

Louisville Metro  
**Land Development Code Reform**

*Confronting inequities in land use policies, regulations and practices*

**Phase 1 Text Amendments  
Planning Commission Meeting**

April 20, 2021





# Previous Reviews

- **February 4, 2021 Planning Commission meeting – Release and Introduce Recommendations**
- **February 8, 2021 Planning Committee – First Review**
- **March 22, 2021 Planning Committee – Second Review**

# 21-LDC-0002

## Notice Requirements

- **Require notice to resident as well as property owner**
  - **Increase accessibility and engagement within the development approval process**
  - **Conforms to Plan 2040 CHASE Principle – Equitable**



### NOTICE OF PUBLIC HEARING

You are invited to attend a review of a VARIANCE for a second story addition to encroach into the required side yard setback.

Subject Property: 1027 Ash Street  
Case Number: 20-VARIANCE-0174  
Case Manager: Rachel Mandell (Rachel.Mandell@louisvilleky.gov)  
Application Date: December 22<sup>nd</sup>, 2020

Meeting Type: Board of Zoning Adjustment  
Meeting Date: MONDAY, January 25<sup>th</sup>, 2021  
Time: Meeting will begin at 1:00 PM and continue until all cases are heard

Location: Online Meeting -  
<https://louisvilleky.gov/government/upcoming-public-meetings>



If you wish to submit comments on this case, please submit comments (in writing) to the case manager by 5:00 P.M. Friday, January 22<sup>nd</sup>, 2021.

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

- Meeting agenda and staff report
- [User Guides - BOZA-Approved Application Process](#)
- Public comment opportunities

A list of persons notified of this proposal is available in the case file.

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.

# 21-LDC-0002

In addition, a supplemental notice to be addressed to “Current Resident” shall be mailed to all dwelling units located on properties where notice of owners is required by this part in accordance with Planning Commission bylaws and policies. Addresses shall be obtained using available data from Louisville Metro Government, and those records may be relied upon conclusively to determine the dwelling units to be included in the supplemental notice. Failure of any person to receive a notice addressed to “Current Resident” mailed in compliance with Planning Commission bylaws and policies shall not invalidate the actions of the Planning Commission.

# Address Extract Tool

Jefferson County KY Address Points  
 Options Filter by map extent Zoom to Clear selection Refresh

HOUSENO	HAFHOUSE	DIR	STRNAME	TYPE	APT	MUNI_NAME	STATE	ZIPCODE	PARCELID
1			COLONIAL OAKS	CT	1	LOUISVILLE	KY	40214	059C00070000
1			DUPONT	WAY	1	ST MATTHEWS	KY	40207	014600K10000
1			COLONIAL OAKS	CT	2	LOUISVILLE	KY	40214	059C00070000
1			DUPONT	WAY	2	ST MATTHEWS	KY	40207	014600K10000
1			COLONIAL OAKS	CT	3	LOUISVILLE	KY	40214	059C00070000

