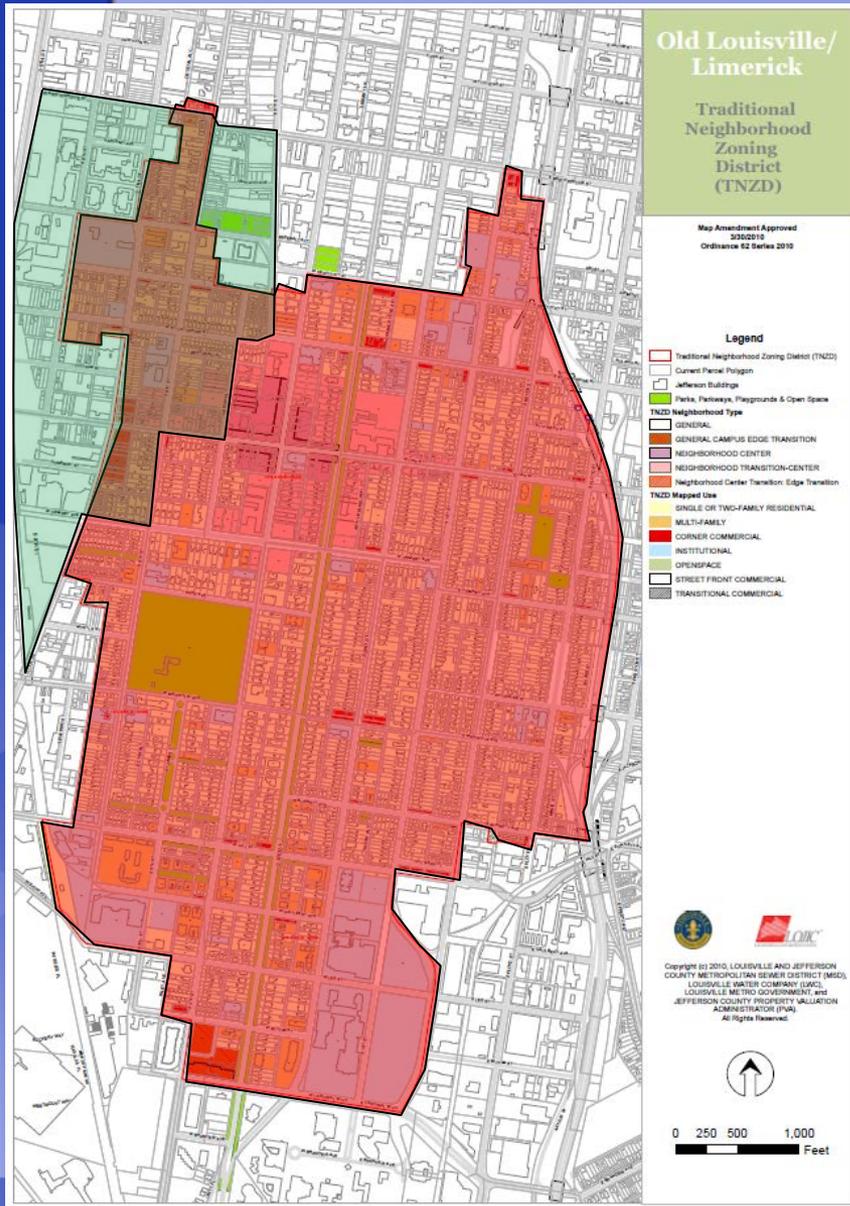
# Request

- Area-wide TNZD map change for multiple properties within the Old Louisville / Limerick Traditional Neighborhood Zoning District (TNZD)
- Text amendment for Chapter 1, General Provisions; Chapter 2, Zoning Districts; Appendix 2B, TNZD Land Use And Design Standards; and for Chapter 8, Sign Regulations, of the Land Development Code

# Case Summary

- Resolution 040-2015 - April 2015
  - Map - Extend neighborhood center?
  - Uses - Allow additional commercial uses?
  - Signs - Clear up confusion and allow additional?
- Neighborhood Meetings
  - July 8, August 11, January 12
  - 50-75 attendees at each meeting
  - Inform stakeholders on the current status of TNZD regs;
  - Provide preliminary recommendations; and
  - Provide a forum for stakeholders to educate Staff

