

Case #s 15AREA1001 / 15AMEND1001

# TNZD Map and Text Amendment



**Planning Commission**

Brian Mabry, AICP, Planning Coordinator

March 21, 2016

# Request

- Area-wide 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

# Resolution 040-2015

- Approved by Metro Council in April 2015
- Directs Staff to examine the TNZD's regulations in terms of:
  - Neighborhood Center boundaries
  - Permitted uses
  - Signs
- Directs Staff to hold a public hearing with the Planning Commission

RESOLUTION No. 040, SERIES 2015

A RESOLUTION REQUESTING THE PLANNING COMMISSION, THROUGH ITS STAFF IN LOUISVILLE METRO PLANNING AND DESIGN, TO: 1) EVALUATE THE TRADITIONAL NEIGHBORHOOD ZONING DISTRICT (TNZD) REGULATIONS, PARTICULARLY AS THOSE REGULATIONS RELATE TO SIGNAGE ON PROPERTIES WITHIN THE TNZD AND THE LIST OF LAND USES CURRENTLY SET FORTH IN THE "TRADITIONAL NEIGHBORHOOD ZONING DISTRICT PLAN REPORT FOR OLD LOUISVILLE/LIMERICK," APPENDIX 2B OF CHAPTER 2 OF THE LAND DEVELOPMENT CODE, TO DETERMINE WHETHER THE TNZD LAND USE REGULATIONS ARE EFFECTIVELY ACHIEVING THE PURPOSES ORIGINALLY OUTLINED IN THE TNZD PLAN AND WHETHER EXPANDING THE LIST OF LAND USES TO INCLUDE MORE COMMERCIAL USES TO PROMOTE ADDITIONAL ECONOMIC DEVELOPMENT AND OPPORTUNITIES IS BENEFICIAL TO THE TNZD; 2) EXAMINE THE CURRENT NEIGHBORHOOD CENTER BOUNDARY ON THE TNZD PLAN MAP TO DETERMINE WHETHER IT SHOULD BE EXTENDED TO INCLUDE PROPERTIES ON ITS PERIPHERY AND NEARBY THAT HAVE COMMERCIAL CHARACTER THAT WOULD WARRANT THEIR INCLUSION IN THE NEIGHBORHOOD CENTER; AND 3) HOLD A PUBLIC HEARING AND MAKE RECOMMENDATIONS TO THE LOUISVILLE METRO COUNCIL BASED UPON THE RECORD OF EVIDENCE ESTABLISHED FOR ENUMERATED REQUESTS 1 AND 2.

SPONSORED BY: COUNCILMAN DAVID JAMES

WHEREAS, the Metro Council wishes to support the ongoing prosperity of the Old Louisville Neighborhood through the consideration of land use regulations that promote existing and new business development in the Traditional Neighborhood Zoning District ("TNZD"), and;

WHEREAS, the Council understands that the original Old Louisville Neighborhood Plan and the Limerick Action Plan was adopted in 1982 and that the current list of land uses designated for properties located within the TNZD were compiled and recommended by a task force organized to review and make recommendations to amend the Old Louisville and Limerick Neighborhood Plans, which was accomplished in 2000, and that that task force selected particular land uses for inclusion in said use listings with the intent to promote and to guide contemporary land

# Neighborhood Meetings

- July 8, August 11, January 12
- 50-75 attendees at each meeting
- Purpose:
  - Inform area stakeholders on zoning in general and on the current status of TNZD regs;
  - Provide preliminary recommendations; and
  - Provide a forum for stakeholders to educate Staff





# Provisions Not Up for Change

- Exterior Boundaries of TNZD
- Traditional Neighborhood Form District
  - Minimum Lot Area & Lot Width
  - Minimum Front, Side, Rear, and Street Side Yard Setbacks
  - Maximum Building Height
- Standard Design Guidelines
  - Additions
  - Commercial Style Guide
  - Masonry
  - New Construction - Commercial
  - New Construction - Residential
  - Paint
  - Porches
  - Residential Style Guide
  - Signs
  - Storefronts
  - Streetscapes
  - Windows

# Land Development & Transportation Meeting

- January 28, 2016
- Presented text and map amendment proposals
- The following were recommended to LD&T and are no longer recommended to Planning Commission:
  - Extending Neighborhood Center-Transition eastward from S. 1<sup>st</sup> St. to I-65.
  - Allowing 1,000 square foot professional or medical offices in Neighborhood General with a Conditional Use Permit.
  - C-2 with no exclusions in Neighborhood Center. Staff now proposes some exclusions related to auto sales and rental.
  - Renaming “Corner Commercial” to “Community Commercial”. The ability to have a mapped commercial use on an interior lot already exists within the Code.

# **CASE SUMMARY/ BACKGROUND / SITE CONTEXT**

# Old Louisville / Limerick History

- 1850s - City's grid extended south of Broadway
- 1880s - Southern Exposition increased interest in O.L.
- WWI - Began to lose residents to newer suburbs
- 1920s to 1950s - More businesses moved in as residents left
- 1960s & 70s - Home renovations begin and historic district established



