

# PROCESS AND EDUCATION

Land Development Code

Office of Planning and  
Design Services



DEVELOP  
LOUISVILLE  
*LOUISVILLE FORWARD*

# **What is Zoning?**

**Zoning is a method in which each parcel of land within a city is designated a 'zone' which determines what the land can be used for, as well as ensure compatibility with surrounding parcels.**

# What are Zoning Districts?

Any area within Jefferson County delineated on the Zoning District Map to which a set of regulations governing permitted land use, density and intensity of development applies.

# ***WHAT IS THE LAND DEVELOPMENT CODE?***

**It's a set of land use and design rules that regulates development and what can be done on private property.**

# Two Tiered Zoning

- **1<sup>st</sup> tier - Zoning districts**
- **2<sup>nd</sup> tier - Form districts**
  - **“An area with distinct boundaries, delineated on the Zoning District Map to which a set of regulations governing the pattern and form of development and redevelopment applies.”**

# Zoning Districts

- **Residential**
  - **Single Family Residential Districts**
  - **Multi-family Residential Districts**
  - **Office-Residential Districts**
- **Non-Residential**
  - **Commercial Districts**
  - **Manufacturing Districts**
  - **Multipurpose Districts:**



- Regulate building and site design
- Twelve Form Districts
- Traditional
  - Buildings located close to road
  - Parking spaces behind building
  - Streets - grid pattern with alleys and sidewalks
  - Narrow residential lots
  - Non-residential uses at street corners
- Suburban
  - Buildings set back from road
  - Parking in front of building
  - Larger residential lots
  - Less transit and pedestrian oriented than traditional forms



Traditional Form	Suburban Form
Downtown	Regional Center
Traditional Marketplace Corridor	Suburban Marketplace Corridor
Village Center	Village Outlying
Traditional Workplace	Suburban Workplace
Traditional Neighborhood	Neighborhood
Town Center	Campus



# Plan 2040

- **Recommended the creation of two new form districts:**
  - **Urban Center Neighborhood**
  - **Conservation Neighborhood**



# Landscaping and Tree Canopy

- **Landscape design**
- **Tree canopy requirements**
- **Parkways and scenic corridors**
- **Streetscape master plans**



# Other Standards

- Subdivision regulations
- Sign regulations
- Parking regulations
- Procedures



# Questions



# PROCESS AND EDUCATION

Development Process

Office of Planning and  
Design Services



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# **BOZA**

- **Board of Zoning Adjustment (BOZA) hears the following cases:**
- **Conditional Use Permits (CUP)**
  - **Short Term Rentals**
  - **Outdoor Alcohol Sales and consumption**
  - **Daycares**
- **Variances**
  - **Fence height**
  - **Building Height**
  - **Buildings in setbacks**

# CUP Process

Pre-Application Submittal

- Agency Review
- Neighborhood Meeting

Formal Application

- Agency Review

BOZA Public Hearing

- Final Action



# Variance Process

Application  
Submittal

- Agency Review



BOZA Public  
Hearing

- Final Action

# Planning Commission

- **Committees of the Planning Commission**
  - **Development Review Committee (DRC)**
  - **Land Development and Transportation (LD&T)**
- **Types of cases the Planning Commission hears:**
  - **Zoning Change**
  - **Development Plans**
  - **Subdivisions**

# Zoning Process

Pre-Application  
Submittal

- Agency Review
- Neighborhood Meeting

Formal  
Submittal

- Agency Review

Land  
Development &  
Transportation  
Committee  
(LD&T)

