# Case No. 19042
# Portland Promise Center

**Planning/Zoning, Land Design & Development**
**June 10, 2014**

# Case Summary / Background

- Rezoning from M-2 and R-6 to C-M
  - C-M (Commercial Manufacturing)
  - Permits C-2, Commercial & M-1, Industrial
- Parking Waiver from 63 spaces to 20 spaces, 68% waiver request

- Reuse an existing structure
- Tobacco handling building in 1890
- Previous commercial and light industrial uses
- CM permits C-2 and M-1 uses

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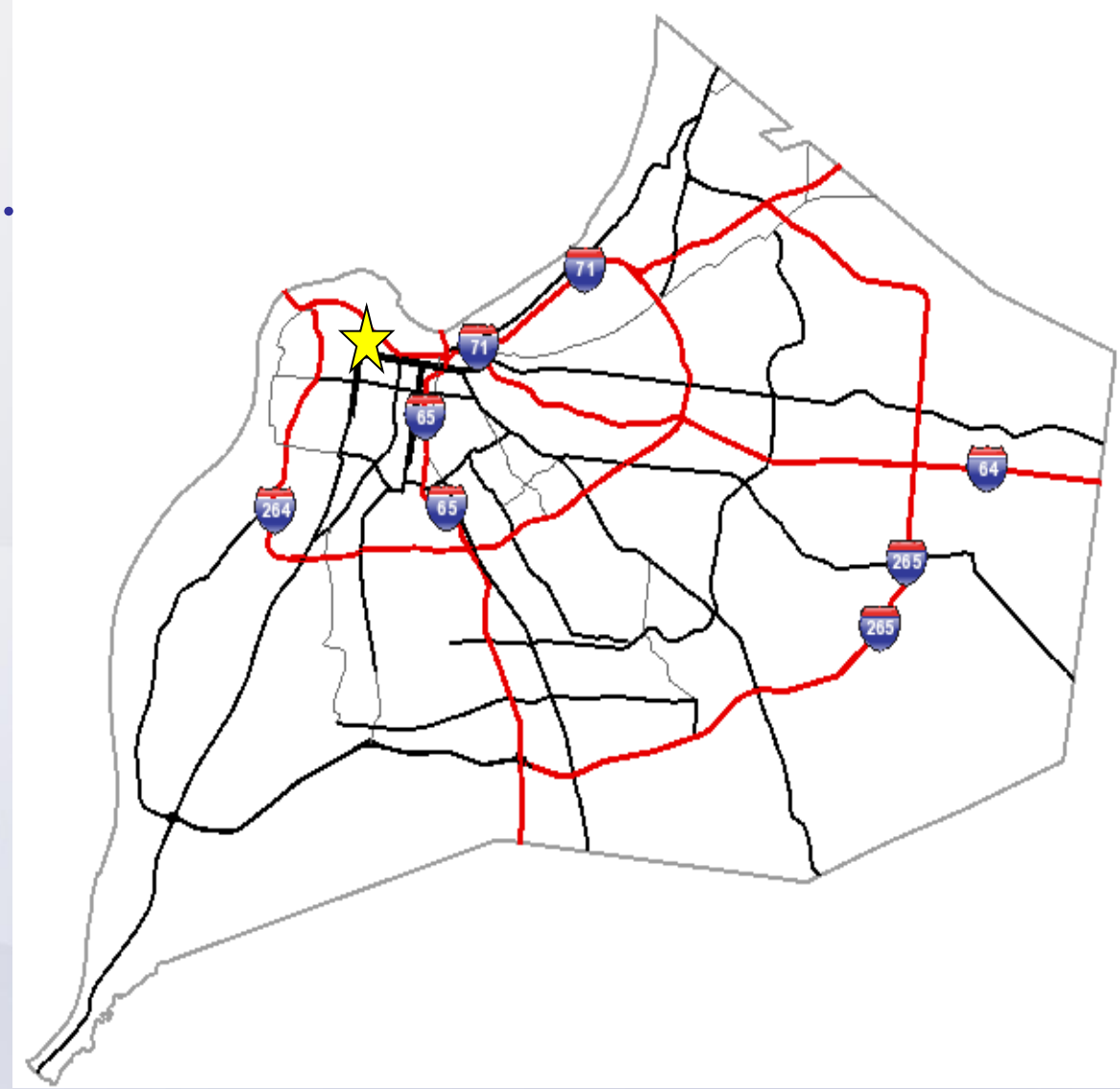
# Location