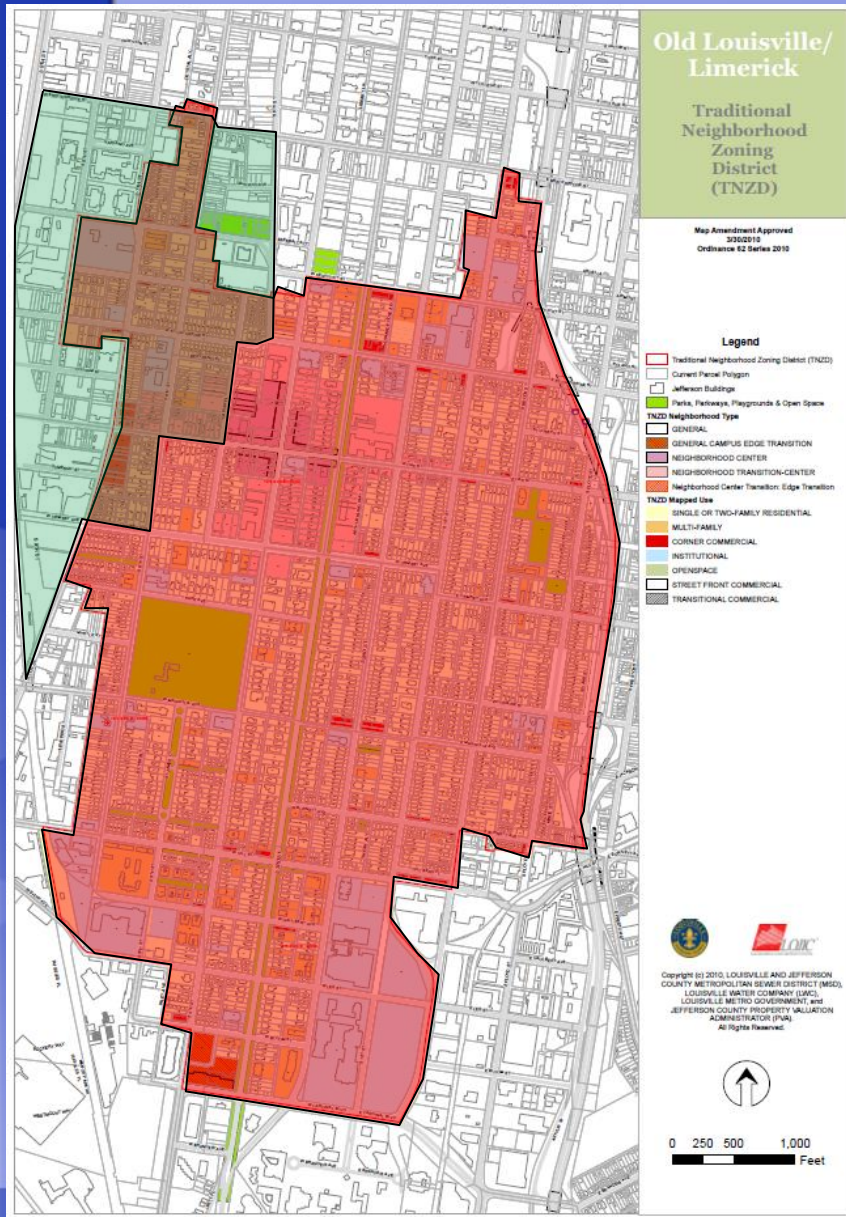


# Old Louisville / Limerick History

- 1830s - Began as small, rural community of African Americans
- 1860s - Became less isolated and developed into military support center
- 1880s - Industrial and shipping activity brings prosperity
- 1900s - Rail yard moved to Highland Park and many Irish workers followed
- 1960s & 70s - Limerick Neighborhood Association and historic district established

