

**Planning Commission
Staff Report**
January 21, 2016



Case No:	15area1002
Request:	Area-wide Change in Zoning for the Portland Neighborhood
Project Name:	Portland Area-Wide Re-Zoning
Location:	Multiple properties in the Portland Neighborhood
Owner:	Multiple Owners
Applicant:	Louisville Metro
Representative:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	5-Cheri Bryant-Hamilton
Case Manager:	Julia Williams, RLA, AICP, Planner II

REQUEST

- Area-wide change in zoning for multiple properties in the Portland Neighborhood

CASE SUMMARY/BACKGROUND/SITE CONTEXT

On February 28th, 2008, the Louisville Metro Council adopted the Portland Neighborhood Plan. The plan was the product of 3 years of work and significant neighborhood participation to develop the adopted recommendations. One of the primary purposes of developing the plan was to recommend or reaffirm zoning district designations throughout the neighborhood that will promote compatibility of use and form with the Plan's vision. This vision reflects a desire by the neighborhood to protect the affordable and architecturally distinct homes and traditional character of residential, commercial, and institutional development. Another issue the plan addressed was how to prevent future incompatible development and demolition of buildings, especially in areas of consistent character and compatible use and scale of the property. Within this proposed area wide rezoning, many of the proposals serve to protect the existing corner commercial nature of many properties in Portland. Other proposed changes reflect a need to change the zoning to reflect the actual use and future uses of the property. This area-wide rezoning is meant to correct these situations and to stabilize the neighborhood. The proposal affects 117 parcels.

This plan included:

- 3 Land Use / Community Form recommendations.

On February 12, 2015, a resolution was adopted by Louisville Metro Council, sponsored by Councilwoman Cheri Bryant-Hamilton, requesting the Louisville Metro Planning Commission to hold a public hearing and make recommendations to the Louisville Metro Council for reclassification of certain zoning districts specified in 3 of the Land Use / Community Form recommendations of the Portland Neighborhood Plan (Resolution 134, Series 2008). The 3 recommendations mentioned in the resolution are listed here.

Number	Recommendation
LU-3	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. After completion of the study, conduct an area-wide rezoning to reflect the results of the zoning study.

Number	Recommendation
LU-4	Conduct a zoning study to identify existing corner lot structures originally built as mixed use buildings. Review these lots and structures for appropriate zoning based on current use of the property, potential for future redevelopment, and compatibility with surrounding residential properties. For example, in subarea 6 rezone current corner commercial properties to C-R in order to preclude new package liquor stores.
LU-17	Conduct a zoning study in SubArea 6 [22nd Street Corridor only] to identify properties currently operating or viable as neighborhood corner commercial. Upon study completion, conduct an area-wide rezoning to the CR District with the goal of precluding future package liquor stores.

On June 16, 2015, staff of Planning and Design Services began the research process for implementing the 3 recommendations listed in Resolution 134, Series 2008. The affected properties have since been identified and mapped. Staff met with members of Portland Now to discuss the recommendations in detail. Portland Now is a neighborhood association that was strongly involved in the creation of the Portland Neighborhood Plan.

On September 15, 2015 staff held an informational meeting for affected M-2 property owners at the Metro Development Center. The purpose of the meeting was to inform property owners of the proposed changes, and to get them involved at the early stages of the process.

On September 22, 2015 staff held an informational meeting for affected corner commercial property owners at the Metro Development Center. The purpose of the meeting was to inform property owners of the proposed changes, and to get them involved at the early stages of the process.

On October 27, 2015 staff held a neighborhood meeting in the Portland neighborhood, in which all affected property owners were invited to attend along with first and second tier adjacent property owners and persons or groups signed up to receive notice of Planning Commission meetings within Council District 5. The purpose of the meeting was to inform property owners and residents of the proposed changes, and to get them involved in the process.

Louisville Metro's Land Development Code uses a two tiered approach to zoning. The zoning districts listed in the Land Development Code govern permitted and conditional uses, and density/intensity standards. The form district regulations are used in conjunction with the zoning district regulations, and set forth site design standards to provide a pattern or rhythm of development within each form district. Therefore, changes to zoning districts mainly affect the uses permitted on the property, as well as the density and intensity of development permitted.

INTERESTED PARTY COMMENTS

No formal comments have been received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Portland Neighborhood Plan (2/2008)

STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR

2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING

WHEREAS, the Planning Commission finds that the area wide rezoning complies with the applicable guidelines and policies of Cornerstone 2020.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 1, Community Form of Cornerstone 2020. The area wide rezoning will ensure that new development will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses. The neighborhood is comprised of predominantly residential uses and a grid pattern of streets, alleys and sidewalks.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 2, Centers of Cornerstone 2020. The area wide rezoning will promote an efficient use of land and investment in existing infrastructure. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood. The area wide rezoning will encourage vitality and a sense of place in the neighborhood.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 3, Compatibility of Cornerstone 2020. The area wide rezoning will encourage commercial uses on these properties, which have been identified to have been used as commercial both historically and currently. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood. For the reasons stated above, the area wide rezoning will preserve the character of the existing neighborhood.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 5, Natural Areas and Scenic and Historic Resources. The area wide rezoning will help preserve this historically single family residential neighborhood and encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 6, Economic Growth and Sustainability. The area wide rezoning will encourage commercial, office and multi-family residential developments to take place in and around identified activity centers in the neighborhood where existing infrastructure is adequate to support these uses.