- Application Ready for Public Hearing
- Schedules Planning Commission Date

Planning  
Commission

- Recommendation to Legislative Body

Legislative  
Body

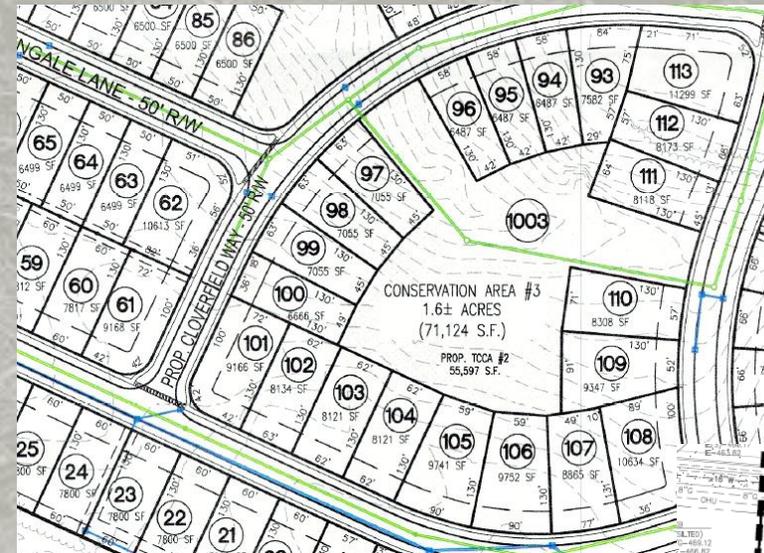
- Final Action

# Development Plan/Subdivision Process

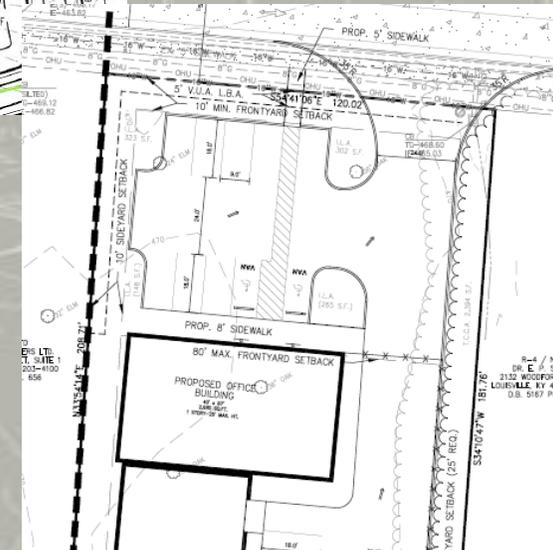
Application Submittal

- Agency Review

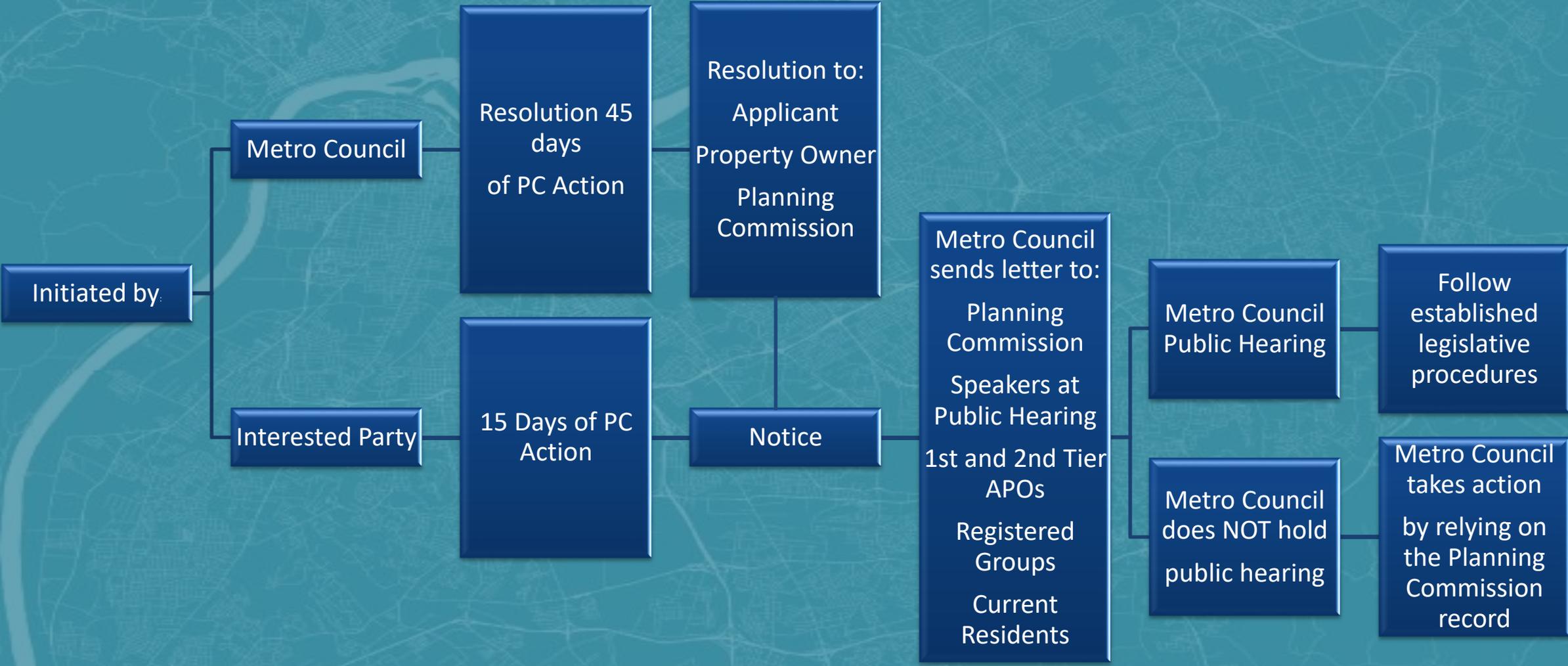
Land Development and Transportation (LD&T) or Development Review Committee (DRC)