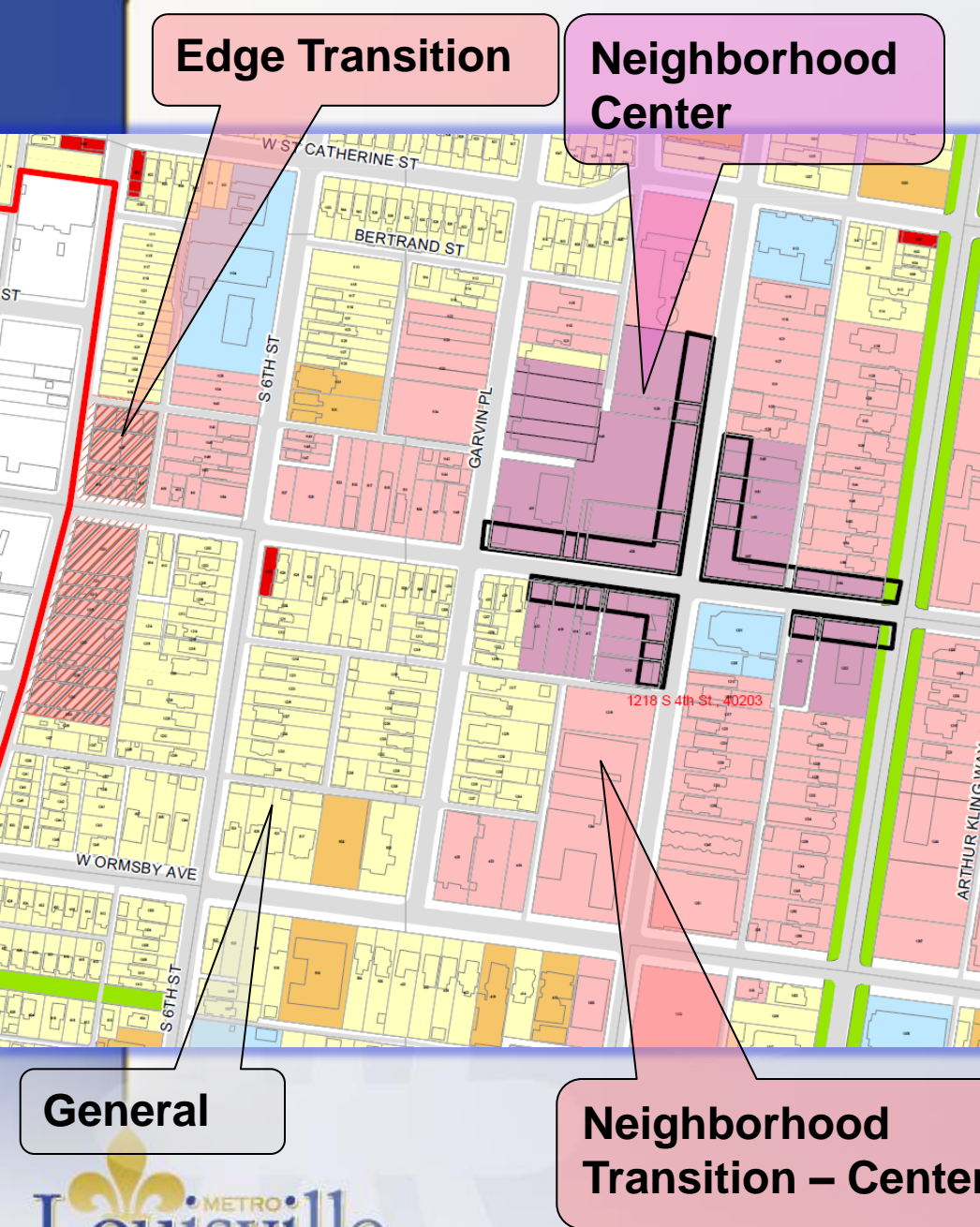


# Old Louisville / Limerick TNZD



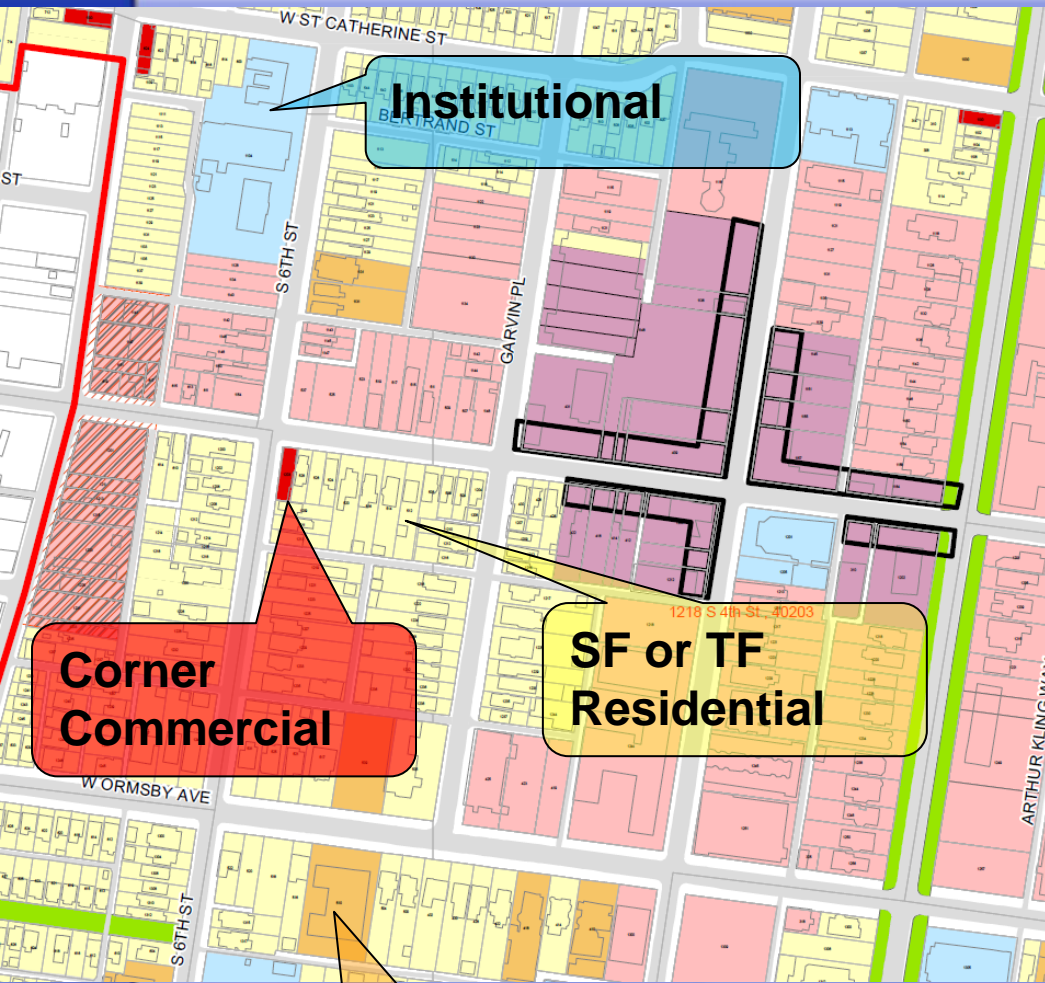
## ■ Purpose

- 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



- Neighborhood Types
  - “Sub-Districts” allowing various uses
  - P, P/M, CU, P/S, NP
  - Neighborhood Center
  - Neighborhood Transition-Center
  - General
  - Neighborhood Center Transition: Edge Transition
- Mapped Uses





**Institutional**

**Corner  
Commercial**

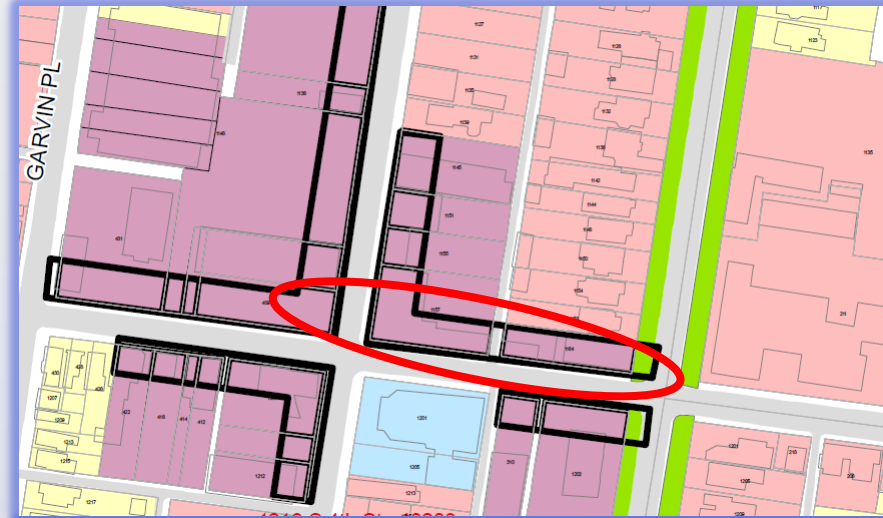
**SF or TF  
Residential**

**Multifamily**

- 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
- Permitted Where Mapped
- Conditional Use Permit
- Permitted With Standards
- Prohibited



Various Retail Uses





# TNZD Uses

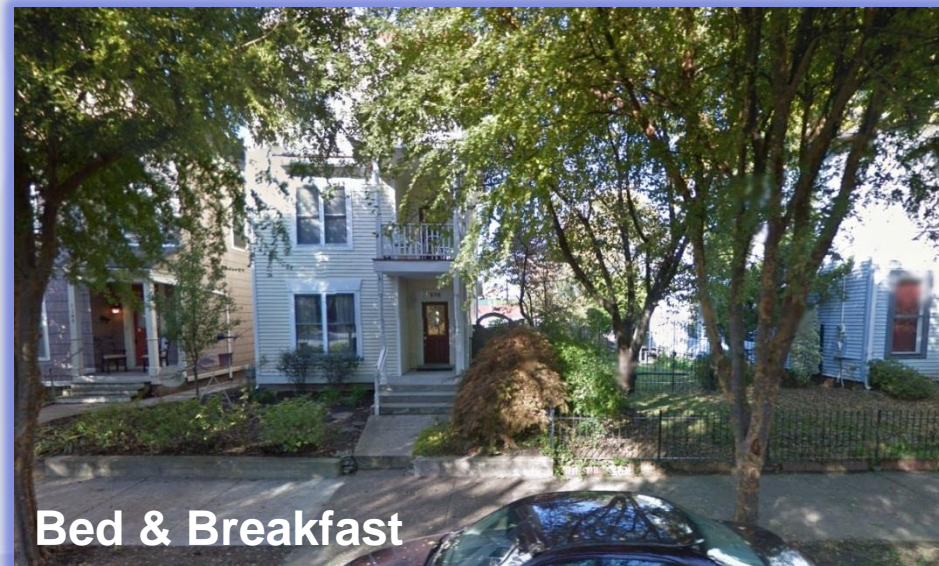
- Permitted
- Permitted Where Mapped
- Conditional Use Permit
- Permitted With Standards
- Prohibited



Bakery

# TNZD Uses

- Permitted
- Permitted Where Mapped
- Conditional Use Permit
- Permitted With Standards
- Prohibited



Bed & Breakfast

# TNZD Uses

- Permitted
- Permitted Where Mapped
- Conditional Use Permit
- Permitted With Standards
- Prohibited



Homeless or Transitional Shelter



# TNZD Uses

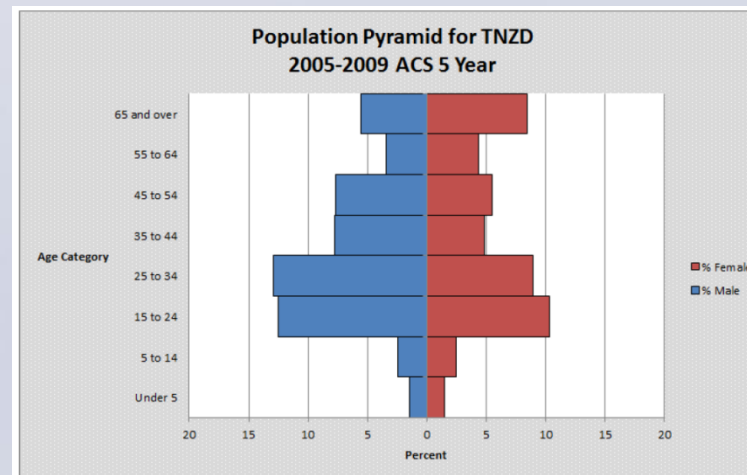
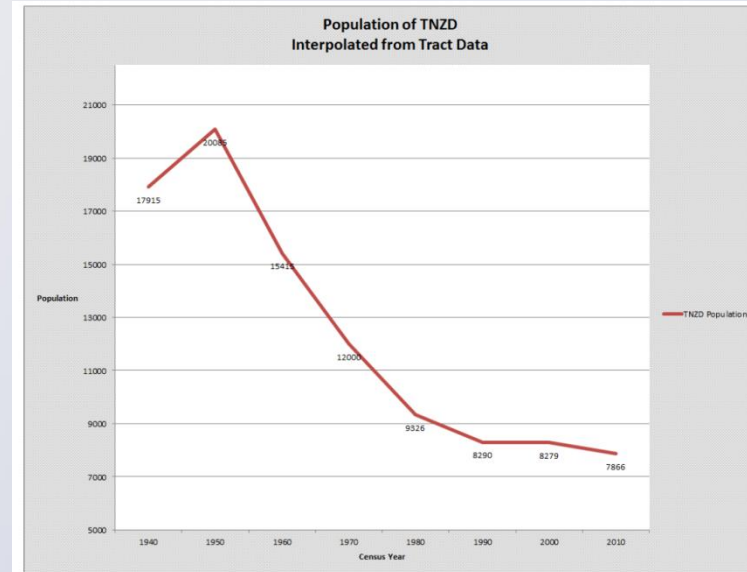
- Permitted
- Permitted Where Mapped
- Conditional Use Permit
- Permitted With Standards
- Prohibited

