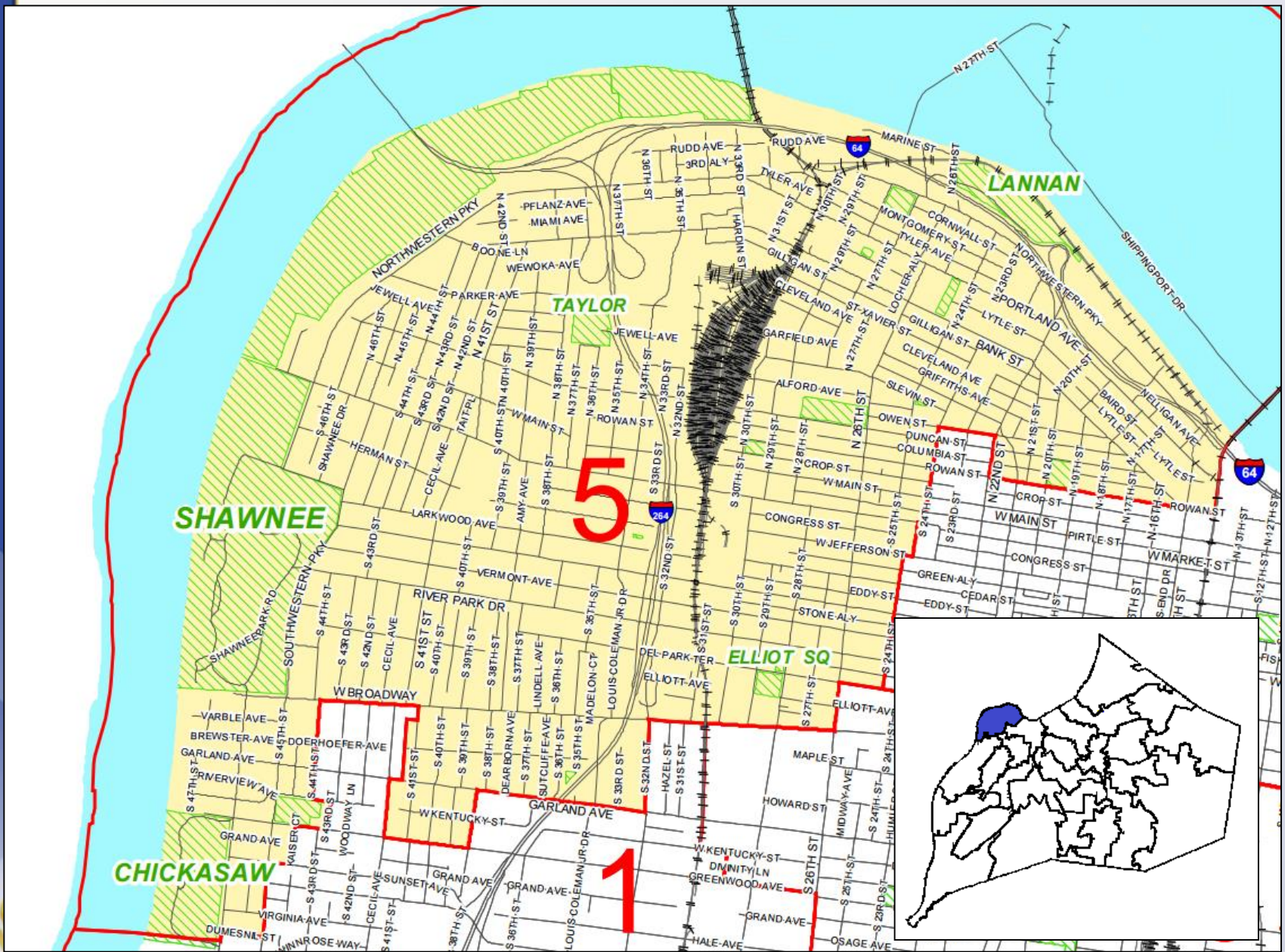


15AREA1004

Portland Area-wide Rezoning



Planning/Zoning, Land Design & Development
January 31, 2017



Request(s)

