

# JUSTIFICATION STATEMENT FOR CHANGE IN ZONING

Portland Promise Center

R-4 RESIDENTIAL AND M-2 INDUSTRIAL TO EZ-1 ENTERPRISE ZONE  
1810 R AND-1800 PORTLAND AVENUE

December 2, 2013

RECEIVED

DEC 02 2013

PLANNING &  
DESIGN SERVICES

The applicant, the Portland Promise Center, is a faith-based community development center of the Methodist Church. The Center, located at 1831 Baird Street in Louisville's Portland neighborhood, has created an informal network of community development partners to facilitate the socio-economic revitalization of their neighborhood. The Portland Promise Center has collaborated with organizations like Habitat for Humanity, Portland Now, Youthbuild of Louisville, the Center for Neighborhoods, and New Directions Housing Corporation. Through the community development efforts of the Center and its partners, leveraging skills and services to provide employment training and placement, home ownership counseling, affordable housing development, entrepreneurial mentoring, and technical assistance or financial counseling to address present housing and economic constraints in the Portland neighborhood.

The applicant seeks a change in zoning from M-2 Industrial and R-6 Residential to EZ-1 Enterprise Zone to allow office, retail, storage and light industrial uses associated with the community redevelopment objectives of the Center at its facility located at 1800 Portland Avenue. This existing 2-story building runs the length of the block between Baird Street and Portland Avenue and contains 44,800 square feet (22,400 square feet per floor). A new off-street parking lot containing 7 spaces is proposed on an adjacent lot located at 1810 R Portland Avenue. A parking waiver has also been requested in association with this rezoning request.

For the reasons stated herein, the proposed rezoning from M-2 Industrial and R-6 Residential to EZ-1 Enterprise Zone complies with the Cornerstone 2020 Comprehensive Plan and, therefore, should be approved

## GUIDELINE 1 COMMUNITY FORM

The site is located in the Traditional Neighborhood Form District. This district is predominantly characterized by predominantly residential uses, often on narrow, deep lots. Adjacent streets are typically narrow with a grid street pattern and have alleys along the rear. Sidewalks are located along the front and sides of these uses. Buildings

19042

typically have little or no setbacks from the street. Traditional neighborhoods may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood serving land uses such as offices, shops, restaurants, and services. Revitalization and reinforcement of the traditional neighborhood form is encouraged, with emphasis placed on preservation and renovation of existing buildings where the building design is consistent with the predominant design of the surrounding structures.

The subject property is located in a mixed use area of industrial and residential uses. Across the street from the subject property on the north side of Portland Avenue, are 5 residential lots zoned R-6 along with several lots comprising a gravel parking lot, industrial building, and vacant lots, all zoned EZ-1. South of the subject property, across 18<sup>th</sup> Street, are 2 residential uses zoned M2 and R-6, respectively from east to west. West of the site, across Baird Street is two residential uses zoned R-6. The lot proposed for the off street parking is one of two properties immediately adjacent to the existing 1800 building to the northwest. Both properties are owned by the Portland Promise Center. The lot proposed for future parking is currently vacant. The other lot contains a single family residence that's currently rented by the applicant to a tenant. Both lots are currently zoned R-6.

Streets in this area are configured in a rectilinear grid pattern and the site is bounded by North 18<sup>th</sup> Street on the south, Portland Avenue on the east, and Baird Street on the west. The structure on the subject property was built to the property lines along these three rights-of-way. The existing building has been determined eligible for the National Historic Register and will remain with only interior modifications to accommodate future building tenants. Any proposed signage will be in compliance with the Land Development Code. Therefore, redevelopment of this structure is consistent with the Traditional Neighborhood Form District.

On-street parking is located along all three streets to serve customer and employee parking needs, and TARC service is available through the nearby TARC No. 43 Poplar Level route. Sidewalks are located along all three streets adjoining the property.

The proposed rezoning to EZ-1 will allow the applicant to accommodate the wide range of uses and users associated with their community redevelopment mission, from vocational training, to storage and light manufacturing associated with home repair and construction services, to startup retail and office space for incubator businesses. There will be no adverse impacts to surrounding properties as a result of the proposed operations. All activities will occur entirely within an enclosed building, there will be no noise, odor, or lighting impacts resulting from the proposed uses, the businesses will operate during normal business hours. While the proposed uses will generate additional traffic, there is more than adequate capacity of the existing roads. Therefore,

RECEIVED

the proposed rezoning complies with Guideline 1 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 2  
Centers

Guideline 2 encourages mixed land uses organized around existing compact activity centers. The subject property lies south and east of the 3 activity centers identified for the Portland Neighborhood and the 2008 approved Neighborhood Plan. The redevelopment of the existing building will represent significant reinvestment along the Portland Avenue corridor, in keeping with the recommendations of the 2008 Neighborhood Plan and will also encourage vitality and a renewed sense of place in the general neighborhood. As a result, this proposal complies with Guideline 2 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINE 3  
Compatibility