**Fraternity or Sorority House**

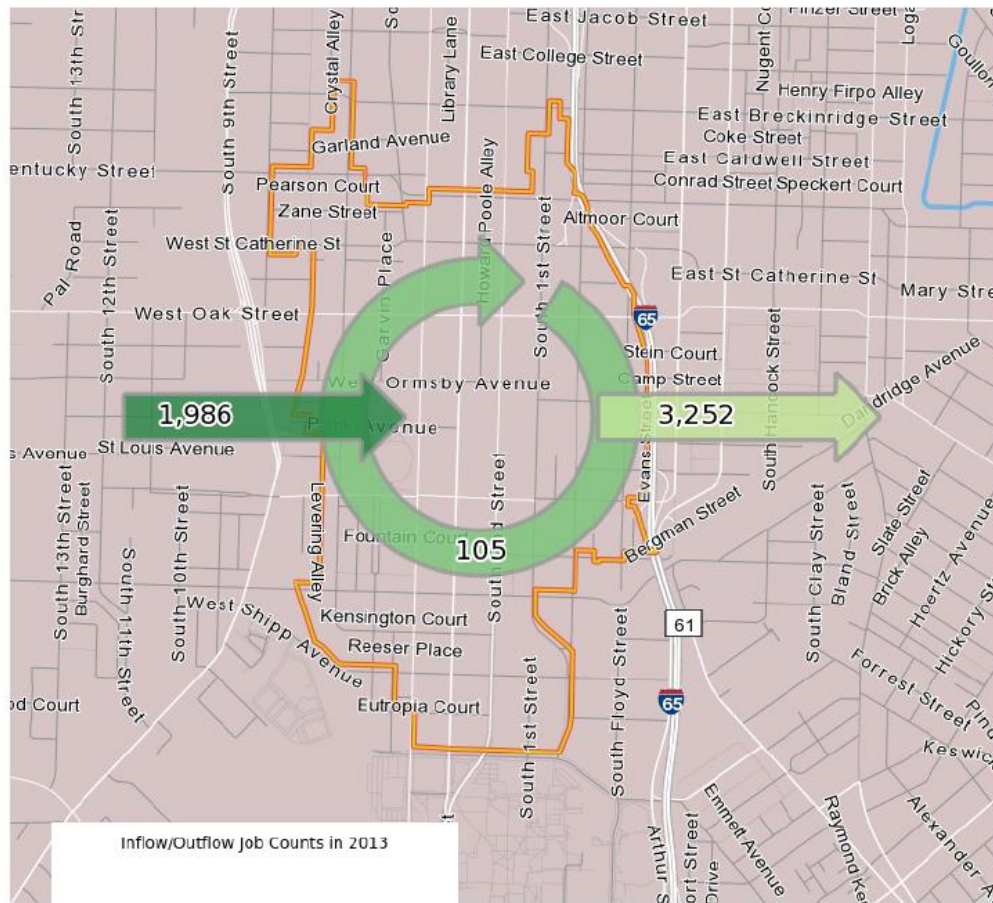


# Demographics

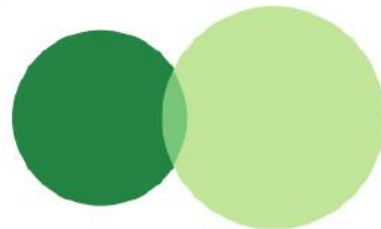
- Study of Census Block Groups that make up the TNZD (Attachment 3)
- Population since 1940 has experienced a consistent, steady decline
- Population over the past 10 years is estimated to have risen slightly
- Larger than average share younger and elderly residents







Inflow/Outflow Job Counts in 2013



	1,986 - Employed in Selection Area, Live Outside
	3,252 - Live in Selection Area, Employed Outside
	105 - Employed and Live in Selection Area

**Note: Overlay arrows do not indicate directionality of worker flow between home and employment locations.**

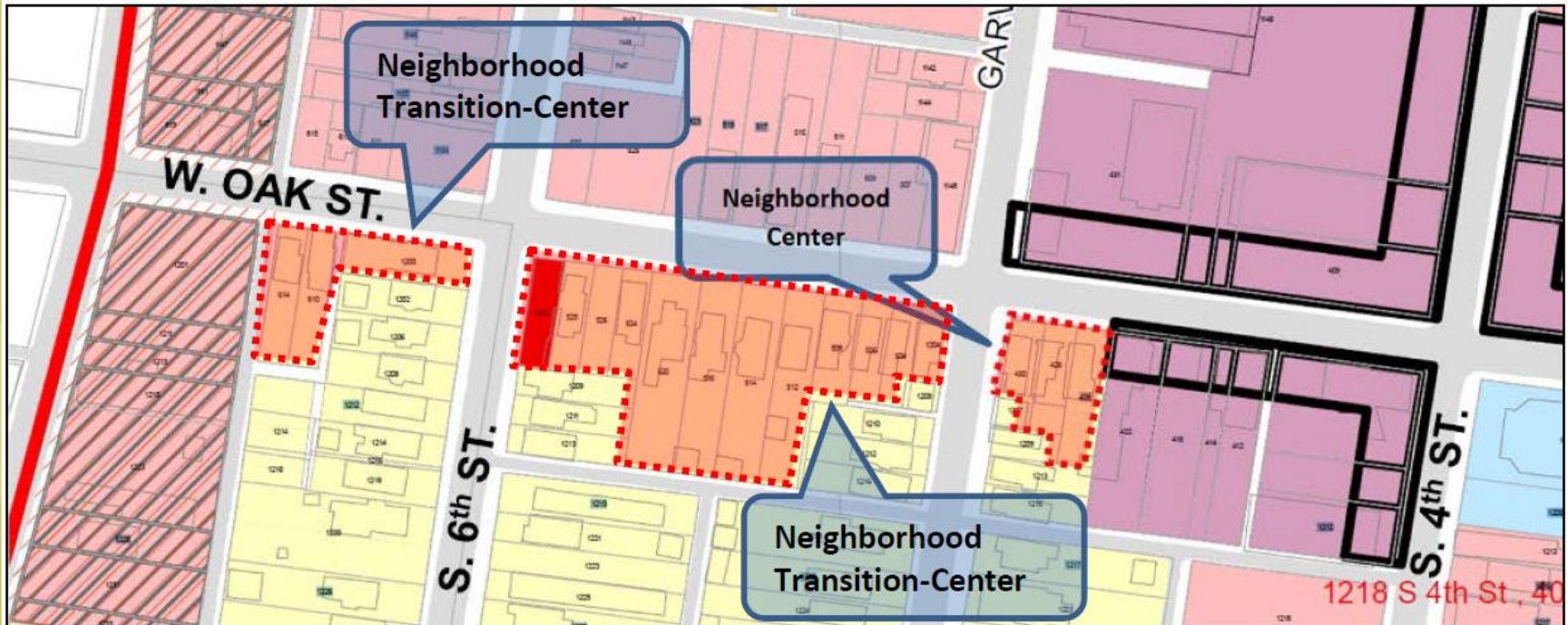
- Employed and Live in Selection Area
- Live in Selection Area, Employed Outside
- Employed in Selection Area, Live Outside

