

15AREA1004

Portland Area-Wide



Louisville Metro Planning Commission Public Hearing

Julia Williams, RLA (IN), AICP, Planning Supervisor

December 15, 2016

Request(s)

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

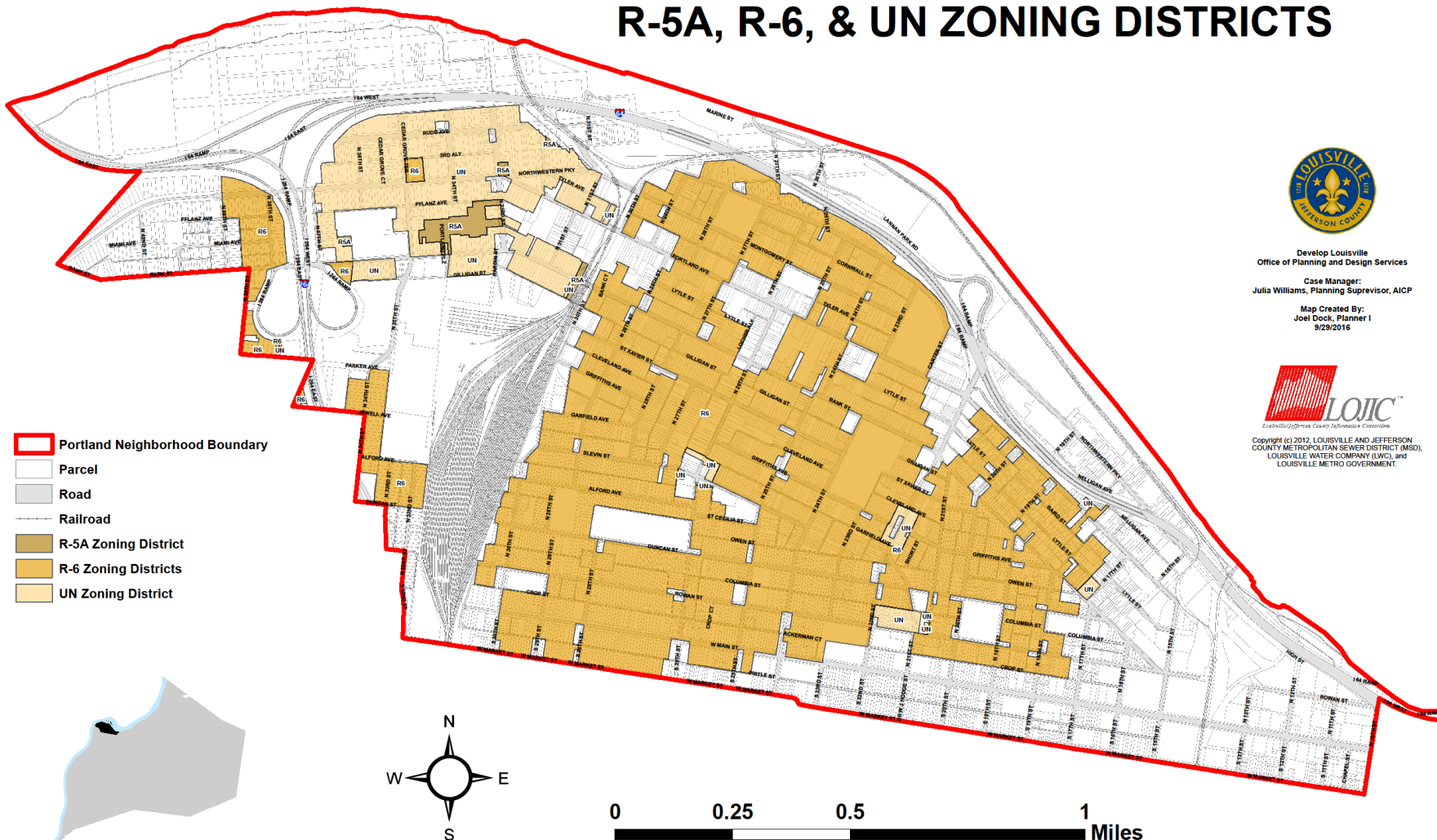
Case Summary / Background

- 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

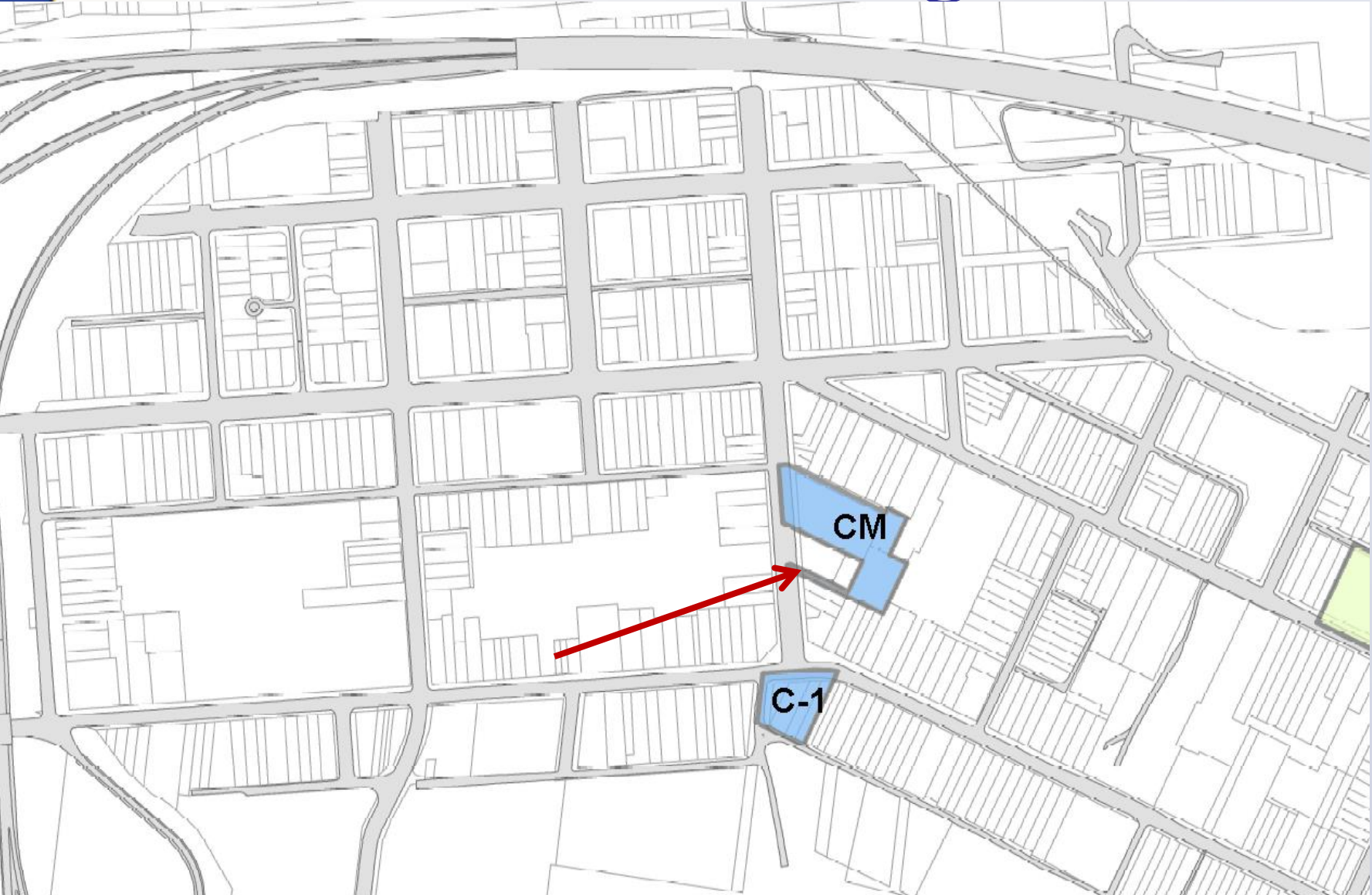
Case Manager:
Julia Williams, Planning Supervisor, AICP

Map Created By:
Joel Dock, Planner I
9/29/2016



Copyright (c) 2012 LOUISVILLE AND JEFFERSON
COUNTY METROPOLITAN SEWER DISTRICT (MSD),
LOUISVILLE WATER COMPANY (LWC), and
LOUISVILLE METRO GOVERNMENT.

M-2 Zoning



Site Photos R-6 Properties



Applicable Plans & Policies

- Cornerstone 2020
- Portland Neighborhood Plan (2/2008)

Staff Analysis and Conclusions

- The area wide rezoning complies with all applicable Guidelines and Policies of Cornerstone 2020
- The existing zoning classification is inappropriate and the proposed zoning classifications are appropriate.
- Desire by neighborhood to protect the traditional character of development
- Existing M-2 properties were underutilized and vacant

Required Actions

- Zoning from R-6 to UN: Recommend to Louisville Metro Council for approval/denial
- Zoning from M-2 to CM: Recommend to Louisville Metro Council for approval/denial