- 1800 Portland Ave.
- Council District
  5 – Cheri Bryant Hamilton

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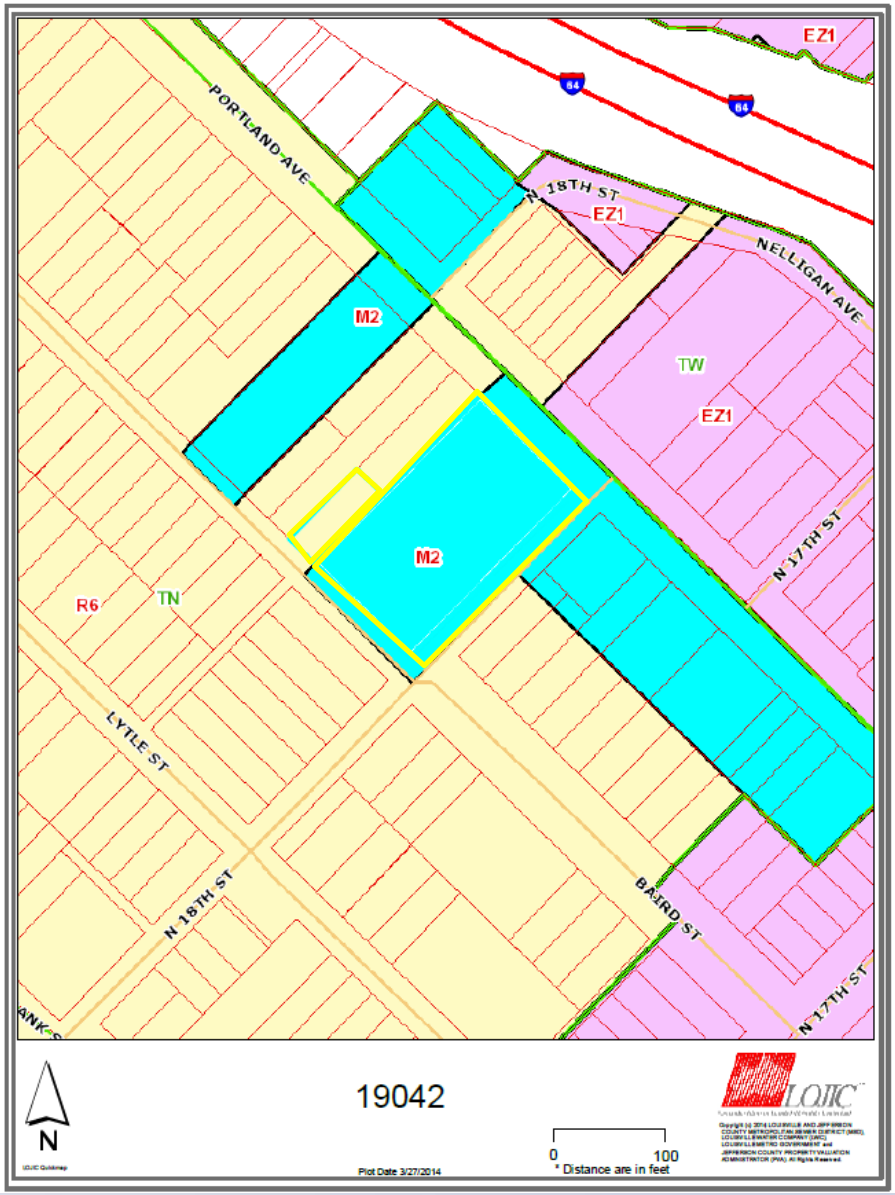
# Zoning/Form Districts