- Final Action



# Legislative Review of Development Plans



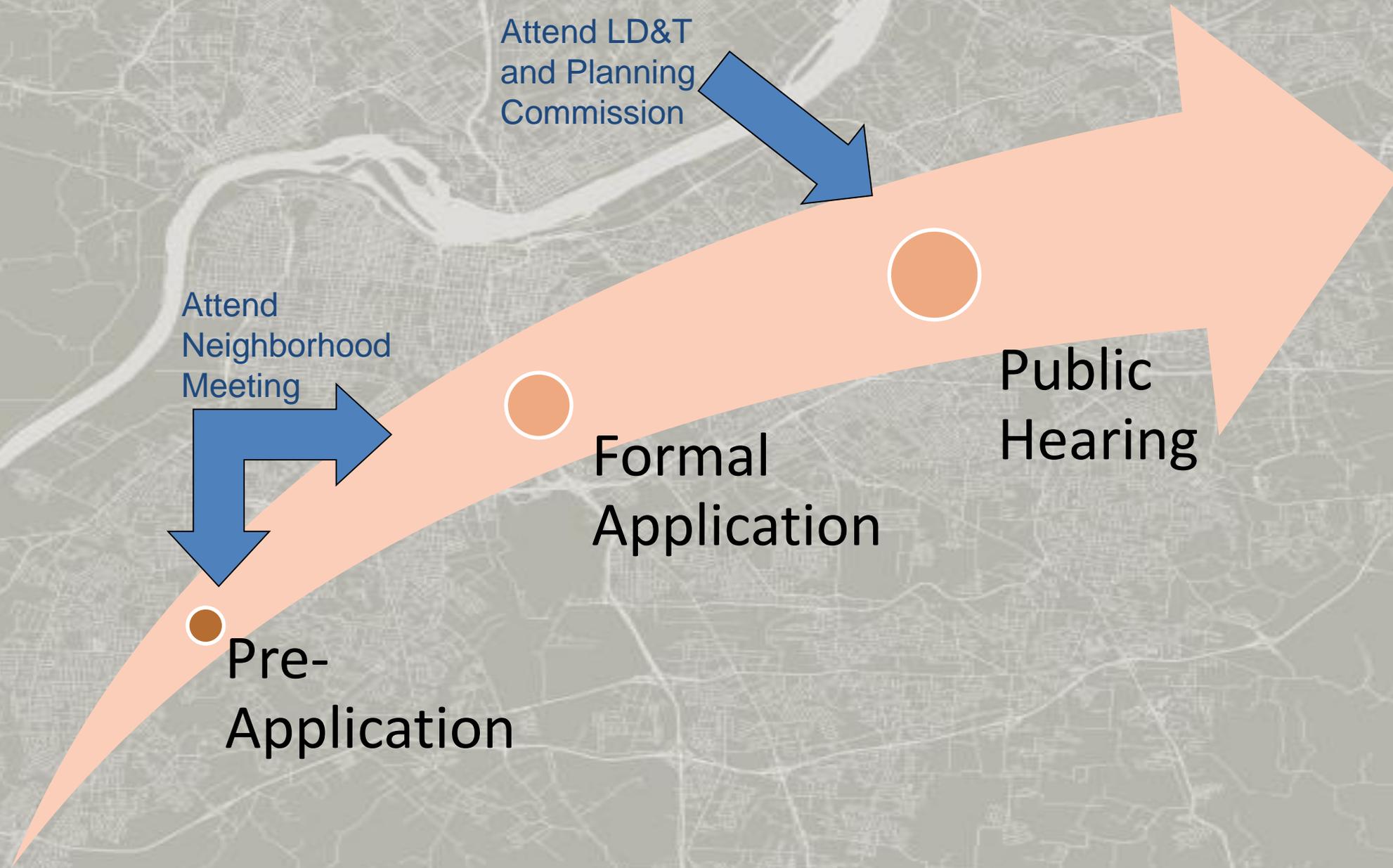
# Ministerial vs. Discretionary

- **Ministerial:**
  - **Category 3 Development Plans**
  - **Preliminary Subdivisions**
- **Discretionary:**
  - **Changes in Zoning**
  - **Development Plans**
  - **Waivers**