The subject property is located in a mixed use area generally void of a consistent pattern of development or character. The area includes a significant number of vacant lots as well as abandoned and poorly maintained properties. The redevelopment of a historic structure that visually dominates the block will go a long way to establish a character and pattern of development for this area. The mix of uses proposed for this property is also consistent with other development in this part of Portland and in an urban setting.. Therefore, the proposed rezoning is compatible with Guideline 3 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINES 4 AND 5  
Open Space, Natural Areas and Scenic and Historic Resources

The development site consists entirely of impervious surface, and is built to the property lines along Baird Street, 18<sup>th</sup> Street, and Portland Avenue. The planned improvements, with the exception of the small, off-street parking lot, will be confined to the interior of the existing structure. Therefore, the proposal will not adversely impact the aesthetic appearance of the existing building and will revitalize and preserve an existing structure that is eligible for the National Historic Register. There are no natural areas, open space, or scenic resources to be preserved. The area of the proposed parking is already developed as a gravel lot and the property is free of any environmental constraints. For these reasons, the proposed expansion complies with Guidelines 4 and 5 of Cornerstone 2020 Comprehensive Plan.

RECEIVED

DEC 02 2013  
PLANNING &  
DESIGN SERVICES

GUIDELINE 6  
Economic Growth and Sustainability

Guideline 6 encourages redevelopment and reinvestment opportunities in older neighborhoods that is consistent with the form district pattern. The proposed development will allow the applicant to continue and expand its mission to provide community redevelopment opportunities for the Portland neighborhood. It also furthers the goal of preserving the traditional neighborhood form by providing reinvestment opportunity in this area while preserving an existing structure. No nuisances will be created and adjacent properties will not be adversely affected. Thus, the proposal complies with Guideline 6 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINES 7 and 9  
Mobility/Transportation, Circulation, Bicycle, Pedestrian and Transit

The proposed rezoning is in compliance with Guidelines 7 and 9 of the Cornerstone 2020 Comprehensive Plan because the location of the development ensures adequate and multi-modal transportation facilities in grid streets with easy access to interstate road systems, public transit, pedestrian access, and bicycle access. No additional street improvements are required. Adequate right-of-way and infrastructure exists to serve the subject property. The additional traffic proposed by the rezoning can be accommodated through the existing street, transit and pedestrian networks. As a result, there will be no adverse impacts on existing transportation systems caused by the proposed change in zoning. Adequate parking exists in the right-of-way along the front and sides of the property along with the proposed off street parking lot, as demonstrated by the parking study provided with the requested parking waiver. Sidewalks are located along all streets as well as on neighboring streets, thereby insuring an interconnected network for pedestrian access. For all of the foregoing reasons, this proposal complies with Guidelines 7 and 9 of the Cornerstone 2020 Comprehensive Plan.

GUIDELINES 10 AND 11  
Flooding, Storm Water and Water Quality

Because the entire site already consists of impervious surface, there will be no impact on storm water runoff. The proposed building expansion will be reviewed and approved by the Metropolitan Sewer District to ensure compliance with MSD construction standards. Best management practices as recommended by MSD will be implemented prior to commencing construction of the new addition. For the foregoing reasons, the proposed development complies with Guidelines 10 and 11 of the Cornerstone 2020 Comprehensive Plan.

RECEIVED

DEC 02 2013  
PLANNING &  
DESIGN SERVICES

#### GUIDELINE 12

##### Air Quality

The proposed development complies with Guideline 12 of Cornerstone 2020 because it represents an efficient land use pattern in an area with existing infrastructure to accommodate the proposed development. The proposed development must also be reviewed by the Air Pollution Control District for compliance with its regulations.

#### GUIDELINE 13

##### Landscape Character

The subject property consists entirely of impervious area. The proposed development will meet the landscaping requirements of the Land Development Code. For this reason, the proposal complies with Guideline 13 of the Cornerstone 2020 Comprehensive Plan.

#### GUIDELINES 14 AND 15

##### Infrastructure and Community Facilities

The proposed development complies with Guidelines 14 and 15 of the Cornerstone 2020 Comprehensive Plan because the subject property is served by existing infrastructure which has adequate traffic carrying capacity to accommodate the proposed development. The site also has all necessary utilities including water, sewers and electricity. The development also has an adequate supply of potable water and water for firefighting purposes and is served by the Louisville Fire Department.

#### KRS 100.213 COMPLIANCE

In addition to compliance with all applicable guidelines of the Cornerstone 2020 Comprehensive Plan, the proposed development complies with KRS 100.213 in as much as the existing zoning of the property is not appropriate, while the Enterprise Zone zoning is appropriate. The property is located in the Traditional Neighborhood Form District, which encourages redevelopment and re-investment that preserves existing structures and is compatible with the surrounding character.

RECEIVED

DEC 02 2013

PLANNING &  
DESIGN SERVICES