- **Subject Property**:
- Existing:M-2 & R-6 / TN
- Proposed: CM / TN

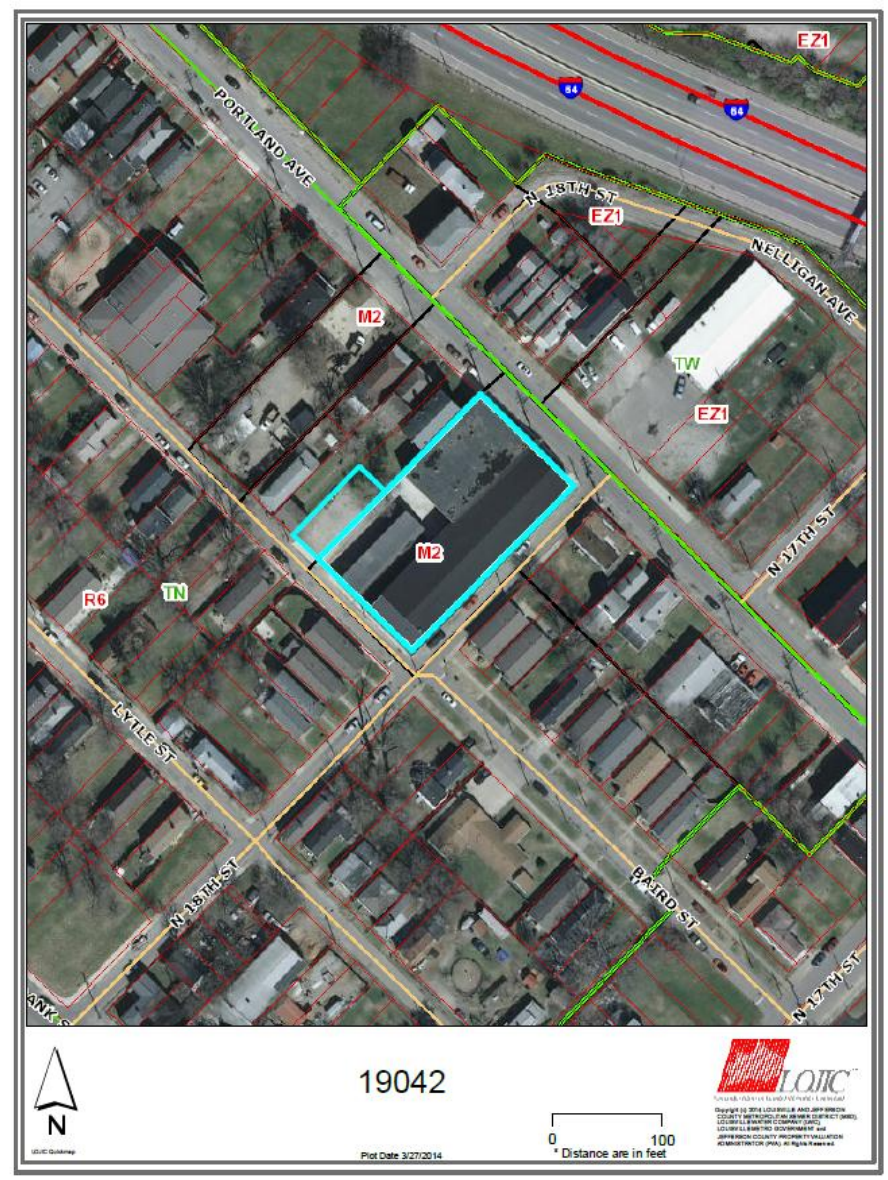
- **Adjacent Properties:**
- North: R-6 / TN
- South: M-2 & R-6 / TN
- East: EZ-1 & R-6 / TW
- West: R-6 / TN



# Aerial Photo/Land Use

- **Subject Property:**
- Existing: Industrial and Vacant Residential
- Proposed: Commercial and Industrial

- **Adjacent Properties:**
- North: Residential
- South: Industrial/ Residential
- East: Industrial/Residential
- West: Residential