# Demographics

- Overall drop in the number of jobs
- Increased proportion of both higher and lower wage jobs, while middle wage jobs decreased
- Increasing proportion of older and higher wage workers, with a corresponding relative drop in lower wage workers
- Increasing proportion of workers in the Healthcare and Social Assistance as well as the Food Service and Accommodation sectors

# **STAFF ANALYSIS FOR TNZD ZONING MAP CHANGE**

# Recommendation for Neighborhood Center and Transition-Center



Attachments 4-6 show Parcel ID, Address and Image for each property





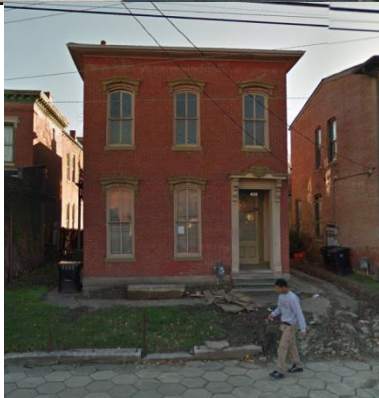
# Recommendation for Neighborhood Center and Transition-Center

- General to Center: 3 properties just west of the current location of the Neighborhood Center properties (former Rudyard Kipling)
- General to Transition-Center: 15 properties with frontage on the eastbound side of W. Oak Street, from the alley east of S. 7th St. to Garvin

Place



2. List of Properties Proposed to be Rezoned From General to Neighborhood Center

PARCELID	PROPERTY ADDRESS	IMAGE
032A01050000	430 W. Oak St.	
032A00590000	428 W. Oak St.	
032A00600000	426 W. Oak St.	

# Recommendation for Neighborhood Center Transition: Edge Transition



# Neighborhood Center Transition: Edge Transition

- Confusing three layers of designations on the TNZD zoning map: 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.	

# Standard of Review for Rezoning

- Conventional rezoning criteria
  - The proposed rezoning complies with the applicable guidelines and policies Cornerstone 2020 or the Old Louisville / Limerick Neighborhood Plans; OR
  - The existing zoning classification is inappropriate and the proposed classification is appropriate; OR
  - 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.



# Proposed Findings for Map Change

**WHEREAS**, the Planning Commission finds that the changes to the TNZD Zoning Map comply with the applicable guidelines and policies of Cornerstone 2020.

**WHEREAS**, the Planning Commission further finds that the changes to the TNZD Zoning Map comply with Guideline 2, Centers of Cornerstone 2020. The map change promotes efficient use of land and investment in existing infrastructure, provides an opportunity for neighborhood centers and marketplaces that include a diversity of goods and services, and encourages commercial revitalization in redeveloping areas by making additional properties eligible for commercial development.

**WHEREAS**, the Planning Commission further finds that the changes to the TNZD Zoning Map comply with Guideline 3, Compatibility of Cornerstone 2020. The map change will allow a mixture of land uses and densities near each other, subject to the existing design review provisions applicable to the Old Louisville / Limerick area, which will preserve the character of the existing neighborhood. In addition, the Neighborhood Transition-Center neighborhood type allows for a reasonable transition between the purely commercial uses of the Neighborhood Center and the mostly residential uses of the Neighborhood General.



# Proposed Findings for Map Change

**WHEREAS**, the Planning Commission further finds that the changes to the TNZD Zoning Map comply with Guideline 6, Economic Growth and Sustainability. The map change will allow additional commercial and office developments to take place in and around the Oak Street corridor, and with the expansion of the Neighborhood Center Transition-Center to the west, will allow the subject properties a chance to capture the business brought about by recently established larger employers to the area and at the western border of the TNZD.

**WHEREAS**, the Planning Commission further finds that the changes to the TNZD Zoning Map comply with applicable guidelines and policies in “Amendments to the Old Louisville / Limerick Neighborhood Plans,” which recommends revitalization of the commercial district at 4th and Oak Streets as a true neighborhood serving center, appropriate commercial and retail amenities throughout the neighborhood, and appropriate and inclusive zoning.

**WHEREAS**, the Planning Commission further finds that the existing TNZD neighborhood type for the subject properties are inappropriate and the proposed neighborhood types are appropriate. The Demographic analysis conducted by Planning and Design Services staff shows that the residential population of the Old Louisville / Limerick area has declined over the years, but is currently holding steady, that the share of older and higher wage workers has increased in the area, and that more people leave the area to work elsewhere than come from outside the area to work in it. These demographic factors suggest that it is appropriate to decrease the residential capacity of the Oak Street corridor in favor of increased commercial capacity.

# **STAFF ANALYSIS FOR LDC TEXT AMENDMENT (USES)**

# Appendix 3 Draft Ordinance – List of Proposed Changes

- 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

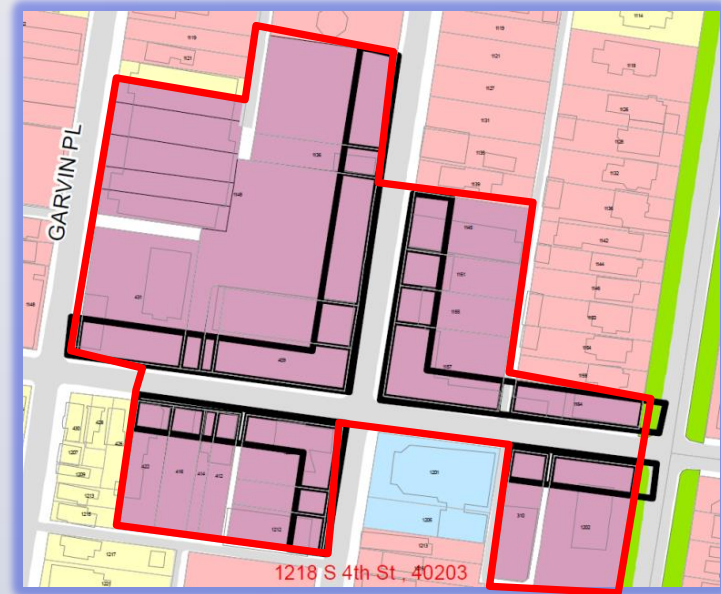
# Organizational

- Make LDC Appendix 2B, “Traditional Neighborhood Zoning District Land Use And Design Standards,” its own LDC Section, 2.7.5, rather than an appendix
- Incorporate relevant portions from other parts of the LDC into the new TNZD Section
- Reference Historic Landmarks and Preservation Districts Commission’s General Design Guidelines and reiterate that the stricter controls
- Move two definitions from Old Louisville TNZD to Definitions Section in Chapter 1 - Carriage house and historic house museum



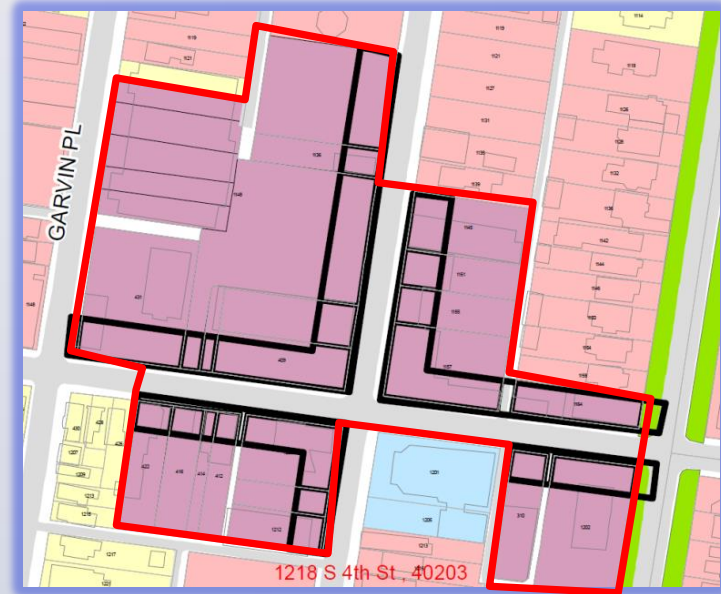
# Neighborhood Center

- 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
- In addition, allow as permitted:
  - Assisted living residence
  - Entertainment activity, indoor or outdoor
- See Attachment 9 for a list of new uses that would become permitted



