Planning Commission
Staff Report
August 18, 2022

Case No:	22-LDC-0004
Project Name:	W-2 Waterfront District Amendment
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	All Council Districts
Case Manager:	Chris French, Planning & Design Supervisor

REQUEST

Amend Section 2.6.5 (W-2 Waterfront District) of the Land Development Code (LDC) to revise the current list of permitted uses.

SUMMARY/BACKGROUND

The Planning Commission adopted a resolution (attachment 1), requesting that Planning and Design Services staff bring forward a LDC text amendment to the W-2 Waterfront District on July 21, 2022.

PLANNING COMMITTEE MEETING

This LDC Text amendment went to the Planning Committee on August 2, 2022. The Committee unanimously voted to send this text amendment on to the Planning Commission for a public hearing on August 18, 2022.

STAFF ANALYSIS

APPLICABLE PLANS AND POLICIES

This amendment to the LDC text is consistent with the following policies of Plan 2040:

Economic Development Goal 2, Policy 6 - Review and update the Land Development Code to facilitate redevelopment of vacant and underused commercial and industrial properties to improve and maintain neighborhood vitality.
Mobility Goal 3 - Encourage land use and transportation patterns that connect Louisville Metro and support future growth.
Community Form Goal 1, Objective f - Infill development, revitalization and adaptive reuse are encouraged.
Community Form Goal 2, Objective b - Diverse land uses are encouraged to promote quality of place and walkability in all neighborhoods.

Community Form Goal 3, Objective d - The built environment provides connections to parks, recreation and natural resources.

NOTIFICATION

Notification of the Planning Commission public hearing was conducted in accordance with KRS 100 requirements. In addition, Waterfront Park staff notified all privately owned properties located within the W-2 District regarding this text amendment and public hearing.

STAFF CONCLUSIONS

The proposed amendment, as set forth in a Resolution (Attachment 2); staff recommends that the Planning Commission approve this resolution and forward it to the Louisville Metro Council.

ATTACHMENTS

1. Planning Commission Resolution – 2022-02

2. Planning Commission Resolution to Metro Council - 22-LDC-0004

Attachment 1

PLANNING COMMISSION RESOLUTION NO.2022-02

A RESOLUTION BY THE PLANNING COMMISSION DIRECTING THE STAFF OF PLANNING AND DESIGN SERVICES TO DRAFT AN LDC TEXT AMENDMENT FOR THE W-2 WATERFRONT DISTRICT (Section 2.6.5)

WHEREAS, Waterfront Park is the most visited destination in downtown Louisville, with over 150 events and 2.2 million visitors annually;

WHEREAS, a large portion of Waterfront Park and the properties immediately adjacent to and across River Road from Waterfront Park are zoned W-2 Waterfront District, which is a special purpose zoning regulation created for the Waterfront area;

WHEREAS, the Waterfront Development Corporation has requested the Planning Commission to initiate an amendment to the Land Development Code to expand the permitted uses in the W-2 district to allow general retail uses, banquet and event spaces, recreation, sports, and similar entertainment uses, distilleries, breweries, and other uses, that complement Waterfront Park and provide additional amenities for park visitors and tourists;

NOW, THEREFORE BE IT RESOLVED THAT THE LOUISVILLE METRO PLANNING COMMISSION DOES HEREBY INITIATE AN AMENDMENT TO SECTION 2.6.5 OF THE LAND DEVELOPMENT CODE TO EXPAND THE PERMITTED USES IN THE W-2 WATERFRONT DISTRICT.

