



100 E. 12th Street . Jeffersonville, IN 47130 . 812-920-0818

Zoning and Development Justification Statement and Project Analysis

17th & Bank Streets Neighborhood Infill Development

500, 502, 506 and 508 N 17th Street, Louisville, Kentucky 40212

Metro Council District #5

Artists Row Portland, LLC
2509 Portland Avenue
Louisville, Kentucky 40212

July 23, 2019

A. PROJECT DESCRIPTION

Artists Row Portland, LLC proposes a 22,785 +/- s.f. mixed-use infill development on a 0.31+/- acre tract. A change in zoning is requested from UN (Urban Neighborhood District) to C-2 (Commercial District). There is no proposed change to the designation of Traditional Neighborhood Form District (TNFD). The proposal includes 7,413 +/- s.f. of retail on the first floor and 20 residential, one-and two-bedroom units, on the second and third floors. The project proposes a Floor Area Ratio (FAR) of 1.69. The proposed building is a 3-story structure with a maximum proposed height of 45 feet. The building proposes to cantilever 18 inches into the existing Bank and 17th Street Right-of-way for the second and third floors. A license agreement with Metro Public works will be provided. The project is a neighborhood infill project, with property constraints on all boundary sides. The existing constraints have allowed the proposed building design to be at the streets edge with parking in the rear and parallel parking along the public roadways. The proposal promotes revitalization and enhances positive growth efforts in the Portland Neighborhood area as recommend as plan goals and objectives in Plan 2040 and the locally created Portland Investment Initiative. The request has previously been filled with Metro Planning and Design Services, assigned a docket number 16ZONE1047.

B. HISTORY OF PROPERTY

The property addresses between 500-508 N. 17th Street are listed as being private residences from 1915 to 1998 with the following exceptions: 500 N 17th Street was listed as a car wash in the 1970's and



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Wildcat Fence Company in the 1990's. 508 N. 17th Street was listed as Lytle's Cleaners in the 1950's. All property structures have been razed except for a concrete outbuilding on the southwest portion of the property, that will be removed during construction.

C. SITE CONSTRAINTS

The project has the following constraints that have contributed to the overall design of the project:

1. Property is bound on the southwest by Bank Street including an existing sidewalk.
2. Property is bound to the southeast by N. 17th Street including an existing sidewalk.
3. Property is bound to the northwest by an existing unnamed public alley.
4. An existing "boarded" structure occupies the tract to the northeast.

D. SUMMARY OF REQUEST

Artists Row Portland, LLC (Developer) requests a change in zoning from UN to C-2 and approval of a Detailed District Development Plan for real property comprising of 0.31+/- acres located at 500, 502, 5026 and 508 N. 17th Street, Louisville, Kentucky 40212 (Property).

Adjacent Properties Zoning and Land Use Classifications

Northwest – UN zoning, Traditional Neighborhood Form District.

Southwest – C-1 zoning, Traditional Neighborhood Form District.

Southeast – EZ1 zoning, Traditional Workplace Form District.

Northeast – UN zoning, Traditional Neighborhood Form District ("boarded" residence) and EZ1 zoning, Traditional Workplace Form District.

Compliance with Applicable Local and State Rules and Regulations

The rezoning and associated land use request, as discussed herein, are in compliance with applicable Traditional Neighborhood Form District regulations, The Louisville Metro Land Development Code (LDC) and the development goals and objectives contained within Plan 2040, effective 01-01-2019.

Traditional Neighborhood Form District

The Traditional Neighborhood Form District (TNFD) is intended to promote the development and redevelopment of neighborhoods in a manner consistent and compatible with the distinct site and community design elements of a traditional neighborhood. TNFD design standards are also intended to promote the establishment of a mixture of uses that effectively integrate retail, office, institutional, and other non-residential uses within traditional neighborhoods in a manner that provides high quality and



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convenient service to residents while protecting the character of the neighborhood.

The provisions are intended to encourage new development within the TNFD is ensure consistency with a traditional neighborhood pattern and form of development, promoting:

- Appropriate and compatible integration of residential, civic, commercial and office uses that promote close-to-home shopping and service opportunities;
- Alternative modes of travel including public transit amenities;
- Compatible infill development whether residential or commercial;
- Inclusive housing opportunities; and
- High quality design of individual sites.

E. PLAN 2040 ANALYSIS

The Traditional Neighborhood Form District addresses the following Plan 2040 Goals and Objectives as they apply to the proposal:

1. Community Form

The proposed development demonstrates compliance with the Community Form goals and objectives by creating an infill development and strengthening revitalization efforts to the 17th and Bank corridor. Centers and corridors, both existing and emerging, are encouraged and promoted for reinvestment. The project delivers a diverse land use providing both retail shopping and multi-family living, while promoting a quality of place and walkability in the Portland Neighborhood. The objectives of this section promote higher density developments by incentivizing proposals around appropriate and existing infrastructure. The proposal encourages sustainable growth within a mixed-use corridor.



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2. Mobility

The development establishes compliance with the Mobility goals and objectives by providing transportation options that efficiently connect people to jobs, education, services and neighborhoods. The proposal provides concentrated vehicular parking to the rear of the building along with the option for additional on-street parking. Sidewalks along 17th and Bank streets connect the development to both the Portland Neighborhood and Downtown Louisville, providing a complete walkable neighborhood. Bicycle parking spaces are proposed to provide an alternative for transportation. A public bus stop is adjacent to the site creating a safe, accessible and efficient transportation system for the project.

3. Community Facilities

The proposal complies with the Community Facilities goals and objectives by planning facilities to improve the neighborhood's quality of life by establishing the ground work for anticipated growth. The site and building design are both resilient and compatible with the surrounding neighborhood. The project is accessible by foot, bike, public transportation and vehicular travel. The development is an infill project with existing utilities and public infrastructure available for immediate use.

4. Economic Development

The project provides compliance with the Economic Development goals and objectives by the redevelopment of underused and vacant commercial and residential land to improve and maintain neighborhood vitality. The proposal provides an economic injection that advances growth and investment for infill development. The economic value of Portland Neighborhood is protected and improved by property reinvestment to establish revitalization efforts in targeted areas.

5. Livability

The project complies with the Livability goals and objectives by promoting an infill development that will continue the effort for a revitalized, clean and livable neighborhood. The project will enhance the access to resources necessary to maintain health and well being by providing neighborhood services in



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the heart of the Portland Neighborhood. The proposal will also provide several mobility choices and access to multi-modal transportation options, including, foot, bike, public and private transportation.

6. Housing

The proposal will promote the development of connected, mixed-use neighborhoods complying with the Housing goals and objectives. Walkable and accessible neighborhoods are encouraged by the project, along with providing housing near existing and future clusters of economic activity.

Redevelopment of vacant and underused properties for residential use is encouraged by Plan 2040 and is a top design component of this project.