WHEREAS, the Planning Commission further finds that the area wide rezoning complies with Guideline 14, Infrastructure. The area wide rezoning will encourage effective and appropriate connections between land use patterns and supporting infrastructure.

WHEREAS, the Planning Commission further finds that based on the reasons stated above, or otherwise stated in the staff report, and as depicted in the maps presented at the Planning Commission public hearing, the area wide rezoning complies with all other Guidelines and Policies of Cornerstone 2020.

WHEREAS, the Planning Commission further finds that the existing zoning classification is inappropriate and the proposed zoning classification is appropriate. The area wide rezoning will ensure that new development will be designed to be compatible with the scale and form of existing development in the neighborhood, as well as with the pattern of existing uses. The neighborhood is comprised of predominantly residential uses and a grid pattern of streets, alleys and sidewalks. The area wide rezoning will encourage a mix of appropriate uses

according to the specified zoning district on the identified properties, some of which have been identified to have been used as commercial uses historically and currently.

STAFF CONCLUSIONS

Staff analysis finds that the area wide rezoning complies with all applicable Guidelines and Policies of Cornerstone 2020, and that the existing zoning classification is inappropriate and the proposed zoning classifications are appropriate.

117 properties were considered under this area wide rezoning. 86 properties are proposed to be rezoned to CR. 10 are proposed to be rezoned from M-2 to CM.

The neighborhood plan identified that the majority of these historic corner commercial structures were zoned for residential only. It also indicated that several of the existing M-2 properties were underutilized and vacant. Site visits conducted by staff found this to be true in both cases. This area wide rezoning represents a desire by the neighborhood to protect the traditional character of development in the Portland neighborhood while also encouraging new uses within existing structures.

Required Actions

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission **RECOMMENDS** to the legislative council of Louisville Metro government that the change in zoning as described in the staff report and maps presented at the Planning Commission public hearing, be **APPROVED** or **DENIED**

NOTIFICATION

Date	Purpose of Notice	Recipients
11/19/15	Hearing before LD&T on 12/10/15	Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals
11/19/15	Hearing before PC on 1/21/16	Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals
1/13/16	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. M-2 Property Map
2. Corner Commercial Map
3. Property List-All
4. Property List by Zoning

1. **M-2 Property Map**



Devotus Louisville
 Division of Planning and Design
 Case Manager:
 Julia Williams, Planner 4, AJ
 Map Created By:
 Joel Dock, Associate Planner
 Matthew Doyle, Planner I



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 LOUISVILLE WATER COMPANY IS
 LOUISVILLE METRO GOVERNMENT

1000 Boundary
 District

2. Corner Commercial map



J-17
J-4



Developed by
Office of Planning and
Case Manager
Julia Williams, PI
Map Created
June 2004, Astor
6/10/09



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LOUISVILLE, KY

3. Property List

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003L00140000	101 S 24TH ST	M-2	CM	Historically industrial, CM adds commercial component
014C01400000	1021 W MARKET ST	M-2	C-1	Parking lot
014C01370000	1029 W MARKET ST	M-2	C-1	Parking lot
014C01360000	1033 W MARKET ST	M-2	C-1	Parking lot
003M01090000	109 N 21ST ST	M-2	CM	Existing industrial structure, adjacent vacancy
003L01510000	121 N 24TH ST	R6	CR	nonresidential in character
003J00870000	128 N 26TH ST	R6	CR	nonresidential in character
003L01150000	129 N 24TH ST	R6	CR	
003M02180000	130 N 18TH ST	R6	CR	
015G02000000	1710 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01990000	1712 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01980000	1714 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01970000	1716 PORTLAND AVE	M-2	C-1	Existing C-1 use
015G01960000	1724 PORTLAND AVE	M-2	CR	Corner Commercial structure
015G01950000	1726 PORTLAND AVE	M-2	CR	Commercial on both sides
015G01460000	1729 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
015G01940000	1730 PORTLAND AVE	M-2	C-1	Current use unclear
015F00560000	1739 ROWAN ST	R6	CR	
015J00310000	1801 PORTLAND AVE	M-2	CR	Corner Commercial structure
015F01710000	1805 DUNCAN ST	R6	CR	
015G01230000	1818 PORTLAND AVE	M-2	CM	Industrial evidence on site, current use unclear
015F01850000	1824 GRIFFITHS AVE	R6	CR	
015G00770000	1852 BAIRD ST	R6	CR	nonresidential in character
015G01070000	1852 PORTLAND AVE	R6	CR	
004E01830000	1900 PORTLAND AVE	R6	CR	
004E01560000	1938 PORTLAND AVE	R6	CR	
003J00780000	200 N 26TH ST	R6	CR	nonresidential in character
003G00770000	2000 DUNCAN ST	R6	CR	
004E00980000	2000 PORTLAND AVE	R6	CR	