SECTION I: The proposed text amendment shall include the following revisions to the Land Development Code:

Deletions
Additions

2.6.5 W-2 Waterfront District
The following provisions shall apply in the W-2 Waterfront District unless otherwise provided:
A. Permitted Uses:

Antique shops and interior decorating shops
Art galleries
Artist studios
Bakeries, retail sales on premises only
Banquet and event facilities
Bed and Breakfasts
Bicycle sales and service
Breweries and distilleries, including accessory tasting rooms and tap rooms (where production activities occur indoors in a space 15,000 square feet or less)
~~Automobile service stations, c~~Convenience stores and branch banks ~~when located on parcels without river frontage~~
Dwellings, Multiple family
Florist shops

Governmental services
Hotels, motels; including accessory docking facilities
Libraries, museums, historical buildings and grounds, arboretums, aquariums
Offices: professional, general
Pleasure boat sales and boat service if contained within a building or performed in the water
Private river-oriented recreational facilities, including boat charter, private boat docking, sight seeing
Public assembly and festival gathering
Public parks, playgrounds and recreational facilities
Recreation, sports, and similar entertainment uses (excluding night clubs, bars, and adult businesses)
Restaurants (indoor and outdoor alcohol sales and consumption with proper ABC license)
~~River-theme retail commercial uses including restaurants and other~~
~~r~~Retail establishments complementary to uses listed above
…
SECTION II: This resolution shall take effect upon its passage and approval.

Attachment 2

PLANNING COMMISSION RESOLUTION NO. 22-LDC-0004

A RESOLUTION BY THE PLANNING COMMISSION RECOMMENDING APPROVAL OF LAND DEVELOPMENT CODE TEXT AMENDMENT TO SECTION 2.6.5 W-2 WATERFRONT DISTRICT TO THE LOUISVILLE METRO COUNCIL.

WHEREAS, Waterfront Park is the most visited destination in downtown Louisville, with over 150 events and 2.2 million visitors annually;

WHEREAS, a large portion of Waterfront Park and the properties immediately adjacent to and across River Road from Waterfront Park are zoned W-2 Waterfront District, which is a special purpose zoning regulation created for the Waterfront area;

WHEREAS, the Waterfront Development Corporation has requested the Planning Commission to initiate an amendment to the Land Development Code to expand the permitted uses in the W-2 district to allow general retail uses, banquet and event spaces, recreation, sports, and similar entertainment uses, distilleries, breweries, and other uses, that complement Waterfront Park and provide additional amenities for park visitors and tourists;

WHEREAS, Louisville Metro's current comprehensive plan, known as Plan 2040, became effective on January 1, 2019;

WHEREAS, Plan 2040 sets a framework for growth by using five guiding principles – Connected, Healthy, Authentic, Sustainable, and Equitable (CHASE) – to strategically manage all the benefits and challenges that come from adding more people;

WHEREAS, Economic Development Goal 2, Policy 6 recommends to review and update the Land Development Code to promote development and redevelopment of underutilized land; and

WHEREAS, Mobility Goal 3 encourages land use and transportation patterns that work together to connect neighborhoods and to promote growth;

WHEREAS, Community Form Goal 1, Objective f encourages Infill development, revitalization and adaptive reuse of property;

WHEREAS, Community Form Goal 2, Objective b encourages diverse land uses that promote quality of place and walkability in all neighborhoods;

WHEREAS, Community Form Goal 3, Objective d to promote connections between the built environment between parks, recreation and natural resources;

WHEREAS, the Planning Commission finds that the proposed text amendment generally conforms to the goals, objectives, and policies of Plan 2040;

NOW, THEREFORE, BE IT RESOLVED BY THE LOUISVILLE METRO PLANNING COMMISSION AS FOLLOWS:

SECTION I: Amend Chapter 2 of the LDC, Section 2.6.5 – W-2 Waterfront District as follows:

Additions
~~Deletions~~

2.6.5 W-2 Waterfront District

The following provisions shall apply in the W-2 Waterfront District unless otherwise provided:

A. Permitted Uses:

Antique shops and interior decorating shops
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Artist studios
Bakeries, retail sales on premises only
Banquet and event facilities
Bed and Breakfasts
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River-theme retail commercial uses including restaurants and other
~~r~~Retail establishments complementary to uses listed above
…

SECTION II: This resolution shall take effect upon its passage and approval.