# How Citizens Get Involved

- Attend neighborhood meetings
- Sign up for neighborhood notifications for your council district
- Use resources to educate yourself and community
- Contact case manager
- Attend public meetings

# Citizen Involvement Timeline





# Postcard Notice



## NOTICE OF PUBLIC HEARING

You are invited to attend a review for a **CHANGE IN ZONING** from R-1 (Single Family Residential), R-6 (Multi-Family Residential), C-1 (Commercial), and C-2 Commercial to PDD (Planned Development District) with a **WAIVER** and a **ROAD CLOSURE** of Beargrass Avenue.

Subject Property: **2297, 2301, 2313, 2345 LEXINGTON RD**  
Case Number: **22-ZONE-0043 AND 22-STRCLOSURE-0017**  
Case Manager: **JULIA WILLIAMS** ([julia.williams@louisvilleky.gov](mailto:julia.williams@louisvilleky.gov))

Meeting Type: **PLANNING COMMISSION**  
Meeting Date: **THURSDAY, DECEMBER 1, 2022**  
Time: Meeting will begin at **1:00 PM** and continue until all cases are heard  
Location: **514 W Liberty Street, 40202**

Learn how to watch and participate online at  
<https://louisvilleky.gov/government/upcoming-public-meetings>

To view documents related to this proposal, please visit <https://aca-prod.accela.com/LJCMG> or:  
Louisville Metro Planning and Design Services (Hours: 8:00 AM to 5:00 PM)  
444 S. 5<sup>th</sup> Street, 3<sup>rd</sup> Floor, Louisville, KY 40202  
(502) 574-6230

Or visit <https://louisvilleky.gov/government/planning-design> for:

- More information on zoning processes
- Public comment opportunities
- Applications for a petition for a night hearing, including procedures to change the time and/or location of a public hearing to 8:00 pm or later downtown, or to a convenient location.
- Visit <https://louisville.legistar.com/Calendar.aspx> for meeting agenda and staff report

Persons who desire special accommodations should contact the Planning Commission office at (502) 574-6230 at least one week prior to this meeting. TDD users please use the Relay Service, 1-800-648-6056.



# Neighborhood Notification



- <https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

# Weekly Activity Report



## LOUISVILLE METRO PLANNING & DESIGN SERVICES

### Inter-Agency Review Agenda

12/2/2020

#### NEW APPLICATIONS

Case #	Project Name	Address	Council District	Submittal Date	Comments Due Date	Case Manager
<b>Certificate of Appropriateness</b>						
<a href="#">20-COA-0264</a>	Clifton- Painting a certificate of appropriateness to paint front porch pillars.	316 S EWING AVE	09	11/24/2020		Charles Fister
<a href="#">20-COA-0265</a>	Old Louisville Historic Restoration NPS & SHPO-compliant restoration of c. 1895 residence located in the TNZD.	1338 S FLOYD ST	06	11/25/2020		Katherine Groskreutz
<a href="#">20-COA-0266</a>	Old Louisville - Renovate Rear Section of the Building Restore the upper porch and railing, replace siding, add door to basement	1455 S 6TH ST, Bldg	06	11/29/2020		Katherine Groskreutz
<b>Change in Zoning-Form District</b>						
<a href="#">20-ZONE-0117</a>	Pirouette Ave apts A change in zoning from PRD to R6 to allow 136 unit apartment community on 8.92 acres.	9418 PIROUETTE AVE	13	11/30/2020	12/08/2020	Joel Dock
<b>Change in Zoning-Form District Pre-Application</b>						
<a href="#">20-ZONEPA-0115</a>	Snow Removal Equipment Building A change in zoning pre-application to rezone 7.91 acres of R-6 to C-1 for a storage facility.	4350 PARK BLVD	21	11/24/2020	12/07/2020	Joel Dock
<a href="#">20-ZONEPA-0116</a>	KJS Multi-Family Development A change of zoning from R4 Residential & C1 Commercial to R7 Residential is requested for 18.01 +/- acres located at 4805, 4809, 4811, 4813, 4901, and 4907 Bardstown Road to allow 348 multi-family residential units in 15 three story buildings with a dog park, clubhouse, and open space.	4805 BARDSTOWN RD	22	11/30/2020	12/16/2020	Dante St. Germain
<a href="#">20-ZONEPA-0118</a>	Hoba Gallery A change in zoning pre-application to rezone .19 acres from UN to CR to allow for an existing residential structure to be an art gallery.	3119 PORTLAND AVE	05	11/30/2020	12/09/2020	Joel Dock
<b>Conditional Use Permit Pre-Application</b>						
<a href="#">20-CUPPA-0156</a>	Short Term Rental A conditional use permit pre application for a short term rental on 0.16 acres in the R4 zoning district	1321 HOWARD ST	21	11/25/2020	12/02/2020	Zachary Schwager
<b>District Development Plan</b>						
<a href="#">20-DDP-0073</a>	265 Logistics Park A revised district development plan application to create a 98800 square foot office & warehouse on 24.2 acres in a M-3 zoning district.			11/30/2020	12/08/2020	Jay Lockett
<b>Floyds Fork Overlay Review</b>						