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003G00590000	2001 ROWAN ST	R6	CR	
015F00010000	201 N 19TH ST	R6	CR	
004E00930000	2010 PORTLAND AVE	R6	C-1	Not corner commercial but is nonresidential in character. C-1 fits most of the existing uses.
003G00670000	2020 DUNCAN ST	R6	CR	
003E00200000	210 N 25TH ST	R6	CR	
004D01430000	2101 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01420000	2103 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01410000	2105 BANK ST	R6	CR	22nd Street Corridor Vacant
003L01620000	2110 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning
004D01560000	2111 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
003L01780000	2112 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning
004J01170000	2115 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01160000	2117 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01150000	2119 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01140000	2121 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01130000	2123 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
003G01210000	2128 GRIFFITHS AVE	UN	CR	22nd Street Corridor
004D01300000	2131 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
003G00270000	2146 DUNCAN ST	R6	CR	22nd Street Corridor
003G03360000	2147 ROWAN ST	UN	CR	22nd Street Corridor Vacant
003J00010000	219 N 28TH ST	R6	CR	
003F02000000	2200 GRIFFITHS AVE	UN	CR	22nd Street Corridor Vacant
003F02320000	2201 DUNCAN ST	C1	CR	22nd Street Corridor
004J00170000	2201 GRIFFITHS AVE	UN	CR	22nd Street Corridor
015F00410000	231 N 19TH ST	R6	CR	
004D00350000	2318 PORTLAND AVE	R6	C-1	Not corner commercial but is nonresidential in character. C-1 fits existing use.
004D00340000	2326 PORTLAND AVE	R7	CR	
005G00010000	2329 PORTLAND AVE	R6	CR	

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
005G00560000	2333 MONTGOMERY ST	R6	CR	
003K01450000	2400 ROWAN ST	R6	CR	
003K01900000	2400 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
003K01260000	2401 W MAIN ST	R6	CR	
003K00650000	2418 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
003K00600000	2430 W MAIN ST	R6	CR	
003B00980000	2436 GRIFFITHS AVE	R6	CR	
004H00540000	2441 GRIFFITHS AVE	R6	CR	
003E01080000	2501 DUNCAN ST	R6	CR	
004H00300000	2501 GRIFFITHS AVE	R6	CR	nonresidential in character
004C00440000	2505 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
004C00740000	2507 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
005F01590000	2516 Northwestern Parkway	R6	CR	Not corner commercial but is nonresidential in character
004C00820000	2535 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
003J01650000	2600 W MAIN ST	C1, R6	CR	
004G00350000	2629 SLEVIN ST	R6	CR	nonresidential in character
003D01150000	2630 SLEVIN ST	R6	CR	Not corner commercial but is nonresidential in character
004B00690000	2649 BANK ST	R7	CR	
004B00010000	2747 BANK ST	R6	CR	
003H00770000	2800 W MAIN ST	R6	CR	nonresidential in character
003H00630000	2801 W MARKET ST	R6	CR	
004B01520000	2812 PORTLAND AVE	R6	CR	
005A00020000	2831 R NORTHWESTERN PKWY	M-2	CR	Vacant building, zone to corner commercial
004F00930000	2900 BANK ST	R6	CR	
005E00230000	2900 MONTGOMERY ST	M-2	CR	No identifiable user, zone to corner commercial
004A00550000	2901 BANK ST	R6	CR	
003A00530000	2901 SLEVIN ST	R6	CR	
003H00300000	2901 W MARKET ST	R6	CR	
003A00020000	2943 ALFORD AVE	R6	CR	

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003E00790000	301 N 26TH ST	R6	CR	Not corner commercial but is nonresidential in character
012G00260000	3037 PORTLAND AVE	UN	CR	Was rezoned to UN through a previous area wide
003G00790000	309 N 22ND ST	R6	CR	22nd Street Corridor Vacant
010B00540000	3134 BANK ST	M-2	C-1	Current use not industrial
010B00530000	3136 BANK ST	M-2	C-1	Current use not industrial
010B00510000	3144 BANK ST	M-2	C-1	Current use not industrial
012F01640000	3300 RUDD AVE	UN	CR	Was rezoned to UN through a previous area wide
003D01240000	344 N 26TH ST	R6	CR	Not corner commercial but is nonresidential in character
003F01850000	355 N 23RD ST	R6	CR	
011C01150000	3633 PFLANZ AVE	UN	CR	Was rezoned to UN through a previous area wide
011F00700000	3713 PARKER AVE	M-2	UN	Residential
004H00530000	432 N 25TH ST	R6	CR	
004J01450000	434 N 22ND ST	C2	CR	22nd Street Corridor Vacant
004J01590000	439 N 22ND ST	R6	CR	22nd Street Corridor Vacant
004H01540000	464 N 25TH ST	R6	CR	
015G01540000	500 N 17TH ST	M-2	UN	Vacant- residential potential
004E00040000	501 N 22ND ST	C2	CR	22nd Street Corridor Vacant
015G01550000	502 N 17TH ST	M-2	UN	Vacant- residential potential
015G01560000	506 N 17TH ST	M-2	UN	Vacant- residential potential
015G01570000	508 N 17TH ST	M-2	UN	Vacant- residential potential
015G01580000	510 N 17TH ST	M-2	UN	Vacant- residential potential
004E00430000	520 N 20TH ST	R6	CR	
010B01030000	527 N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01050000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01060000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
015J00320000	604 N 18TH ST	M-2	UN	Residential
015J00330000	606 N 18TH ST	M-2	UN	Vacant except for shed, adj to residential
005F00170000	617 N 27TH ST	R6	CR	
005F00780000	631 N 25TH ST	R6	CR	