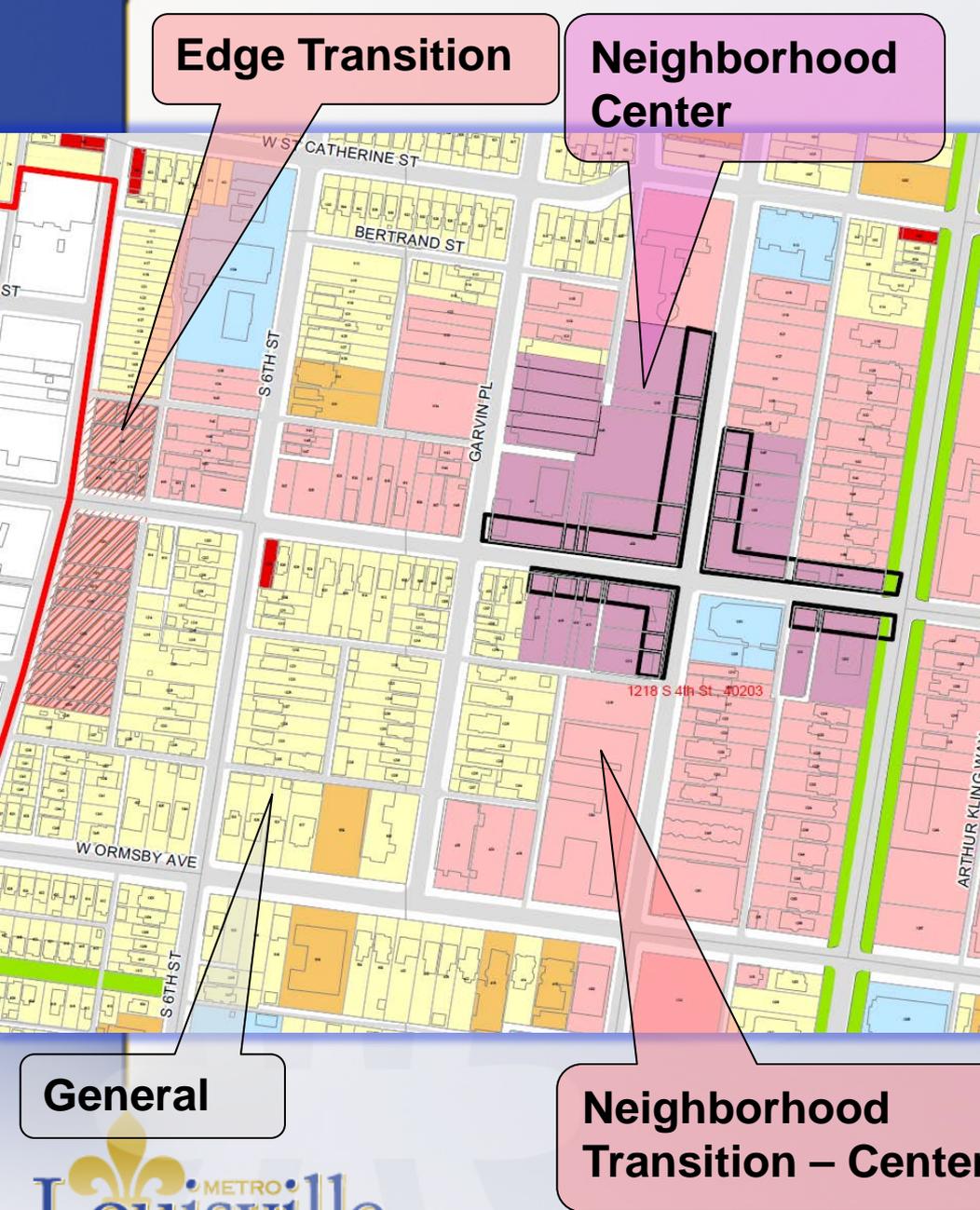
# Old Louisville / Limerick TNZD



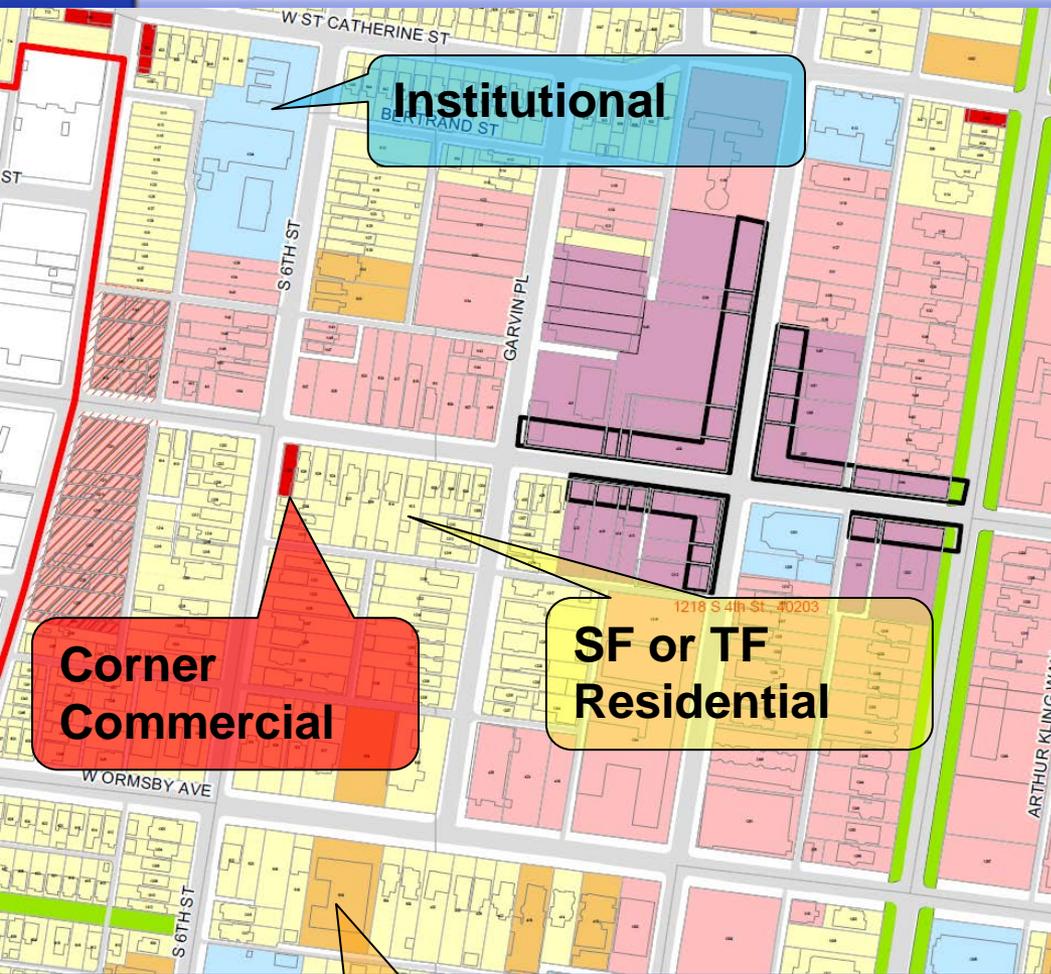
## ■ Purpose

- Designed to recognize & protect character of Old Louisville & Limerick
  - Connected street & alley pattern
  - Buildings close to or at the sidewalk
  - Well-defined center or transition area that contains a mixture of uses
- 
- TNZD exterior boundary will not change as part of this process

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- Neighborhood Types
  - “Sub-Districts” allowing various uses
  - Neighborhood Center
  - Neighborhood Transition-Center
  - General
  - Neighborhood Center Transition: Edge Transition
- Mapped Uses



- Neighborhood Types
- Mapped Uses
  - Applies to General Neighborhood Type
  - Permitted where mapped (P/M)
  - Allowed by state statutes
    - Up to November 1926 - Planning Director decision
    - Post-November 1926 - Planning Commission decision
    - Uses may be regulated on a structure-by-structure basis

