

Planning Commission

Staff Report

October 19, 2017



Case No:	17AREA1001
Project Name:	Irish Hill Area-Wide Change in Zoning
Location:	Multiple Properties in the Irish Hill Neighborhood
Owner(s):	Multiple Owners
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	4- Barbara Sexton Smith & 9-Bill Hollander
Case Manager:	Julia Williams, RLA, AICP, Planning Supervisor

REQUEST(S)

- Area-wide change in zoning for multiple properties in the Irish Hill Neighborhood.

CASE SUMMARY/BACKGROUND

On August 24, 2017, the Louisville Metro Council adopted an update to the Irish Hill Neighborhood Plan. One of the primary purposes of updating the plan was to evaluate current and potential land uses under existing zoning designations, and recommend appropriate zoning map amendments to address conflicting and incompatible uses. The purpose of the study was built upon the ordinance and the boarder goal of updating the land use recommendations of the 2002 Irish Hill Neighborhood Plan for the Lexington Road corridor. The proposal affects approximately 65 parcels.

On August 24, 2017, a resolution was adopted by Louisville Metro Council, sponsored by Councilmember Bill Hollander, 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 the Comprehensive Plan/Land Development Code recommendations of the Irish Hill Neighborhood Plan (Resolution 079, Series 2017). The recommendations mentioned in the resolution are listed below.

Number	Recommendation
CP1	Create a Mixed-Use Planned Development District with character sub areas as illustrated in the Proposed Planned Development District Development Map (Chapter 7)
CP2	Initiate an Area-wide Rezoning to reflect the following zoning changes: 1) within the proposed Mixed-Use PDD [as show in the Map in Chapter 7], 2) rezone 361, 377 and 381 Baxter Avenue from EZ-1 to C-2, and 3) rezone 1234 Lexington Road from OR-2 to R-7 [as proposed in the 2002 Irish Hill Neighborhood Plan]

On August 30, 2017, staff held an informational meeting for affected property owners at the Metro Development Center. The purpose of the meeting was to inform property owners of the proposed changes.

On September 6, 2017, staff held an informational open house for 1st and 2nd tier adjacent property owners and other concerned citizens in the Irish Hill Neighborhood at the Girl Scout Building. The purpose of the meeting was to inform adjacent property owners of the proposed changes, and to get them involved at the early stages of 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

STAFF FINDING

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.

65 properties were considered under this area wide rezoning. 8 properties are proposed to be rezoned from EZ-1 to C-2, 1 is proposed to be rezoned from OR-2 to R-7, and 56 are proposed to be rezoned from to PDD (Planned Development District).

This area wide rezoning represents a desire by the neighborhood to develop strategies and controls that will support a vital residential core within the context of compatible but broadly diverse land uses and meet the neighborhood goals of encouraging a complementary mix of residential and commercial uses but also provide for effective separation of uses to reduce encroachment and conflict. Enforcing existing zoning designations, and change zoning where appropriate. Preventing the expansion of uses incompatible with the neighborhood. Supporting and reinforcing the neighborhood residential character. Making streets and sidewalks safer and more accessible to residents. Improving traffic safety within the neighborhood, and significantly reduce speeding on neighborhood streets. Enhancing the neighborhood's stature as a convenient urban neighborhood by increasing the utility and accessibility of alternative transportation modes (e.g. bus, bicycle, light rail). Further neighborhood goals for the area-wide change in zoning are to increase neighborhood-serving commercial development within established commercial districts and nodes, encourage the down-sizing of industrial activities and the corresponding redevelopment of industrial districts to uses more compatible with the neighborhood's residential core, and to preserve the neighborhood's unique historical features, homes, architecture, and individual landmarks.

TECHNICAL REVIEW

Irish Hill Neighborhood Plan Update (August, 2017)
Cornerstone 2020

To address the hours of operation and parking issue, language was added to the subareas to not require a minimum number of parking spaces and within the LU1 category relief from the hours of operation could be granted by the Planning Director or Designee.

INTERESTED PARTY COMMENTS

Having done business in Old Louisville for 70 years and encountering problems with selling our land on Third Street from 1980 to 2009, I'm sure you can appreciate our apprehension with zoning changes in the area.

However, after some quick research on the subject and the proposed changes, we have no issue with the re-zoning.