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
012F01090000	800 N 34TH ST	UN	CR	Was rezoned to UN through a previous area wide
010B00520000	BANK ST	M-2	C-1	Current use not industrial

4. Property List by Zoning

Rezoning from M-2 to CM

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003L00140000	101 S 24TH ST	M-2	CM	Historically industrial, CM adds commercial component
003M01090000	109 N 21ST ST	M-2	CM	Existing industrial structure, adjacent vacancy
015G01230000	1818 PORTLAND AVE	M-2	CM	Industrial evidence on site, current use unclear
004D01560000	2111 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
004D01300000	2131 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
003K01900000	2400 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
003K00650000	2418 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
010B01030000	527 N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01050000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01060000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN

Rezoning from M-2 to C-1

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
014C01400000	1021 W MARKET ST	M-2	C-1	Parking lot
014C01370000	1029 W MARKET ST	M-2	C-1	Parking lot
014C01360000	1033 W MARKET ST	M-2	C-1	Parking lot
015G01970000	1716 PORTLAND AVE	M-2	C-1	Existing C-1 use
015G01940000	1730 PORTLAND AVE	M-2	C-1	Current use unclear
010B00520000	BANK ST	M-2	C-1	Current use not industrial
010B00540000	3134 BANK ST	M-2	C-1	Current use not industrial
010B00530000	3136 BANK ST	M-2	C-1	Current use not industrial
010B00510000	3144 BANK ST	M-2	C-1	Current use not industrial

Rezoning from M-2 to OR-2

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003L01620000	2110 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning
003L01780000	2112 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning

Rezoning from M-2 to CR

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
015G02000000	1710 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01990000	1712 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01980000	1714 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01960000	1724 PORTLAND AVE	M-2	CR	Corner Commercial structure
015G01950000	1726 PORTLAND AVE	M-2	CR	Commercial on both sides
015J00310000	1801 PORTLAND AVE	M-2	CR	Corner Commercial structure
005A00020000	2831 R NORTHWESTERN PKWY	M-2	CR	Vacant building, zone to corner commercial
005E00230000	2900 MONTGOMERY ST	M-2	CR	No identifiable user, zone to corner commercial

Rezoning from M-2 to UN

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
011F00700000	3713 PARKER AVE	M-2	UN	Residential
015G01550000	502 N 17TH ST	M-2	UN	Vacant- residential potential
015G01560000	506 N 17TH ST	M-2	UN	Vacant- residential potential
015G01570000	508 N 17TH ST	M-2	UN	Vacant- residential potential
015G01580000	510 N 17TH ST	M-2	UN	Vacant- residential potential
015J00320000	604 N 18TH ST	M-2	UN	Residential
015J00330000	606 N 18TH ST	M-2	UN	Vacant except for shed, adjacent to residential
015G01540000	500 N 17TH ST	M-2	UN	Vacant- residential potential

Rezoning from UN to CR

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003G01210000	2128 GRIFFITHS AVE	UN	CR	22nd Street Corridor
003G03360000	2147 ROWAN ST	UN	CR	22nd Street Corridor Vacant
003F02000000	2200 GRIFFITHS AVE	UN	CR	22nd Street Corridor Vacant
004J00170000	2201 GRIFFITHS AVE	UN	CR	22nd Street Corridor

012G00260000	3037 PORTLAND AVE	UN	CR	Was rezoned to UN through a previous area wide
012F01640000	3300 RUDD AVE	UN	CR	Was rezoned to UN through a previous area wide
011C01150000	3633 PFLANZ AVE	UN	CR	Was rezoned to UN through a previous area wide
012F01090000	800 N 34TH ST	UN	CR	Was rezoned to UN through a previous area wide

Rezoning from R-6 to CR

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003L01510000	121 N 24TH ST	R6	CR	nonresidential in character
003J00870000	128 N 26TH ST	R6	CR	nonresidential in character
003L01150000	129 N 24TH ST	R6	CR	
003M02180000	130 N 18TH ST	R6	CR	
015G01460000	1729 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
015F00560000	1739 ROWAN ST	R6	CR	
015F01710000	1805 DUNCAN ST	R6	CR	
015F01850000	1824 GRIFFITHS AVE	R6	CR	
015G00770000	1852 BAIRD ST	R6	CR	nonresidential in character
015G01070000	1852 PORTLAND AVE	R6	CR	
004E01830000	1900 PORTLAND AVE	R6	CR	
004E01560000	1938 PORTLAND AVE	R6	CR	
003J00780000	200 N 26TH ST	R6	CR	nonresidential in character
003G00770000	2000 DUNCAN ST	R6	CR	
004E00980000	2000 PORTLAND AVE	R6	CR	
003G00590000	2001 ROWAN ST	R6	CR	
015F00010000	201 N 19TH ST	R6	CR	
003G00670000	2020 DUNCAN ST	R6	CR	
003E00200000	210 N 25TH ST	R6	CR	
004D01430000	2101 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01420000	2103 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01410000	2105 BANK ST	R6	CR	22nd Street Corridor Vacant
004J01170000	2115 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01160000	2117 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01150000	2119 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant

004J01140000	2121 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01130000	2123 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
003G00270000	2146 DUNCAN ST	R6	CR	22nd Street Corridor
003J00010000	219 N 28TH ST	R6	CR	
015F00410000	231 N 19TH ST	R6	CR	
005G00010000	2329 PORTLAND AVE	R6	CR	
005G00560000	2333 MONTGOMERY ST	R6	CR	
003K01450000	2400 ROWAN ST	R6	CR	
003K01260000	2401 W MAIN ST	R6	CR	
003K00600000	2430 W MAIN ST	R6	CR	
003B00980000	2436 GRIFFITHS AVE	R6	CR	
004H00540000	2441 GRIFFITHS AVE	R6	CR	
003E01080000	2501 DUNCAN ST	R6	CR	
004H00300000	2501 GRIFFITHS AVE	R6	CR	nonresidential in character
004C00440000	2505 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
004C00740000	2507 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
005F01590000	2516 Northwestern Parkway	R6	CR	Not corner commercial but is nonresidential in character
004C00820000	2535 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
003J01650000	2600 W MAIN ST	C1, R6	CR	
004G00350000	2629 SLEVIN ST	R6	CR	nonresidential in character
003D01150000	2630 SLEVIN ST	R6	CR	Not corner commercial but is nonresidential in character
004B00010000	2747 BANK ST	R6	CR	
003H00770000	2800 W MAIN ST	R6	CR	nonresidential in character
003H00630000	2801 W MARKET ST	R6	CR	
004B01520000	2812 PORTLAND AVE	R6	CR	
004F00930000	2900 BANK ST	R6	CR	
004A00550000	2901 BANK ST	R6	CR	
003A00530000	2901 SLEVIN ST	R6	CR	
003H00300000	2901 W MARKET ST	R6	CR	
003A00020000	2943 ALFORD AVE	R6	CR	
003E00790000	301 N 26TH ST	R6	CR	Not corner commercial but is nonresidential in character

003G00790000	309 N 22ND ST	R6	CR	22nd Street Corridor Vacant
003D01240000	344 N 26TH ST	R6	CR	Not corner commercial but is nonresidential in character
003F01850000	355 N 23RD ST	R6	CR	
004H00530000	432 N 25TH ST	R6	CR	
004J01590000	439 N 22ND ST	R6	CR	22nd Street Corridor Vacant
004H01540000	464 N 25TH ST	R6	CR	
004E00430000	520 N 20TH ST	R6	CR	
005F00170000	617 N 27TH ST	R6	CR	
005F00780000	631 N 25TH ST	R6	CR	

Rezoning from R-7 to CR

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
004D00340000	2326 PORTLAND AVE	R7	CR	
004B00690000	2649 BANK ST	R7	CR	

Rezoning from R-6 to C-1

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
004E00930000	2010 PORTLAND AVE	R6	C-1	Not corner commercial but is nonresidential in character. C-1 fits most of the existing uses.
004D00350000	2318 PORTLAND AVE	R6	C-1	Not corner commercial but is nonresidential in character. C-1 fits existing use.

Rezoning from C-1 to CR

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003F02320000	2201 DUNCAN ST	C1	CR	22nd Street Corridor

Rezoning from C-2 to CR

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
004J01450000	434 N 22ND ST	C2	CR	22nd Street Corridor Vacant
004E00040000	501 N 22ND ST	C2	CR	22nd Street Corridor Vacant

**Land Development and Transportation Committee
Staff Report
December 10, 2015**



Case No:	15area1002
Request:	Area-wide Change in Zoning for the Portland Neighborhood
Project Name:	Portland Area-Wide Re-Zoning
Location:	Multiple properties in the Portland Neighborhood
Owner:	Multiple Owners
Applicant:	Louisville Metro
Representative:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	5-Cheri Bryant-Hamilton
Case Manager:	Julia Williams, RLA, AICP, Planner II

REQUEST

- Area-wide change in zoning for multiple properties in the Portland Neighborhood

CASE SUMMARY/BACKGROUND/SITE CONTEXT

On February 28th, 2008, the Louisville Metro Council adopted the Portland Neighborhood Plan. The plan was the product of 3 years of work and significant neighborhood participation to develop the adopted recommendations. One of the primary purposes of developing the plan was to recommend or reaffirm zoning district designations throughout the neighborhood that will promote compatibility of use and form with the Plan's vision. This vision reflects a desire by the neighborhood to protect the affordable and architecturally distinct homes and traditional character of residential, commercial, and institutional development. Another issue the plan addressed was how to prevent future incompatible development and demolition of buildings, especially in areas of consistent character and compatible use and scale of the property. Within this proposed area wide rezoning, many of the proposals serve to protect the existing corner commercial nature of many properties in Portland. Other proposed changes reflect a need to change the zoning to reflect the actual use and future uses of the property. This area-wide rezoning is meant to correct these situations and to stabilize the neighborhood. The proposal affects 117 parcels.)

This plan included:

- 3 Land Use / Community Form recommendations.