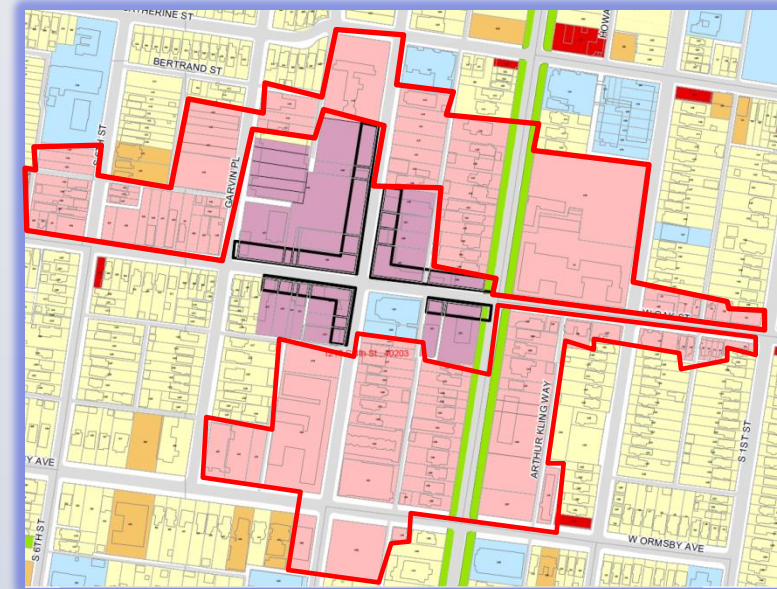
# Neighborhood Center

- Allow as Permitted with Special Standards:
  - Live / work units
  - Community gardens
  - Market gardens
- Permitted Where Mapped
  - Institutional uses
  - Trade, business or industrial school
- Conditional Uses stay as-is
  - Error in draft ordinance where B&Bs are shown to become Permitted Subject to Standards
  - Intent was for them to stay CUPs in Center



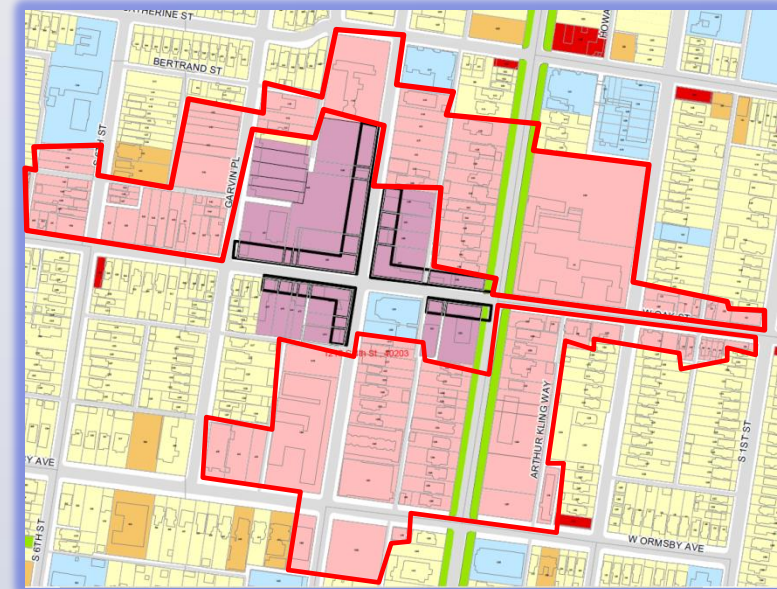
# Neighborhood Transition - Center

- 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
- In addition, allow as permitted:
  - Assisted living residence
  - Entertainment activity, indoor only
  - Governmental buildings
- See Attachment 10 for a list of new uses that would become permitted



# Neighborhood Transition - Center

- 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





# Allow Live/Work Units as Permitted Subject to Standards

- Attachment 11
- All neighborhood types (Neighborhood Center, Neighborhood Transition-Center, etc)
- For individual or group of individuals who will reside and work in the space
- Limited Uses
- Currently allowed in R-4, R-5, R5-A, R5-B, R-6, R-7, R- 8A, OR, M-1, M-2, M-3, and EZ-1 with standards in 4.3.19
- Standards relate to uses, parking, reducing impacts, etc.



**Live/ Work Unit** - A structure or structures held in single ownership and containing one of the following: (1) commercial or office use not to exceed more than 50 percent of the floor area and residential use which shall include the balance of the remaining floor area, or (2) residential use which utilizes up to 100 percent of the floor area. Regardless of the zoning district, Live/Work Units shall be considered a residential use.

#### 4.3.19 Live/Work Units

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This use may be permitted outside a Planned Village Development or other special zoning district in accordance with the standards listed below. Regardless of the zoning district, Live/Work Units shall be considered a residential use.

- A. The Live/Work Unit must be located in one of the following zoning districts: in Traditional Form Districts only, R-4, R-5, R5-A, R5-B; in all Form Districts, R-6, R-7, R- 8A, OR, M-1, M-2, M-3, and EZ-1. Regardless of the zoning district, Live/Work Units shall be considered a residential use.
- B. The Live/Work Unit must be owned or leased by an individual or group of individuals who will reside and work in the space.
- C. The following commercial uses are permitted:
  - 1. Arts and crafts studios, including painting, sculpture, printmaking, wood working, welding, open flame work, weaving and other fabric arts and crafts, ceramics, photography, film, video, photography, graphic design, jewelry, textiles, music production, and other forms of arts or crafts activities, including the culinary arts. The sale of products produced in the space, and the creation of public gallery or other retail space is expressly permitted for these arts and crafts activities only.
  - 2. Professional services including accountants, architects, attorneys, consultants, engineers, home-based office workers, insurance, real estate and travel agents
  - 3. One-on-one instructors
  - 4. Computer software and multimedia professionals

- D. Live/Work Units may consist of a single dwelling unit and related work space, including work space provided in an accessory building, or two or more dwelling units and related work spaces within a building or group of buildings on a property, within the density requirements of the underlying zoning district. Live/Work Units consisting of two or more dwelling units may provide individual or shared work spaces, gallery and retail spaces for arts and crafts activities permitted in subsection C above in accessory buildings or in spaces not connected to residential areas.
- E. An active license to conduct business within the jurisdiction shall be associated with the Live/Work Unit at all times, and proof of this license shall be presented as part of any application for live/work space under this section.
- F. One parking space shall be provided for every dwelling unit created within the Live/Work Unit. Adjacent on-street parking spaces, garages, carports or driveways may be used to satisfy this requirement in accordance with Section 9.1.10 of this Code. In the event the Live/Work Unit includes gallery, display or retail space, additional parking shall be provided in accordance with the standards for Libraries, Museums, Art Galleries and similar uses contained in Section 9.1.9 of this Code. Where employees will work at the Live/Work Unit, one parking space per employee during the maximum shift shall be provided. Where clients/customers will come to the Live/Work Unit, parking shall be provided in accordance with the standards for General/Professional Office Use pursuant to Chapter 9 of this Code. Parking calculations for Live/Work Units shall be subject to the off-street parking reductions contained in Chapter 9 of this Code.
- G. In all cases, Live/Work Units must be used in a manner that minimizes impacts to adjacent property owners, including providing all necessary liability protections for the non-residential use, and that complies with all applicable provisions of the Louisville Metro Code of Ordinances and state law, including those pertaining to noise, odor and other nuisances.