# Accela Information Portal



**Attention builders/contractors:**  
Building permits are listed under the **Building** tab below. Building, contractor, special event & business related applications are located under the **Licenses** tab.

**For Special Events or Fireworks Permits:**  
To apply for a permit, please click on the "Licenses" tab.

Search...

Home APCD Building Enforcement Licenses **Planning** Public Works

Search Cases

**Search for Records**  
To search for a planning case, enter data into one or more of the fields below. Case numbers (since 2007), should be entered in the **Record Number** field. To search for a historic zoning case with a docket number (cases before 2007), enter the docket number in the **Project Name** field. For example, enter 9-15-00 in the Project Name field to find information for that zoning case. Do not add any extra numbers or characters to the docket number. After you click on the appropriate search result, use the dropdown under **Record Info** and click on **Attachments** to view any documents associated with the case.

- <https://aca-louisville.accela.com/ljcmg/>

# Legistar

- <https://louisville.legistar.com/Calendar.aspx>

Louisville Metro Government [Sign In](#)

**Louisville Metro Government**  
Agenda & Meeting Portal

Louisvilleky.gov | Legislation | **Calendar** | Metro Council | All Boards & Committees | People | 2008-2013 Archives | Planning Sub-Committees

[f](#) [t](#) [+](#) Share [RSS](#) [Alerts](#)

List View | **Calendar View**

Search:  This Month  All All Boards & Committees   notes  closed captions

[Help](#)

26 records |  |

Name	Meeting Date <input type="button" value="v"/>	<input type="button" value="31"/> Meeting Time	Meeting Location	Meeting Details	Agenda	Action Summary/Minutes	Video
<a href="#">Board of Zoning Adjustment</a>	12/21/2020	<input type="button" value="31"/> 1:00 PM	Online Via Webex	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">Code Enforcement Board</a>	12/18/2020	<input type="button" value="31"/> 9:30 AM	Old Jail Building	<a href="#">Meeting details</a>	<a href="#">Agenda</a>	Not available	Not available
<a href="#">Historic Landmarks &amp; Preservation Dist. Commission</a>	12/17/2020	<input type="button" value="31"/> 9:00 AM	Online via Webex	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">Development Review Committee</a>	12/16/2020	<input type="button" value="31"/> 1:00 PM	Online via Webex	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">VAPStat Joint Meeting</a>	12/14/2020	<input type="button" value="31"/> 3:00 PM	Old Jail Auditorium <i>Meeting run via Cisco WebEx Video</i>	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">Code Enforcement Board</a>	12/11/2020	<input type="button" value="31"/> 9:30 AM	Old Jail Building	<a href="#">Meeting details</a>	<a href="#">Agenda</a>	Not available	Not available
<a href="#">Metro Council</a>	12/10/2020	<input type="button" value="31"/> 6:00 PM	Council Chambers	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">Committee of the Whole</a>	12/10/2020	<input type="button" value="31"/> 5:15 PM	First Floor Conference Room	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">Land Development &amp; Transportation Committee</a>	12/10/2020	<input type="button" value="31"/> 1:00 PM	Online via Webex	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">Committee on Committees</a>	12/8/2020	<input type="button" value="31"/> 4:00 PM	Council Chambers	<a href="#">Meeting details</a>	Not available	Not available	Not available
<a href="#">Board of Zoning Adjustment</a>	12/7/2020	<input type="button" value="31"/> 1:00 PM	Online Via Webex	<a href="#">Meeting details</a>	<a href="#">Agenda</a>	Not available	Not available