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

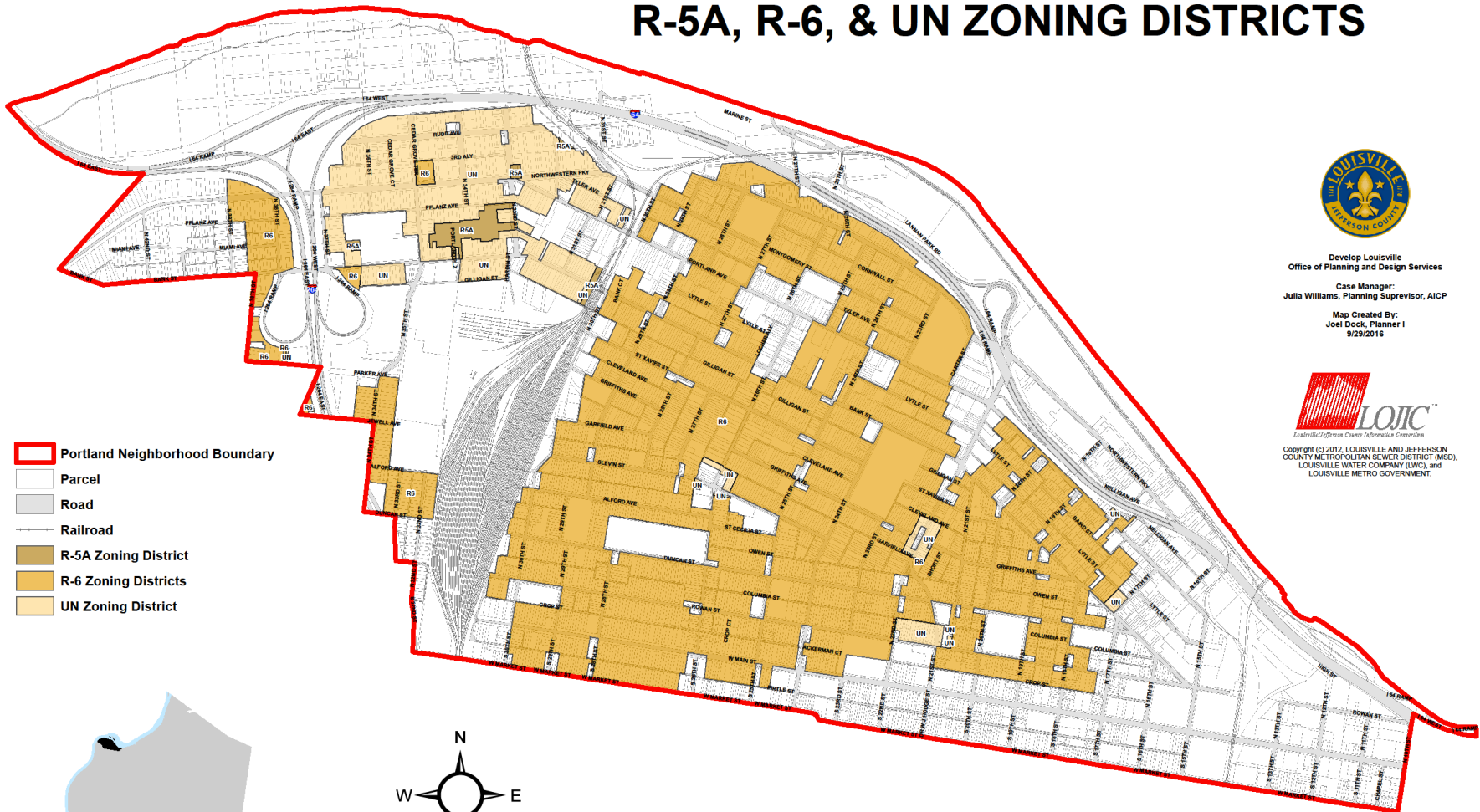
Case Summary / Background

- Portland Neighborhood Plan
- Reflect the small lot single family residential pattern in neighborhood
- 3,647 parcels
- 2 Land Use / Community Form recommendations

Number	Recommendation
LU-2	Conduct a zoning study to identify properties current properties zoned R-6 and R-5A that have a current small lot residential pattern. Those properties identified shall be rezoned to UN Urban Neighborhood, to better reflect the small lot single family residential pattern. Exclude existing large lot residential properties from any rezoning to the UN district. Allow future multi-family residential development on a case by case basis under the Planned Development Option only if the development is in accordance with the Portland Pattern Book to ensure compatibility.
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.