On February 12, 2015, a resolution was adopted by Louisville Metro Council, sponsored by Councilwoman Cheri Bryant-Hamilton, requesting the Louisville Metro Planning Commission to hold a public hearing and make recommendations to the Louisville Metro Council for reclassification of certain zoning districts specified in 3 of the Land Use / Community Form recommendations of the Portland Neighborhood Plan (Resolution 134, Series 2008). The 3 recommendations mentioned in the resolution are listed here.

Number	Recommendation
LU-3	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. After completion of the study, conduct an area-wide rezoning to reflect the results of the zoning study.

Number	Recommendation
LU-4	Conduct a zoning study to identify existing corner lot structures originally built as mixed use buildings. Review these lots and structures for appropriate zoning based on current use of the property, potential for future redevelopment, and compatibility with surrounding residential properties. For example, in subarea 6 rezone current corner commercial properties to C-R in order to preclude new package liquor stores.
LU-17	Conduct a zoning study in SubArea 6 [22nd Street Corridor only] to identify properties currently operating or viable as neighborhood corner commercial. Upon study completion, conduct an area-wide rezoning to the CR District with the goal of precluding future package liquor stores.

On June 16, 2015, staff of Planning and Design Services began the research process for implementing the 3 recommendations listed in Resolution 134, Series 2008. The affected properties have since been identified and mapped. Staff met with members of Portland Now to discuss the recommendations in detail. Portland Now is a neighborhood association that was strongly involved in the creation of the Portland Neighborhood Plan.

On September 15, 2015 staff held an informational meeting for affected M-2 property owners at the Metro Development Center. The purpose of the meeting was to inform property owners of the proposed changes, and to get them involved at the early stages of the process.

On September 22, 2015 staff held an informational meeting for affected corner commercial property owners at the Metro Development Center. The purpose of the meeting was to inform property owners of the proposed changes, and to get them involved at the early stages of the process.

On October 27, 2015 staff held a neighborhood meeting in the Portland neighborhood, in which all affected property owners were invited to attend along with first and second tier adjacent property owners and persons or groups signed up to receive notice of Planning Commission meetings within Council District 5. The purpose of the meeting was to inform property owners and residents of the proposed changes, and to get them involved in the process.

Louisville Metro's Land Development Code uses a two tiered approach to zoning. The zoning districts listed in the Land Development Code govern permitted and conditional uses, and density/intensity standards. The form district regulations are used in conjunction with the zoning district regulations, and set forth site design standards to provide a pattern or rhythm of development within each form district. Therefore, changes to zoning districts mainly affect the uses permitted on the property, as well as the density and intensity of development permitted.

INTERESTED PARTY COMMENTS

No formal comments have been received.

APPLICABLE PLANS AND POLICIES

Cornerstone 2020
Portland Neighborhood Plan (2/2008)

STANDARD OF REVIEW FOR REZONING

Criteria for granting the proposed form district change/rezoning: KRS Chapter 100.213

1. The proposed form district/rezoning change complies with the applicable guidelines and policies Cornerstone 2020; OR

2. The existing form district/zoning classification is inappropriate and the proposed classification is appropriate; OR
3. There have been major changes of an economic, physical, or social nature within the area involved which were not anticipated in Cornerstone 2020 which have substantially altered the basic character of the area.

STAFF ANALYSIS FOR REZONING

Staff analysis to be completed prior to the Planning Commission hearing.

STAFF CONCLUSIONS

The proposal is set to go before the Planning Commission on January 21, 2016

NOTIFICATION

Date	Purpose of Notice	Recipients
11/19/15	Hearing before LD&T on 12/10/15	Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals
	Hearing before PC	Affected property owners and 1 st and 2 nd tier adjoining property owners Subscribers of Council District 5 Notification of Development Proposals
	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. M-2 Property Map
2. Corner Commercial Map
3. Property List

1. M-2 Property Map

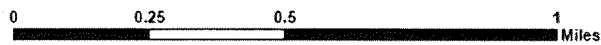


Developed by Louisville
 Division of Planning and Design
 Case Manager:
 Julie Williams, Planner I, A
 Map Created By:
 Joel Dick, Associate Planner
 Matthew Coyte, Planner I