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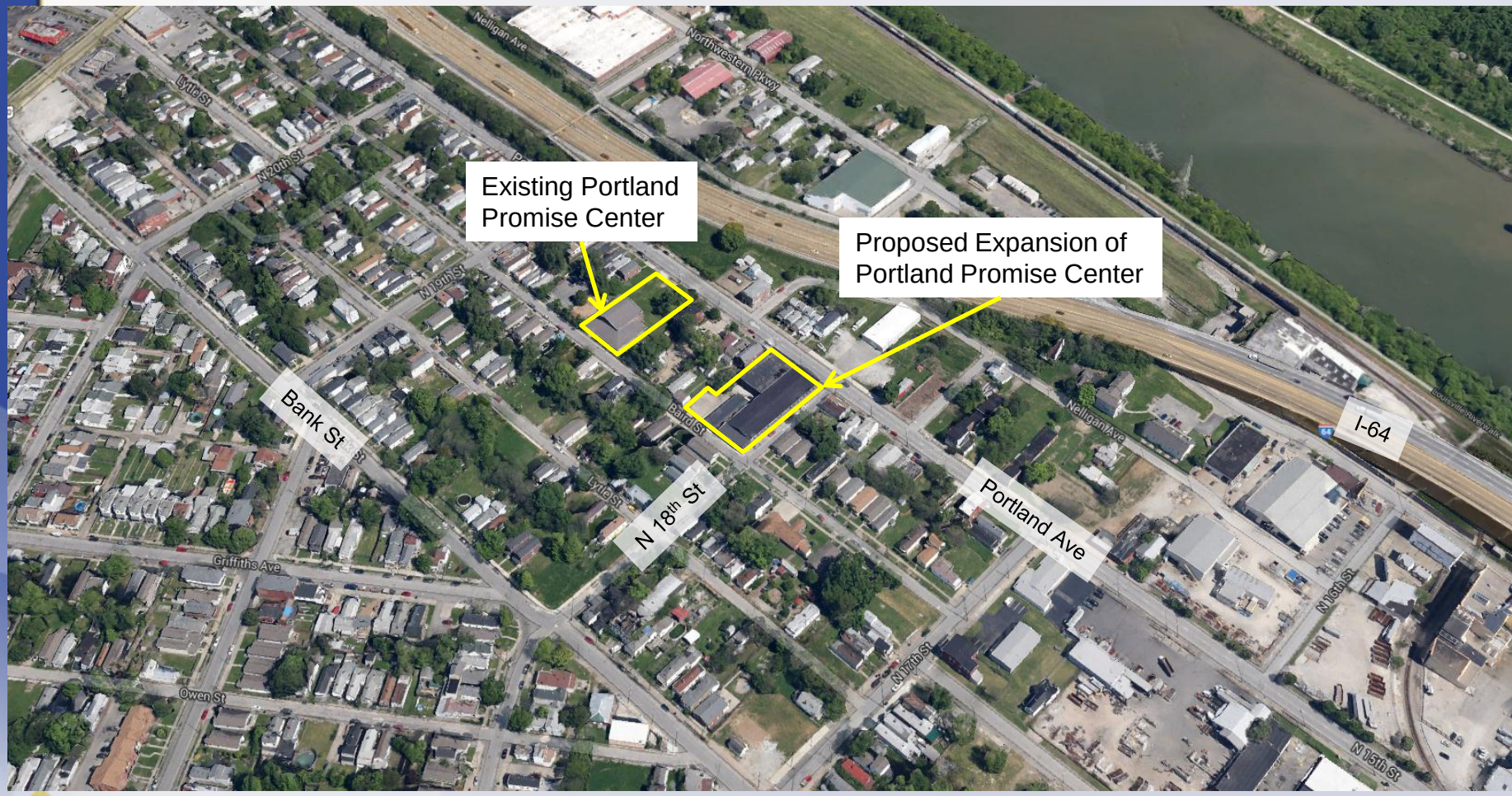
# Aerial Photo/Land Use

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# Site Photos-Subject Property