# TNZD Uses

- Permitted (P)
- Permitted Where Mapped (P/M)
- Conditional Use Permit (P/C)
- Permitted With Standards (P/S)
- Prohibited



Various Retail Uses



# TNZD Uses

- Permitted (P)
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- Conditional Use Permit (P/C)
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- Prohibited

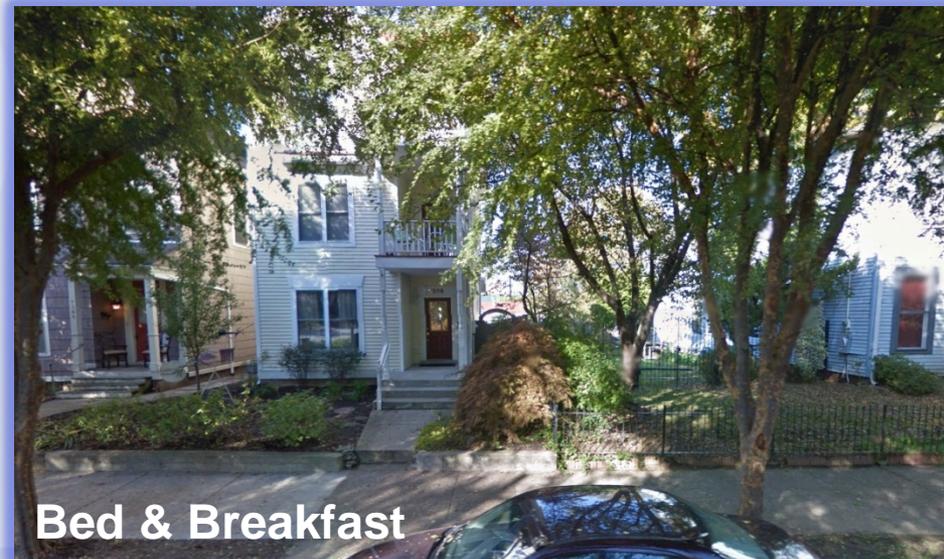


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**Fraternity or Sorority House**