Thank you,
Brian A Masterson

Masterson's Catering
1231 Lexington Road
Louisville, KY. 40204

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 CHANGE IN ZONING

Following is staff's analysis of the proposed rezoning against the Guidelines and Policies of Cornerstone 2020.

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 Traditional 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. Traditional neighborhoods are encouraged to have appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services.

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 within all subareas. 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 classifications are 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 and within the subareas.

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**

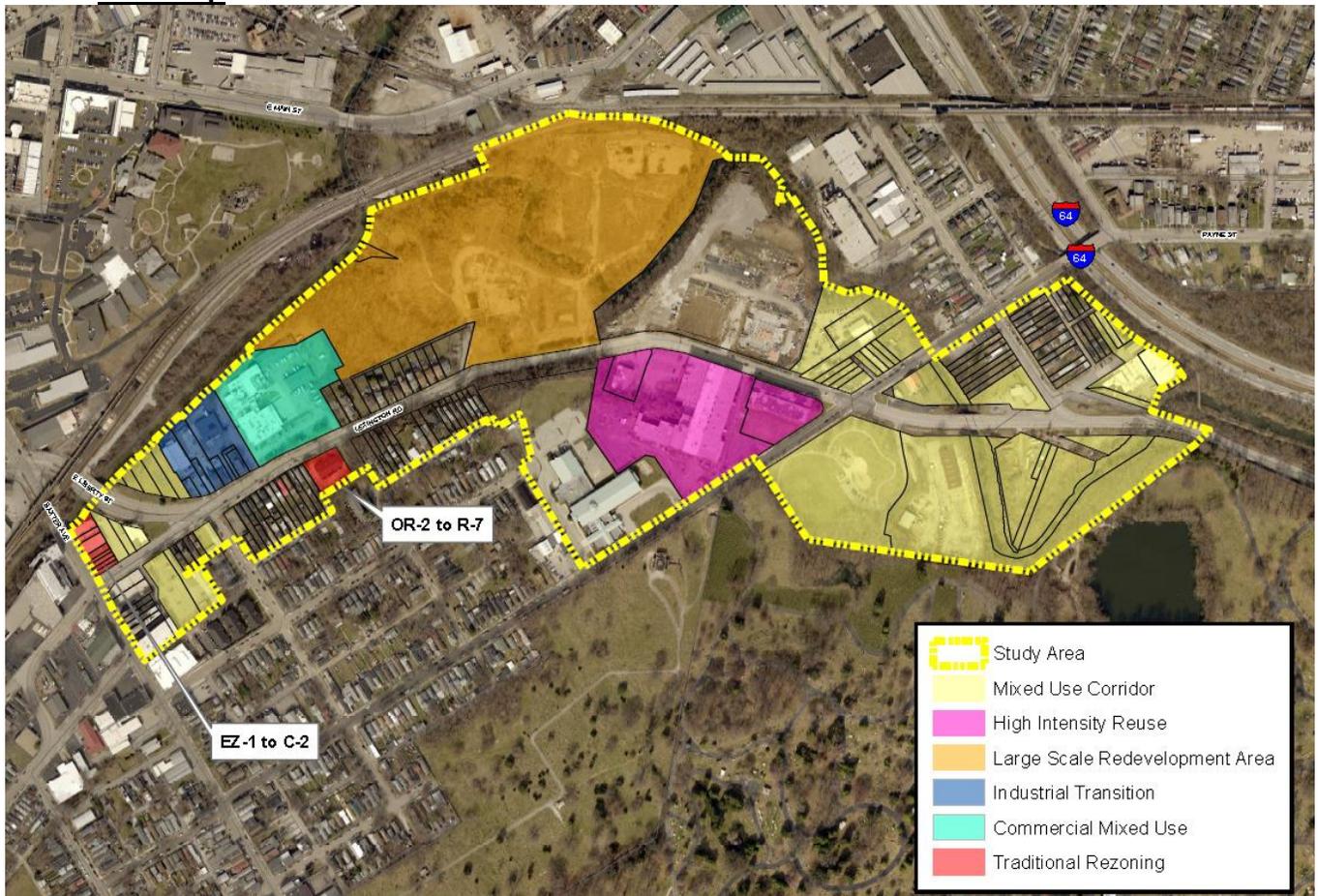
NOTIFICATION

Date	Purpose of Notice	Recipients
9/12/17	Hearing before LD&T on 9/28/17	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 4 & 9
9/12/17	Hearing before PC on 10/5/17	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 4 & 9
10/5/17	Hearing before PC on October 19, 2017	1 st and 2 nd tier adjoining property owners Registered Neighborhood Groups in Council District 4 & 9
9/27/17	Hearing before PC on 10/5/17	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Area Map
2. Property List

