

**Planning Commission Minutes  
May 15, 2014**

**Public Hearing**

**CASE NO. 19042**

**Project Name:** Portland Promise Center  
1800 Portland Ave and 1810 R Portland Ave

**Owner/Applicant:** Portland Promise Center, Inc.  
PO Box 11865  
Louisville, KY 40251

**Representative:** Drew Watkins  
PO Box 11865  
Louisville, KY 40251

**Jurisdiction:** Louisville Metro  
**Council District:** 5 – Cheri Bryant Hamilton

**Staff Case Manager:** **Julia Williams, AICP, Planner II**

Notice of this public hearing appeared in The Courier Journal, a notice was posted on the property, and notices were sent by first class mail to those adjoining property owners whose names were supplied by the applicants.

The staff report prepared for this case was incorporated into the record. The Commissioners received this report in advance of the hearing, and this report was available to any interested party prior to the public hearing. (Staff report is part of the case file maintained in Planning and Design Services offices, 444 S. 5th Street.)

**Request:**

Parking Waiver from Chapter 9.1.3 to reduce the required amount of parking spaces from 63 to 20.

**Agency Testimony:**

Julia Williams showed a PowerPoint presentation and reviewed the requests and case summary/background from the staff report. She reviewed a zoning map and aerial view of the site and discussed surrounding zoning and uses. Ms. Williams also reviewed the applicant's development plan. She then reviewed the staff analysis and conclusions from the staff report.

In response to Commissioner Proffitt's concern about using on-street parking to meet parking requirement, Ms. Williams explained that Portland Avenue has a

**Planning Commission Minutes  
May 15, 2014**

**Public Hearing**

**CASE NO. 19042**

mix of uses and pointed out that the existing zoning in the area does not require a lot of parking.

**The following spoke in favor of this request:**

No one.

**The following spoke in opposition to this request:**

No one.

**The following spoke neither for nor against the request:**

No one.

**Deliberation**

Commissioner White said this needs to be approved.

Commissioner Kirchdorfer said he was comfortable with the plan before and is comfortable now.

Commissioner Peterson said he felt comfortable approving this request.

Commissioner Kirchdorfer pointed out that the standard of review in the staff report should reflect a 68% reduction (not 32%).

**An audio/visual recording of the Planning Commission hearing related to this case is available in the Planning & Design Services offices. Please contact the Customer Service staff to view the recording or to obtain a copy. The recording of this hearing will be found on the CD of the May 15, 2014 public hearing proceedings.**

On a motion by Commissioner Proffitt, the following resolution was adopted.

**WHEREAS**, the Louisville Metro Planning Commission finds, based on the staff report, that the majority of the parking for the site is located on the street. Due to the existing nature of the adjacent businesses, there is sufficient parking in the area that could be utilized by the site while not technically counting towards their parking. The mixed use nature of the proposal and the amount of on street parking available around the site and in area indicates that adequate parking is available; and

**Planning Commission Minutes  
May 15, 2014**

**Public Hearing**

**CASE NO. 19042**

**WHEREAS**, the Louisville Metro Planning Commission further finds that the applicant made a good faith effort to provide as many parking spaces as possible on the site, on other property under the same ownership, or through joint use provisions; and

**WHEREAS**, the Louisville Metro Planning Commission further finds that the applicant is utilizing available credits for reducing the parking on the site (transit credit and National Register eligibility). The vacant R-6 lot is being requested to be zoned to accommodate some off street parking; and

**WHEREAS**, the Louisville Metro Planning Commission further finds that the applicant is utilizing available credits for reducing the parking on the site (transit credit and National Register eligibility). The vacant R-6 lot is being requested to be zoned to accommodate some off street parking. Since the structure is proposed for mixed use it is anticipated that a variety of uses will utilize the structure overtime. The waiver request presents the worst case scenario with the entire building being utilized for commercial; and

**WHEREAS**, the Louisville Metro Planning Commission further finds that the parking requirements used for this proposal were for department/discount stores which has a parking requirement that generally covers any commercial use in the traditional form. The proposal is for the site to be mixed use but different users are anticipated overtime. With those users being unknown it was thought to anticipate the worst case scenario for parking currently and in the future; and

**WHEREAS**, the Louisville Metro Planning Commission further finds that there is sufficient parking in the area which would accommodate the additional spaces needed if necessary. There are a variety of uses in the area which all utilize on street parking in different ways; now, therefore be it

**RESOLVED**, that the Louisville Metro Planning Commission does hereby **RECOMMEND** that the legislative body of the Louisville Metro Council **APPROVE** the Parking Waiver from Chapter 9.1.3 to reduce the required amount of parking spaces from 63 to 20 on property located at 1800 Portland Ave and 1810 R Portland Ave.

**The vote was as follows:**

**YES: Commissioners Blake, Brown, Kirchdorfer, Proffitt, White, and Peterson**

**NO: No one.**

**Planning Commission Minutes  
May 15, 2014**

**Public Hearing**

**CASE NO. 19042**

**NOT PRESENT FOR THIS CASE: Commissioners Turner, Jarboe, and  
Tomes**

**ABSTAINING: No one.**