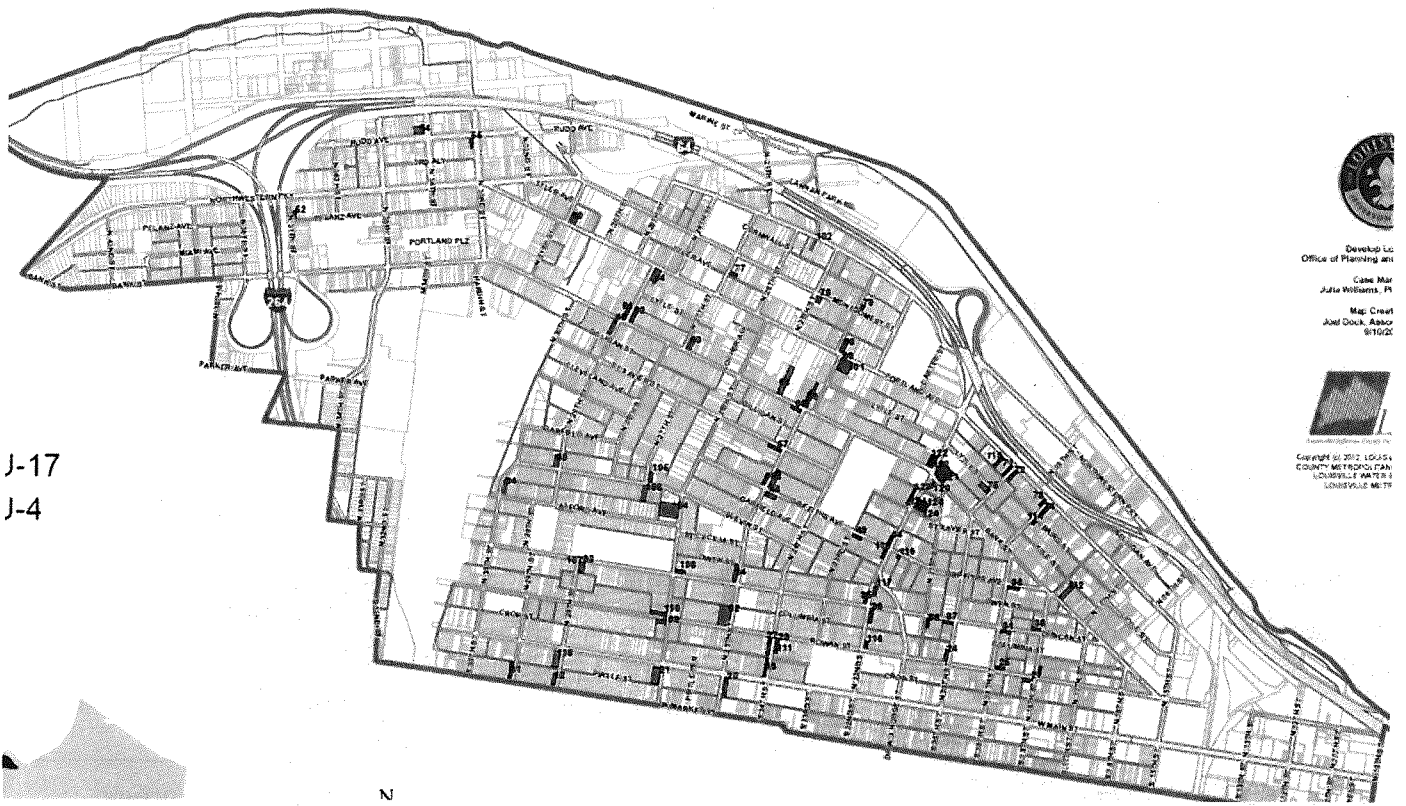


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 LOUISVILLE METRO GOVERNMENT

Food Boundary
 District



2. Corner Commercial Map



J-17
J-4

3. **Property List**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003L00140000	101 S 24TH ST	M-2	CM	Historically industrial, CM adds commercial component
014C01400000	1021 W MARKET ST	M-2	C-1	Parking lot
014C01370000	1029 W MARKET ST	M-2	C-1	Parking lot
014C01360000	1033 W MARKET ST	M-2	C-1	Parking lot
003M01090000	109 N 21ST ST	M-2	CM	Existing industrial structure, adjacent vacancy
003L01510000	121 N 24TH ST	R6	CR	nonresidential in character
003J00870000	128 N 26TH ST	R6	CR	nonresidential in character
003L01150000	129 N 24TH ST	R6	CR	
003M02180000	130 N 18TH ST	R6	CR	
015G02000000	1710 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01990000	1712 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01980000	1714 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01970000	1716 PORTLAND AVE	M-2	C-1	Existing C-1 use
015G01960000	1724 PORTLAND AVE	M-2	CR	Corner Commercial structure
015G01950000	1726 PORTLAND AVE	M-2	CR	Commercial on both sides
015G01460000	1729 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
015G01940000	1730 PORTLAND AVE	M-2	C-1	Current use unclear
015F00560000	1739 ROWAN ST	R6	CR	
015J00310000	1801 PORTLAND AVE	M-2	CR	Corner Commercial structure
015F01710000	1805 DUNCAN ST	R6	CR	
015G01230000	1818 PORTLAND AVE	M-2	CM	Industrial evidence on site, current use unclear
015F01850000	1824 GRIFFITHS AVE	R6	CR	
015G00770000	1852 BAIRD ST	R6	CR	nonresidential in character
015G01070000	1852 PORTLAND AVE	R6	CR	
004E01830000	1900 PORTLAND AVE	R6	CR	
004E01560000	1938 PORTLAND AVE	R6	CR	
003J00780000	200 N 26TH ST	R6	CR	nonresidential in character
003G00770000	2000 DUNCAN ST	R6	CR	
004E00980000	2000 PORTLAND AVE	R6	CR	