# Planning Commission

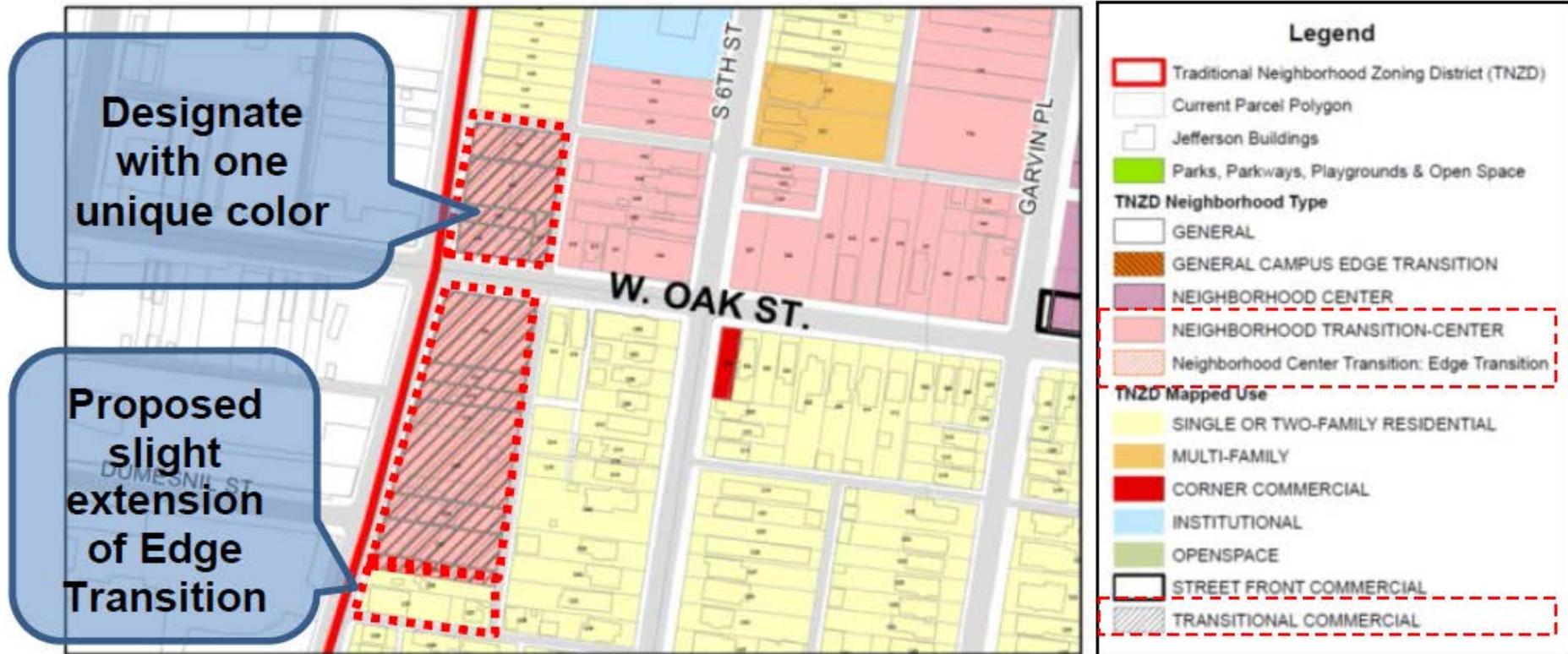
## Recommendation for Map Change

- Confusing three layers of designations on the TNZD zoning map for Neighborhood Center Transition: Edge Transition: light pink, black hash marks and red hash marks
- Provide a single unique color on the map and legend
- See Attachment 7 for a letter requesting the slight southward extension

#### 4. List of Properties Proposed to be Rezoned From General to Neighborhood Center Transition: Edge Transition

PARCELID	PROPERTY ADDRESS	IMAGE
031D00420000	1235 S. 7 <sup>th</sup> St.	
031D00410000	1237 S. 7 <sup>th</sup> St.	

# Planning Commission Recommendation for Map Change



# Planning Commission Recommendations for Text Amendment

1. *Make the Old Louisville / Limerick TNZD its own section, rather than an attachment to the LDC (Throughout)*
2. *Neighborhood Center Uses: Carry over C-2 with intense auto-related exclusions; with additional permitted uses (Table 2.7.4 and 2.7.12)*
3. *Neighborhood Transition-Center Uses: Carry over C-2 with auto- and boat-related exclusions; with additional permitted uses (Tables 2.7.4 and 2.7.9)*
4. *Allow live/work units as Permitted Subject to Standards in all neighborhood types (Tables 2.7.4, 2.7.6, 2.7.10, 2.7.13, 2.7.17 and 2.7.20)*
5. *Allow B&Bs as Permitted Subject to Standards in Neighborhood Transition – Center (Tables 2.7.4 and 2.7.10)*
6. *Allow Taverns and Package Stores With CUP in Neighborhood Transition – Center (Tables 2.7.4 and 2.7.11)*
7. *Allow Community and Market Gardens Subject to Standards (Tables 2.7.4, 2.7.6, 2.7.10, 2.7.13, 2.7.17 and 2.7.20)*
8. *Expand Corner Lot Commercial permitted uses and clarify that interior commercial structures are eligible as well (Table 2.7.7)*
9. *Neighborhood Center-Transition: Edge Transition, carry over C-2 with no exclusions (Table 2.7.16)*
10. *Increase maximum area for B&B and office attached signs (2.7.5.E.5)*
11. *Allow an attached sign on one side façade for B&Bs, office, and Corner Commercial (2.7.5.E.6)*
12. *Allow monument signs and expand where permitted (2.7.5.E.7)*
13. *Require opaque background with channel letters for freestanding signs (2.7.5.E.9)*
14. *Incorporate Director’s Interpretation allowing internally illuminated window signs (2.7.5.E.10)*
15. *Allow signature entrance signs on larger properties (2.7.5.E.11)*
16. *Remove conflict so that freestanding and marquee signs are clearly allowed (8.3.3)*