# Allow B&Bs as Permitted Subject to Standards in NT – Center

- Currently requires a CUP
- Allow as permitted subject to standards (existing requirements in Sec. 4.2.9)
  - Max 9 guest rooms with two adults per room
  - Length of stay no more than 14 consecutive days
  - Current guest register
  - May provide food service or space for indoor meetings
  - Temporary activities permit required for outdoor activities and/or events attended by non-overnight guests



# Allow Taverns and Package Stores With CUP in NT – Center

- These uses may have significant impacts on nearby residential uses, therefore a Conditional Use Permit review should include at a minimum:
  - an analysis of nearby residential uses and potential impacts;
  - screening and buffering needed to protect adjacent residential uses; and
  - limited hours of operation.
- No CUP standards specific to taverns or package stores
- Same general CUP standards as for Outdoor Entertainment Activity

# Allow Community and Market Gardens Subject to Standards

- Staff recommends allowing as Permitted Subject to Standards

**Community Garden**-An area of land less than 5 continuous acres in size managed and maintained by a group of individuals to grow and harvest food and/or non-food crops for personal or group use, consumption, donation or off-site sales. Plots for cultivation by one or more individuals and may include common areas maintained and used by group members. Community gardens may be principal or accessory uses and may include structures such as greenhouses, hoop houses, high tunnels, and storage sheds

**Market Garden**-An area of land less than 5 continuous acres in size managed and maintained by an individual or a group of individuals to grow and harvest food and/or non-food crops to be sold for profit, or an area of land of any size used for greenhouses, hoop houses, high tunnels, rooftop gardens, vertical gardens, hydroponic systems or aquaponic systems alone or in combination with other techniques for growing food or non-food crops. Market gardens may be principal or accessory uses, and may consist entirely of growing areas enclosed in structures.

# Allow Community and Market Gardens Subject to Standards

- Community Garden - Sec. 4.3.17
  - Allow in all neighborhood types
  - Currently allowed in RR through C-2
  - 15% maximum building coverage
  - Composting limited
  - TNZD sign standard applies - stricter than allowed in 4.3.17
- Market Garden - Sec. 4.3.18
  - Allow in Neighborhood Center and Neighborhood Transition-Center
  - Currently allowed in OR through EZ-1
  - Similar standards as Community Garden



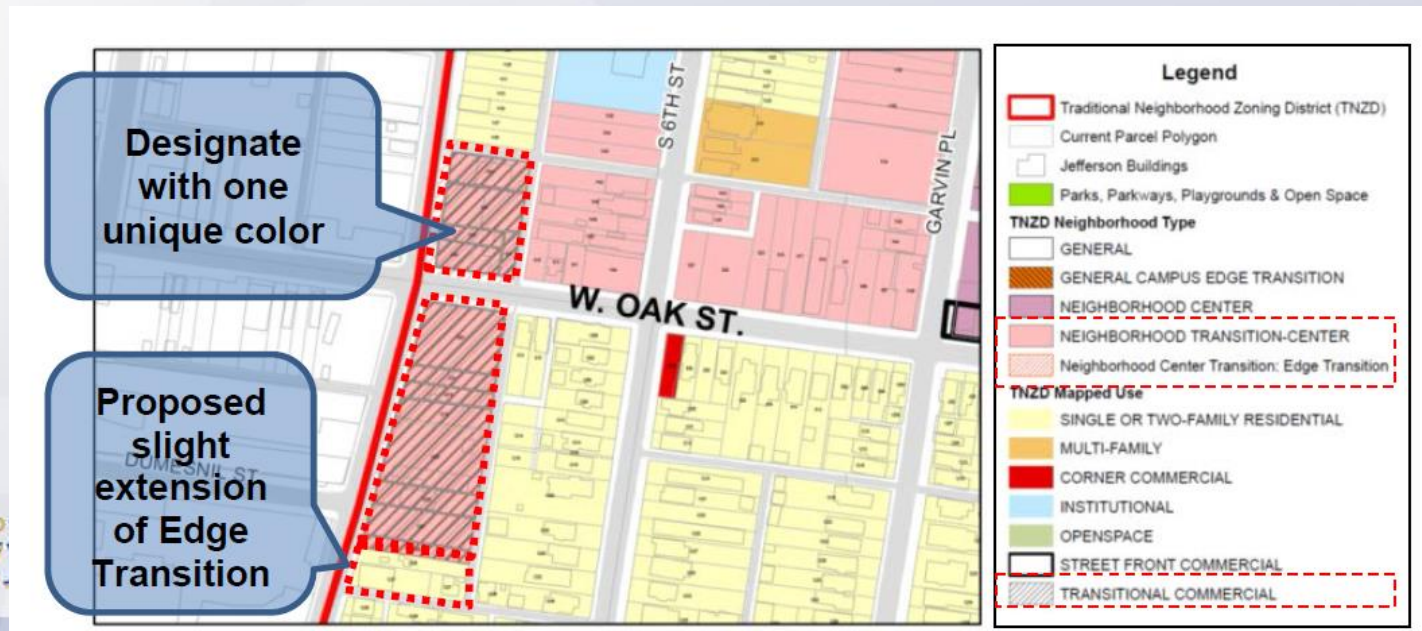
# Expand Corner Commercial Permitted Uses

- 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



# Neighborhood Center-Transition: Edge Transition Uses

- Carry Over C-2 with No Exclusions
- See the letter in Attachment 9 requesting the C-2 uses



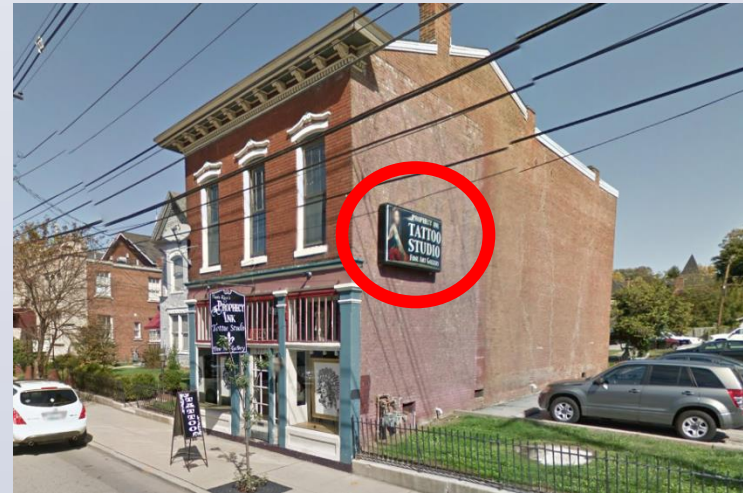
# **STAFF ANALYSIS FOR LDC TEXT AMENDMENT (SIGNS)**

# Increase Maximum Area for B&Bs and Office Attached Signs

- The current maximum area for an attached sign is six square feet for an office or a bed and breakfast
- Based on stakeholder feedback, Staff recommends modestly increasing the maximum square footage to 12 square feet