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003G00590000	2001 ROWAN ST	R6	CR	
015F00010000	201 N 19TH ST	R6	CR	
004E00930000	2010 PORTLAND AVE <i>Nelligan Hall</i>	R6	C-1	Not corner commercial but is nonresidential in character. C-1 fits most of the existing uses.
003G00670000	2020 DUNCAN ST	R6	CR	
003E00200000	210 N 25TH ST	R6	CR	
004D01430000	2101 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01420000	2103 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01410000	2105 BANK ST	R6	CR	22nd Street Corridor Vacant
003L01620000	2110 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning
004D01560000	2111 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
003L01780000	2112 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning
004J01170000	2115 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01160000	2117 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01150000	2119 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01140000	2121 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01130000	2123 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
003G01210000	2128 GRIFFITHS AVE	UN	CR	22nd Street Corridor
004D01300000	2131 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
003G00270000	2146 DUNCAN ST	R6	CR	22nd Street Corridor
003G03360000	2147 ROWAN ST	UN	CR	22nd Street Corridor Vacant
003J00010000	219 N 28TH ST	R6	CR	
003F02000000	2200 GRIFFITHS AVE	UN	CR	22nd Street Corridor Vacant
003F02320000	2201 DUNCAN ST	C1	CR	22nd Street Corridor
004J00170000	2201 GRIFFITHS AVE	UN	CR	22nd Street Corridor
015F00410000	231 N 19TH ST	R6	CR	
004D00350000	2318 PORTLAND AVE	R6	CR C1	Not corner commercial but is nonresidential in character <i>current C1 use</i>
004D00340000	2326 PORTLAND AVE	R7	CR	
005G00010000	2329 PORTLAND AVE	R6	CR	
005G00560000	2333 MONTGOMERY ST	R6	CR	

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003K01450000	2400 ROWAN ST	R6	CR	
003K01900000	2400 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
003K01260000	2401 W MAIN ST	R6	CR	
003K00650000	2418 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
003K00600000	2430 W MAIN ST	R6	CR	
003B00980000	2436 GRIFFITHS AVE	R6	CR	
004H00540000	2441 GRIFFITHS AVE	R6	CR	
003E01080000	2501 DUNCAN ST	R6	CR	
004H00300000	2501 GRIFFITHS AVE	R6	CR	nonresidential in character
004C00440000	2505 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
004C00740000	2507 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
	2516 Northwestern Parkway	R6	CR	Not corner commercial but is nonresidential in character
004C00820000	2535 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
003J01650000	2600 W MAIN ST	C1, R6	CR	
004G00350000	2629 SLEVIN ST	R6	CR	nonresidential in character
003D01150000	2630 SLEVIN ST	R6	CR	Not corner commercial but is nonresidential in character
004B00690000	2649 BANK ST	R7	CR	
004B00010000	2747 BANK ST	R6	CR	
003H00770000	2800 W MAIN ST	R6	CR	nonresidential in character
003H00630000	2801 W MARKET ST	R6	CR	
004B01520000	2812 PORTLAND AVE	R6	CR	
005A00020000	2831 R NORTHWESTERN PKWY	M-2	CR	Vacant building, zone to corner commercial
004F00930000	2900 BANK ST	R6	CR	
005E00230000	2900 MONTGOMERY ST	M-2	CR	No identifiable user, zone to corner commercial
004A00550000	2901 BANK ST	R6	CR	
003A00530000	2901 SLEVIN ST	R6	CR	
003H00300000	2901 W MARKET ST	R6	CR	
003A00020000	2943 ALFORD AVE	R6	CR	
003E00790000	301 N 26TH ST	R6	CR	Not corner commercial but is

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
				nonresidential in character
012G00260000	3037 PORTLAND AVE	UN	CR	Was rezoned to UN through a previous area wide
003G00790000	309 N 22ND ST	R6	CR	22nd Street Corridor Vacant
010B00540000	3134 BANK ST	M-2	C-1	Current use not industrial
010B00530000	3136 BANK ST	M-2	C-1	Current use not industrial
010B00510000	3144 BANK ST	M-2	C-1	Current use not industrial
012F01640000	3300 RUDD AVE	UN	CR	Was rezoned to UN through a previous area wide
003D01240000	344 N 26TH ST	R6	CR	Not corner commercial but is nonresidential in character
003F01850000	355 N 23RD ST	R6	CR	
011C01150000	3633 PFLANZ AVE	UN	CR	Was rezoned to UN through a previous area wide
011F00700000	3713 PARKER AVE	M-2	UN	Residential
004H00530000	432 N 25TH ST	R6	CR	
004J01450000	434 N 22ND ST	C2	CR	22nd Street Corridor Vacant
004J01590000	439 N 22ND ST	R6	CR	22nd Street Corridor Vacant
004H01540000	464 N 25TH ST	R6	CR	
015G01540000	500 N 17TH ST			Vacant- residential potential
004E00040000	501 N 22ND ST	C2	CR	22nd Street Corridor Vacant
015G01550000	502 N 17TH ST	M-2	UN	Vacant- residential potential
015G01560000	506 N 17TH ST	M-2	UN	Vacant- residential potential
015G01570000	508 N 17TH ST	M-2	UN	Vacant- residential potential
015G01580000	510 N 17TH ST	M-2	UN	Vacant- residential potential
004E00430000	520 N 20TH ST	R6	CR	
010B01030000	527 N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01050000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01060000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
015J00320000	604 N 18TH ST	M-2	UN	Residential
015J00330000	606 N 18TH ST	M-2	UN	Vacant except for shed, adj to residential
005F00170000	617 N 27TH ST	R6	CR	
005F00780000	631 N 25TH ST	R6	CR	

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
012F01090000	800 N 34TH ST	UN	CR	Was rezoned to UN through a previous area wide
010B00520000	BANK ST	M-2	C-1	Current use not industrial