Uses

Signs

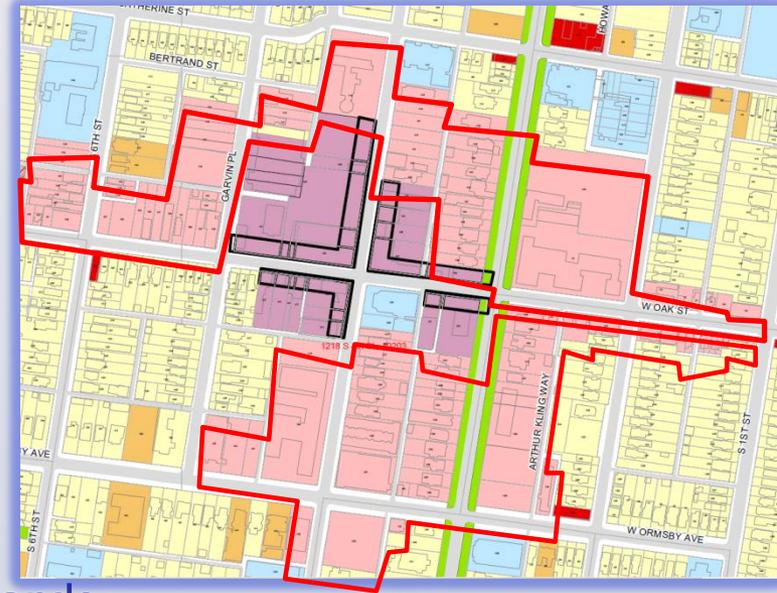
# Neighborhood Center

- C-2 carry over with following exclusions:
  - Automobile parking areas, public and private
  - Automobile rental agencies
  - Automobile rental agencies with no more than 25 rental cars
  - Automobile sales agencies
  - Used car sales areas
- Attachment 9 of PC Staff Report
- Allow as Permitted with Special Standards:
  - Live / work units; Community gardens; Market gardens



# Neighborhood Transition - Center

- C-2 carry over with following exclusions:
  - Automobile rental & sales agencies
  - Automobile repair garages
  - Automobile service station
  - Boat Sales and related storage
  - Car washes
  - Outdoor entertainment (CUP)
  - Used car sales areas
- See Attachment 10 of PC Staff Report
- Allow as Permitted with Special Standards:
  - Live / work units; Bed and breakfasts; Community gardens; Market gardens
- Allow as Conditional Use:
  - Package store; Tavern, bar, saloon

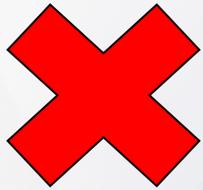


# Expand Corner Commercial Permitted Uses

- Staff recommends expanding the set of uses permitted on Corner Commercial properties on the TNZD map
- See Attachment 12 for a listing of these uses
- Based on OLNC recommended list of uses
- Outdoor alcohol consumption - Part of OLNC recommendations - Not considered by Staff
- "...where food and drink may be served..."

# Allow Monument Signs and Expand Where Permitted

- Currently freestanding signs only allowed for offices and B&Bs and limited to 6 square feet
- Recommendation is to allow nonresidential and mixed use buildings that are not Corner Commercial a 20 sq ft monument sign
- In place of any other permitted sign
- Maximum overall height of 4'
- Property must have minimum front yard of 15' from ROW line to front of building
- Sign has 15' minimum side setback from either side lot line
- Based on standards of Traditional Neigh Form District & Bardstown Rd/Baster Ave Standards



Likely not enough front setback for monument sign



Enough front setback and lot width for monument sign

# PC Recommendation

- Public Hearing was held on March 21, 2016
  - 12 spoke in favor of the proposal
  - 20 spoke in opposition to the proposals
- The Commission made sufficient findings that the map and text proposal complies with the Comprehensive Plan-Cornerstone 2020 and Amendments to the Old Louisville / Limerick Neighborhood Plans
- The Commission recommended approval of the TNZD Map Amendment for 2 properties at S. 7<sup>th</sup> and W. Oak Street to go from Neighborhood General to Neighborhood Center Transition: Edge Transition

# PC Recommendation

- The Commission recommended approval of the text amendments as presented by Staff, except that Live/Work Units are not permitted in the Neighborhood General neighborhood type