# Allow an Attached Sign on One Side Façade

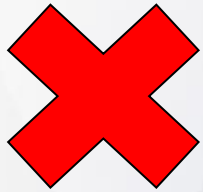
- B&Bs and offices limited to one attached sign at the front of building
- Corner commercial limited to one attached sign per street frontage
- Staff recommends permitting an additional sign on a side façade of a bed and breakfast, office or corner commercial with a maximum sign area of 24 square feet





# Allow Monument Signs and Expand Where Permitted

- Currently freestanding signs only allowed with 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

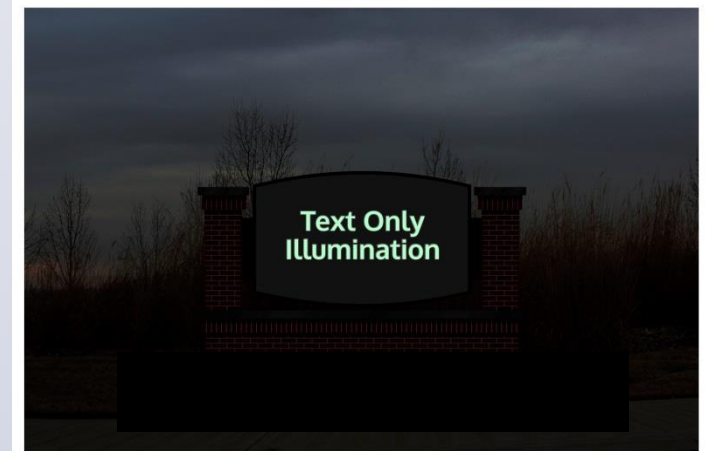
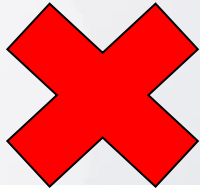


Likely not enough front setback for monument sign



Enough front setback and lot width for monument sign

# Opaque Background with Channel Letters for Freestanding Signs



# Incorporate Director's Interp Allowing Neon Window Signs

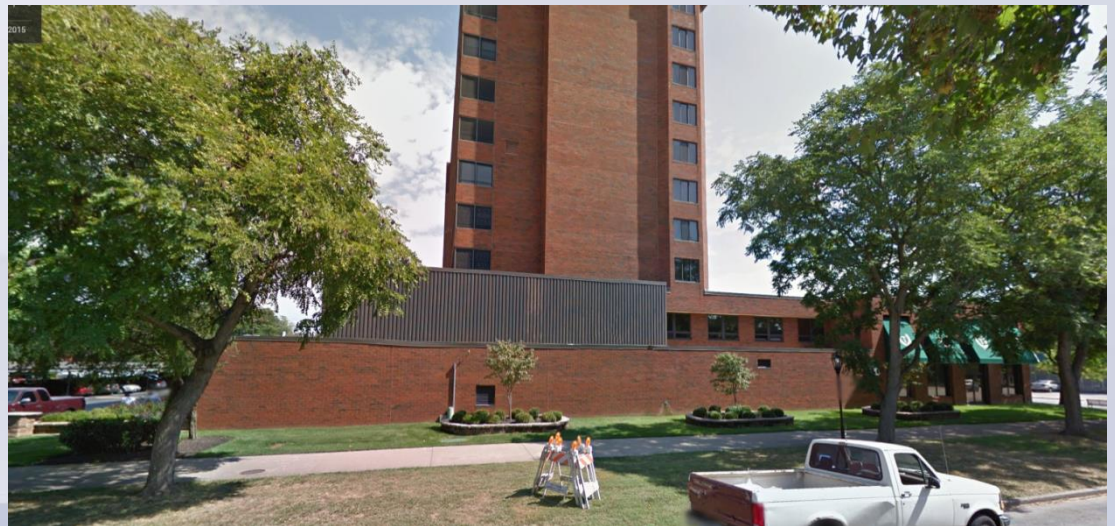
- Applies to first floor of nonres. and mixed use buildings
- One internally illuminated window sign per entrance
- May include neon
- Maximum of 5 sq. ft.





# Allow Signature Entrance Signs on Larger Properties

- “Signature entrance: Any wall(s), fence(s), guard house, or similar structures exceeding 4 feet in height, constructed at an entrance to a major residential subdivision or to a multi-family complex of ten units or more, or a nonresidential subdivision.”
- Allow two signs, max. 15 sq ft each, attached to the entrance
- ½ acre minimum lot size to be eligible



# Remove Conflict Re: Freestanding and Marquee Signs

- Conflict between TNZD standards and the general sign standards in Chapter 8
- Unclear if freestanding signs and marquee signs are allowed in the TNZD at all
- Staff recommends an amendment making it clear that the two sign types are allowed in the TNZD, subject to applicable standards

# Proposed Findings for Text Amendment

**WHEREAS**, the Planning Commission finds that the changes to the TNZD provisions of the LDC comply with the applicable guidelines and policies of Cornerstone 2020.

**WHEREAS**, the Planning Commission further finds that the changes to the TNZD provisions of the LDC comply with Guideline 2, Centers of Cornerstone 2020. The amendments promote a reduction in commuting time and transportation-related air pollution and provide an opportunity for neighborhood centers and marketplaces that include a diversity of goods and services and that are designed to be assets to the community by permitting an increased mix of uses in the district which reduce the need for vehicular travel and promote walking or bicycling to and from nearby commercial destinations.

**WHEREAS**, the Planning Commission further find that the changes in the TNZD provisions of the LDC comply with Guideline 3, Compatibility, of Cornerstone 2020. The amendments allow a mixture of land uses and densities near each other as long as they are designed to be compatible with each other; they prohibit the location of sensitive land uses in areas where accepted standards for noise, lighting, odors, or similar nuisances are violated or visual quality is significantly diminished; and, in conjunction with existing design guidelines, preserve the character of existing neighborhoods. While expanding opportunities for mixing permitted uses in the Neighborhood Types, the amendments require Conditional Use Permits for potentially sensitive land uses and continue to prohibit other uses out right where such uses are not appropriate.

# Proposed Findings for Text Amendment

**WHEREAS**, the Planning Commission further finds that the changes to the TNZD provisions of the LDC comply with Guideline 6, Economic Growth and Sustainability. The amendments to the TNZD provisions of the LDC will allow additional uses to take place in the district, so that property owners have a wider variety of nonresidential uses available to establish on their properties in response to needs of the market.

**WHEREAS**, the Planning Commission further finds that the changes to the TNZD Zoning Map comply with applicable guidelines and policies in “Amendments to the Old Louisville / Limerick Neighborhood Plans,” which recommends permitting of live/work uses, creation of a pedestrian-oriented neighborhood commercial district at Fourth and Oak, and permitting high density, mixed use development as a transition from the commercial core to the Neighborhood General. The amendments to the TNZD provisions of the LDC continue these recommendations originally established in the Plan.



# Post-Planning Commission Staff Report Modifications

- B&Bs are proposed to continue to require a CUP in Neighborhood Center, not Permitted Subject to Standards
- Corner Commercial is recommended to be ineligible for a monument sign, rather than permitted to have one
- Outdoor alcohol consumption at Corner Commercial
- Miscellaneous cross-references throughout

# Staff Conclusions

Based upon the information in the staff report and the testimony and evidence provided at the public hearing, the Planning Commission must **RECOMMEND** to the legislative council of Louisville Metro government that the map change and LDC text amendments, as described in the staff report and presentation at the public hearing, be **APPROVED**, **APPROVED WITH MODIFICATIONS** or **DENIED**