# Planning and Design

PLANNING & DESIGN

Home / Government / See all city departments / Planning & Design

Department Home

About Planning & Design Services

Upcoming Public Meetings

Boards, Commissions and Committees +

Neighborhood Meeting Info

Group Housing Regulation

Equity Review of the Land Development Code

Land Development Code +

Comprehensive Plan

ZONING PERMITS CODES INSPECTIONS LICENSES INSURANCE

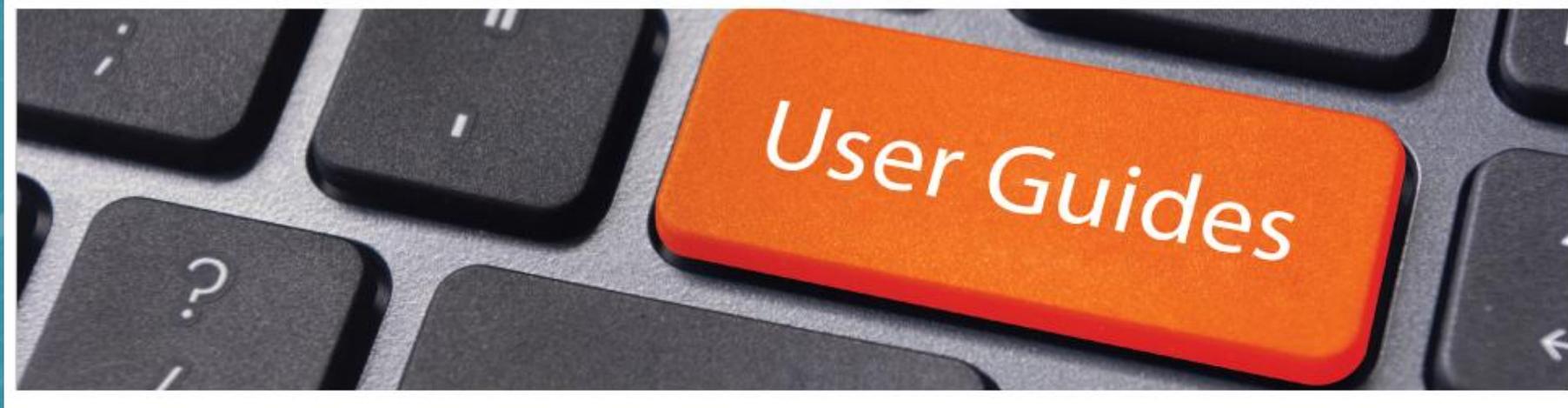
Land Development Code

Planning & Design Applications

FOR RENT

- <https://louisvilleky.gov/government/planning-design>

# User Guide



- <https://louisvilleky.gov/government/planning-design/user-guides>

# LOJIC

• [www.lojic.org](http://www.lojic.org)

The screenshot displays the LOJIC Online web application interface. At the top left is the LOJIC logo, and to its right is a navigation menu with links for Maps, Data, Services, News, About, and Search. Below the navigation is a header bar with the text "LOJIC Online" and "A GIS Partnership to Meet the Growing Needs of Louisville, KY".

The main map area shows a street grid with several labeled streets: ARMORY PL, S 6TH ST, S 5TH ST, CATHEDRAL SCHOOL CT, CATHEDRAL WAY, and WILIAMMAD AVE BLVD. A purple location pin is placed on a lot labeled "DT" within a larger area labeled "Founder's Square". Other nearby areas include "Louisville Gardens" and "(C3)".

On the left side of the map, there is a search bar labeled "Search Addresses" with a magnifying glass icon and a dropdown arrow. Below the search bar are icons for zooming in (+), zooming out (-), home, and a circular refresh icon. A red circular arrow icon is also present at the bottom left. A scale bar at the bottom left indicates 0, 50, and 100 feet.

On the right side of the map, there is a control panel. It includes a "Layers" section with a list of categories: Utilities, Property, Transportation, Taxing Districts, Environmental, Preservation, Floodplain, and Planning. The "Planning" category is expanded, showing sub-items: Jefferson Related Cases (with icons for Appeal, Cup, ESR, and Variance) and Jefferson Scenic Corridors and Parkways (with icons for Gene Snyder Freeway and Parkways). There are also "Tools" and "Layers" icons at the top of this panel.

At the bottom right of the map area, there is a LOJIC logo and the text "LOJIC © 2020".

# Questions???