1. Area Map



2. Property List

EZ-1 to C-2

Parcel ID	Address
068D-0003-0000	361 Baxter Avenue
068D-0050-0000	Baxter Ave
068D-0055-0000	367 Baxter Avenue
068D-0054-0000	Baxter Ave
068D-0053-0000	Baxter Ave
068D-0052-0000	Baxter Ave
068D-0056-0000	Baxter Ave
068D-0001-0000	381 Baxter Avenue

OR-2 to R-7

Parcel ID	Address
068P-00K1-0000	1234 Lexington Road

Rezone to PDD

	Parcel ID	Address
EZ-1 to PDD	068D-0007-0000	1119 Lexington Road
	068D-0008-0000	1123 Lexington Road
	068D-0009-0000	1127 Lexington Road
	068D-0010-0000	1129 Lexington Road
	068D-0011-0000	1131 Lexington Road
	068D-0012-0000	1133 Lexington Road
	068D-0013-0000	1139 Lexington Road
	068F-0087-0000	1386 Lexington Road
	068R-00K1-0000	Distillery Commons
	068F-0091-0000	100 Distillery Commons
	068D-0013-0000	1139 Lexington Road
	068D-0004-0000	1113 Lexington Road
	068D-0051-0000	Lexington Road
	068D-0005-0000	1115 Lexington Road
EZ-1/R-7 to PDD	068D-0014-0000	1201 Lexington Road
	068D-0015-0000	1203 Lexington Road
	068D-0016-0000	1209 Lexington Road
R-7 to PDD	068D-0049-0000	1205 Lexington Road
M-2/R-6 to PDD	068J-0007-0000	1387 Lexington Road
C-2 to PDD	068J-0008-0000	1389 Lexington Road
	068J-0009-0000	1393 Lexington Road
	068J-0010-0000	1395 Lexington Road
	068J-0011-0000	1399 Lexington Road
C-1 to PDD	068L-0025-0000	Lexington Road
	068L-0019-0000	1401 Lexington Road
	068L-3001-0000	Address Unknown
	068L-0011-0000	1421 Lexington Road
M-3 to PDD	068D-0017-0000	1211 Lexington Road
	068D-0061-0000	1227 Lexington Road
	068D-0038-0000	1341 R Lexington Road
M-3/EZ-1 to PDD	068J-0005-0000	1371 Lexington Road
M-3/R-6 to PDD	068J-0055-0000	Lexington Road
	068J-0049-0000	1387 R Lexington Road

	Parcel ID	Address
EZ-1/R-7/M-3 to PDD	068D-0048-0000	1207 Lexington Road
R-6 to PDD	068J-0012-0000	1411 Payne Street
	068J-0013-0000	1413 Payne Street
	068J-0014-0000	1415 Payne Street
	068J-0015-0000	1417 Payne Street
	068J-0016-0000	1419 Payne Street
R-1 to PDD	068L-0026-0000	1388 Lexington Road
R-1/M-2 to PDD	068L-0027-0000	1450 Lexington Road
M-2 to PDD	068L-3000-8000	Address Unknown
	068L-0024-0000	Lexington Road
	068L-0015-0000	1500 Lexington Road
	068L-0017-0000	1508 Lexington Road
	068L-0016-0000	1506 Lexington Road
	068L-0018-0000	1510 Lexington Road
	068L-0014-0000	1512 Lexington Road
	069L-0064-0000	Address Unknown
	069L-0159-0000	1501 Lexington Road
	069L-0162-0000	1501 Lexington Road
	069L-0057-0000	1521 Quarry Street
	069L-0165-0000	1523 Quarry Street
CM to PDD	068E-0180-0000	1112 Lexington Road
	068E-0010-0000	1118 Lexington Road
	068E-0018-0000	1134 Lexington Road