# Site Photos-Surrounding Areas

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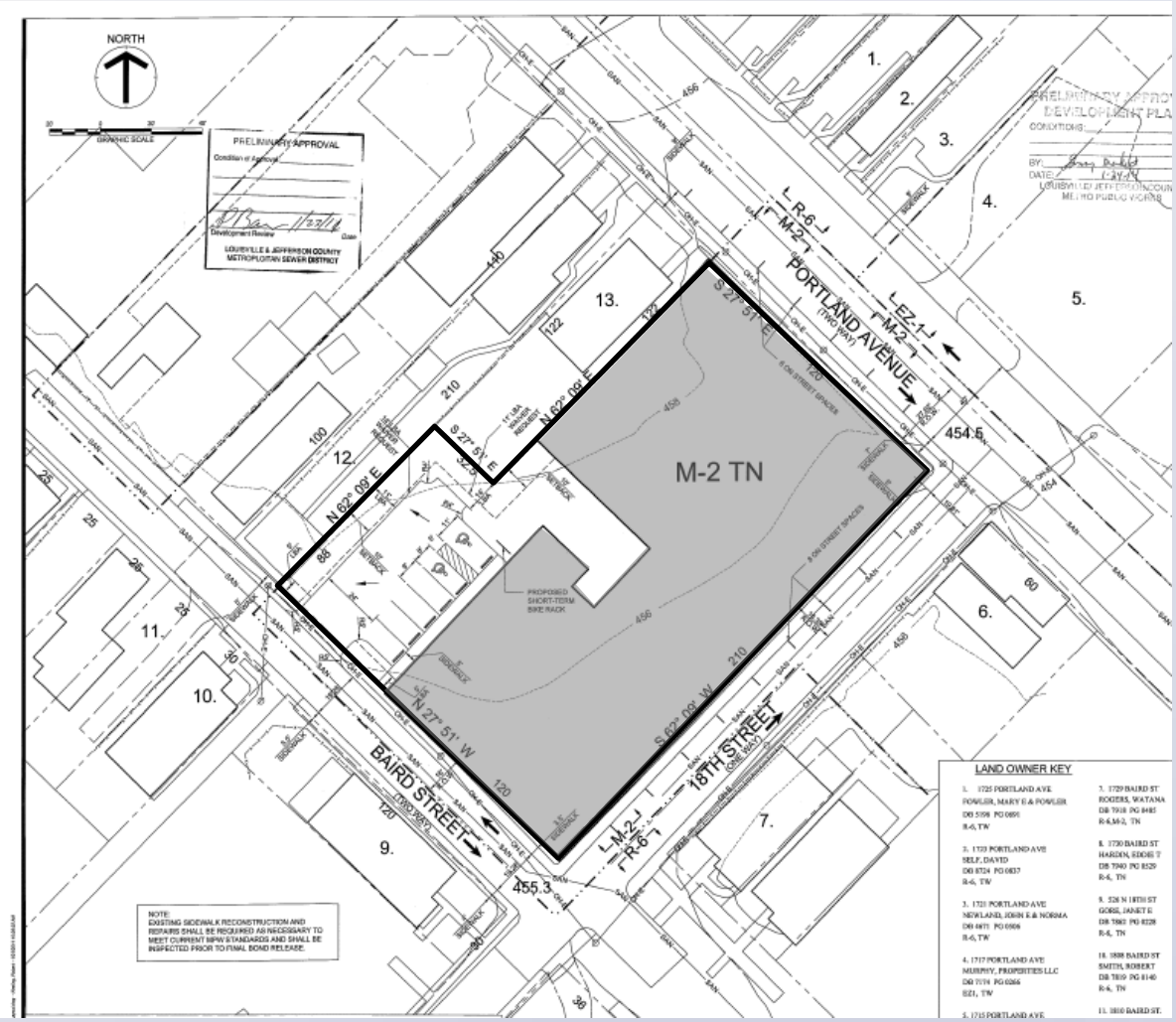
# Applicant's Development Plan

Highlights:

- Building Size:
  - 2-Story
  - 22,400 footprint
  - 44,800 sf total
- Proposed Retail Use
- Parking Waiver
- Variance and Waivers



# Portland Neighborhood Plan

- Portland Neighborhood Plan (approved 2/28/08)
  - Subarea 5: Investment and rehabilitation encouraged along Portland Avenue
  - Promote “neighborhood-friendly” commercial uses.
  - The building to be included in an individual list for the National Register of Historic Places
  - A recommendation out of the neighborhood plan was to 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.

# PC Recommendation

- Public Hearing was held on 4/03/2014
- Subsequent Public Hearing was held on 5/15/14 to correct the parking waiver request.
- No one spoke in opposition at the Planning Commission public hearings. Portland Now, Inc. submitted a letter of support conditioned upon a binding element limiting certain uses. This binding element was adopted by the Planning Commission.
- The Commission made sufficient findings that the proposed rezoning and parking waiver complies with the Comprehensive Plan-Cornerstone 2020
- The Commission unanimously recommended approval of the rezoning and parking waiver to Louisville Metro Council.

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