R-6 and R-5A Zoning

PORTLAND AREA WIDE R-5A, R-6, & UN ZONING DISTRICTS



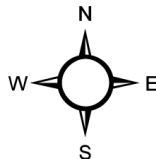
Develop Louisville
Office of Planning and Design Services
Case Manager:
Julia Williams, Planning Supervisor, AICP
Map Created By:
Joel Dock, Planner I
9/29/2016



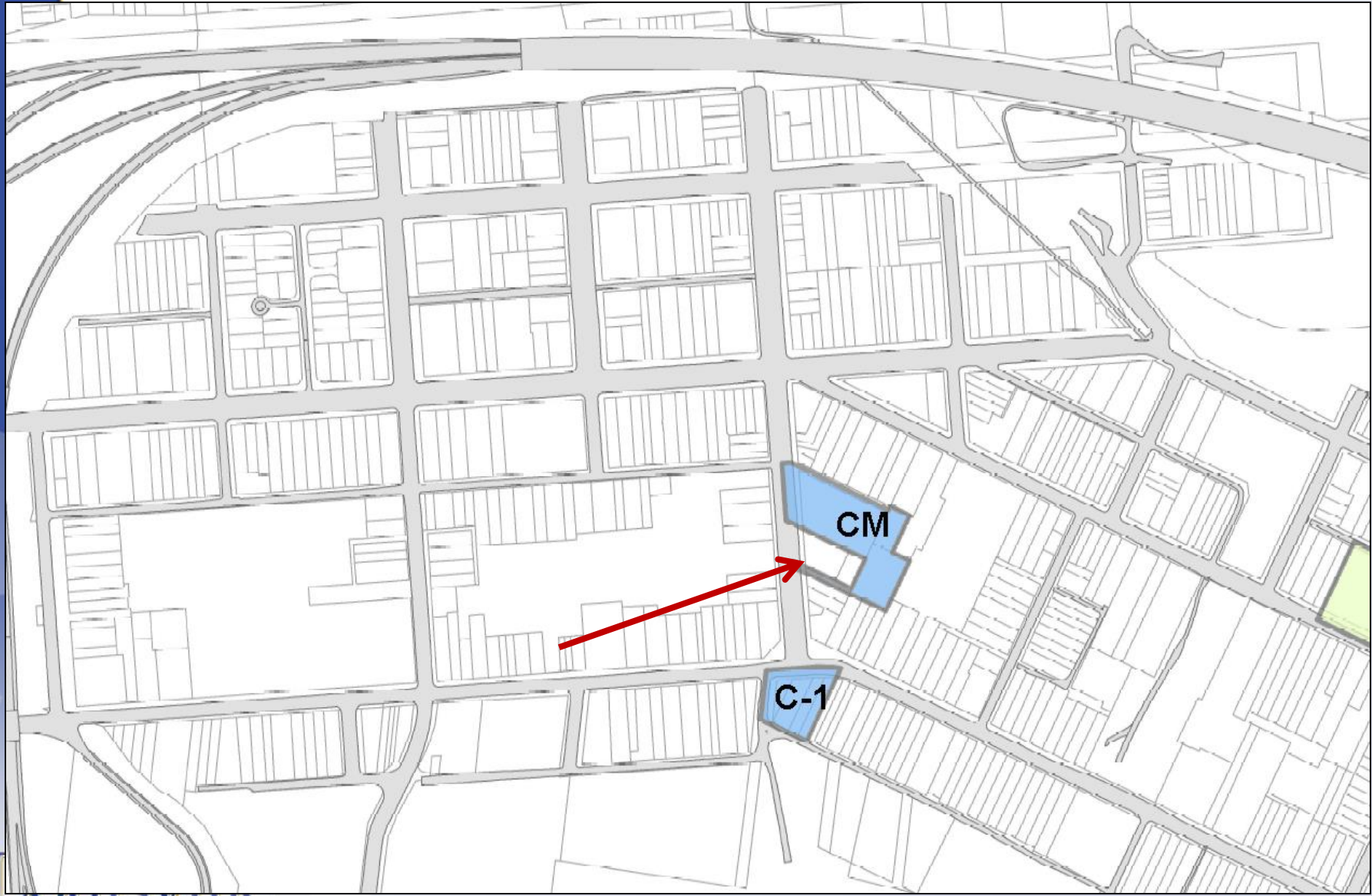
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Location of Portland Neighborhood, Louisville, KY



M-2 Zoning

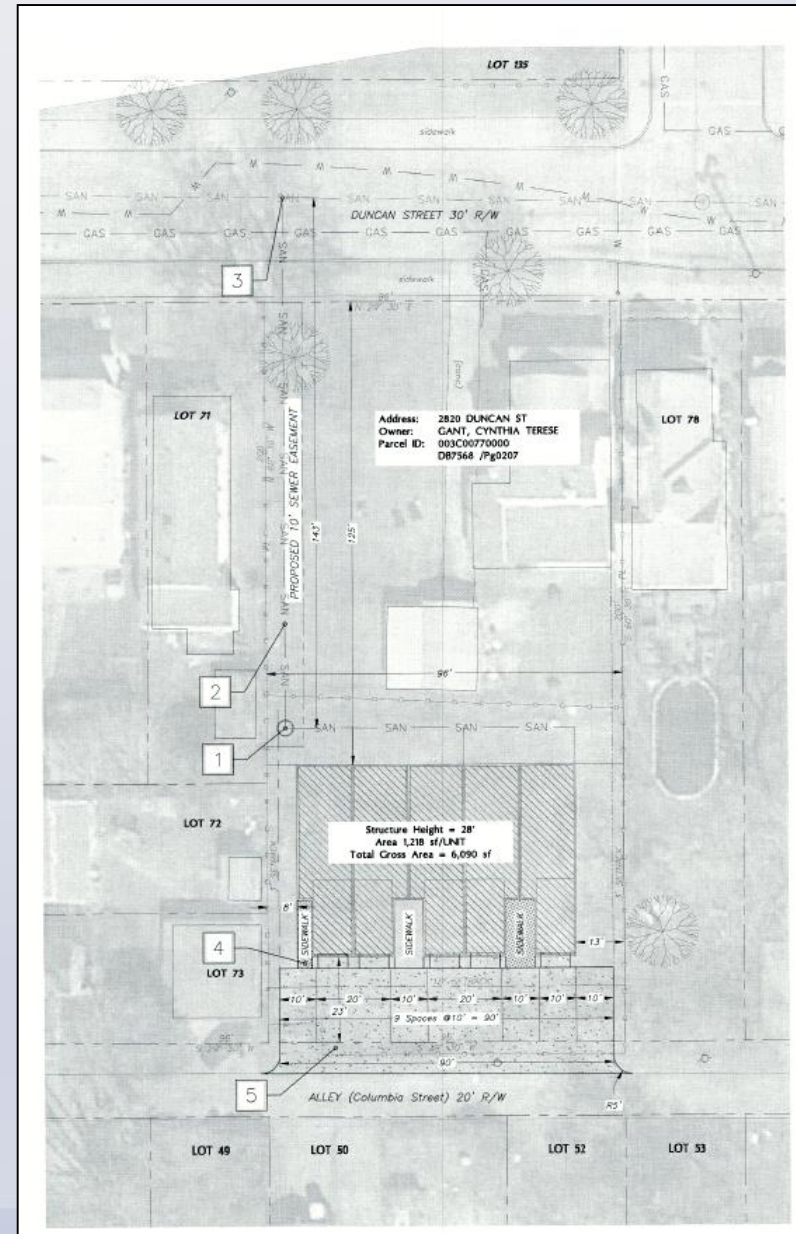


Site Photos R-6 Properties



2820 Duncan Street

- Received a request from the owner to remove from the areawide rezoning
- Site is zoned R-6
- Applicant has submitted a plan to development the site (16DEVPLAN1239)



PC Recommendation

- Public Hearing was held on 12/15/2016
 - No one spoke in opposition.
- The Commission made sufficient findings that the proposal complies with the Comprehensive Plan-Cornerstone 2020
- The Commission recommended approval of the area-wide rezoning by a vote of 9-0 (9 members voted)