20424 features 0 selected

HOUSENO	HAFHOUSE	DIR	STRNAME	TYPE	APT	MUNI_NAME	STATE	ZIPCODE	PARCELID	x	y
1	800	S	4TH	ST	1810	LOUISVILLE	KY	40203	029D0078	1206939	274457
3	800	S	4TH	ST	2403	LOUISVILLE	KY	40203	029D0078	1207009	274476.7
4	800	S	4TH	ST	2406	LOUISVILLE	KY	40203	029D0078	1207010	274468.3
5	800	S	4TH	ST	1703	LOUISVILLE	KY	40203	029D0078	1206927	274477.6
6	800	S	4TH	ST	1210	LOUISVILLE	KY	40203	029D0078	1207044	274487.1
7	800	S	4TH	ST	1909	LOUISVILLE	KY	40203	029D0078	1206952	274460.9
8	800	S	4TH	ST	1601	LOUISVILLE	KY	40203	029D0078	1206912	274482.6
9	800	S	4TH	ST	1605	LOUISVILLE	KY	40203	029D0078	1206912	274467.8
10	800	S	4TH	ST	1310	LOUISVILLE	KY	40203	029D0078	1207056	274482.9
11	800	S	4TH	ST	2702	LOUISVILLE	KY	40203	029D0078	1206901	274435.7
12	800	S	4TH	ST	905	LOUISVILLE	KY	40203	029D0078	1207006	274511.9
13	800	S	4TH	ST	1901	LOUISVILLE	KY	40203	029D0078	1206951	274482.8
14	800	S	4TH	ST	707	LOUISVILLE	KY	40203	029D0078	1206978	274511.9
15	800	S	4TH	ST	2505	LOUISVILLE	KY	40203	029D0078	1207023	274471.2
16	800	S	4TH	ST	1106	LOUISVILLE	KY	40203	029D0078	1207030	274503.4
17	800	S	4TH	ST	2305	LOUISVILLE	KY	40203	029D0078	1206999	274470.8
18	800	S	4TH	ST	503	LOUISVILLE	KY	40203	029D0078	1206948	274524.8
19	800	S	4TH	ST	1804	LOUISVILLE	KY	40203	029D0078	1206938	274474.6
20	800	S	4TH	ST	1108	LOUISVILLE	KY	40203	029D0078	1207031	274497
21	800	S	4TH	ST	2902	LOUISVILLE	KY	40203	029D0078	1206927	274429.3
22	800	S	4TH	ST	2706	LOUISVILLE	KY	40203	029D0078	1206902	274424.7
23	800	S	4TH	ST	1404	LOUISVILLE	KY	40203	029D0078	1207067	274497
24	800	S	4TH	ST	808	LOUISVILLE	KY	40203	029D0078	1206991	274505.3
25	800	S	4TH	ST	307	LOUISVILLE	KY	40203	029D0078	1206921	274511.5
26	800	S	4TH	ST	1002	LOUISVILLE	KY	40203	029D0078	1207018	274518.8
27	800	S	4TH	ST	2603	LOUISVILLE	KY	40203	029D0078	1207038	274473.8
28	800	S	4TH	ST	2301	LOUISVILLE	KY	40203	029D0078	1206999	274482.9
29	800	S	4TH	ST	2207	LOUISVILLE	KY	40203	029D0078	1206988	274465.5
30	800	S	4TH	ST	806	LOUISVILLE	KY	40203	029D0078	1206991	274511.7
31	800	S	4TH	ST	2306	LOUISVILLE	KY	40203	029D0078	1206999	274468.2
32	800	S	4TH	ST	610	LOUISVILLE	KY	40203	029D0078	1206963	274502.1

<https://lojic.maps.arcgis.com/apps/webappviewer/index.html?id=78fd3ed58f604d77af5ccaf4f43e0b05>

# 21-LDC-0003

## Urban Agriculture

- **Reduce barriers for community and market gardens**
  - Increase zoning districts where this use can be permitted
  - Remove parking requirements
  - Remove landscape buffer requirements
  - Created Urban Agriculture Definition



# 21-LDC-00003

- **Limits on potential nuisances**
- **Signage**
- **Agricultural structures**
- **Processing of animals limited to personal use**
- **Hours of operation**
- **Similar standards for farmer's markets, fruit and vegetable stands, and similar uses**



# 21-LDC-0004

- **Uses:**
  - By elderly
  - By disabled
  - By adult children
  - For rental income
- **36 CUP cases filed from 2010 through 2020**
- **For an average of less than 4 per year**



800 SQFT - 1 BEDROOM, 1 BATH

# 21-LDC-0004

## Accessory Dwelling Unit

- Create Permitted Use with Special Standards for Accessory Dwelling Unit
- Special standards relate to size, location, access, height, etc.
- Revised current conditional use permit – to be used when one or more special standards are not met.



# 21-LDC-0004

- **Debate over owner requirement (require that owner live in one of the units)**
- **Housing Advocates state this would limit use of provision**
- **Others state the requirement is needed to address absentee landlords**



# 21-LDC-0004

- PDS will monitor use of ADU permitted use with special standards as well as CUP
- Annual report will be provided on this use
- This monitoring will allow staff to respond to issues, if they occur



# 21-LDC-0005

## Residential Setbacks

- **Reduce minimum front yard setbacks in Neighborhood and Traditional Neighborhood Form Districts**
- **Infill development not impacted by this amendment**
- **Supplemental setback (adjacent to collector or higher streets) not impacted by this amendment**

### Land Development Code Diagnosis with Housing Focus



For:  
Louisville-Jefferson  
County Metro  
Government

By: Opticos Design

Draft May 12, 2020



# 21-LDC-0006

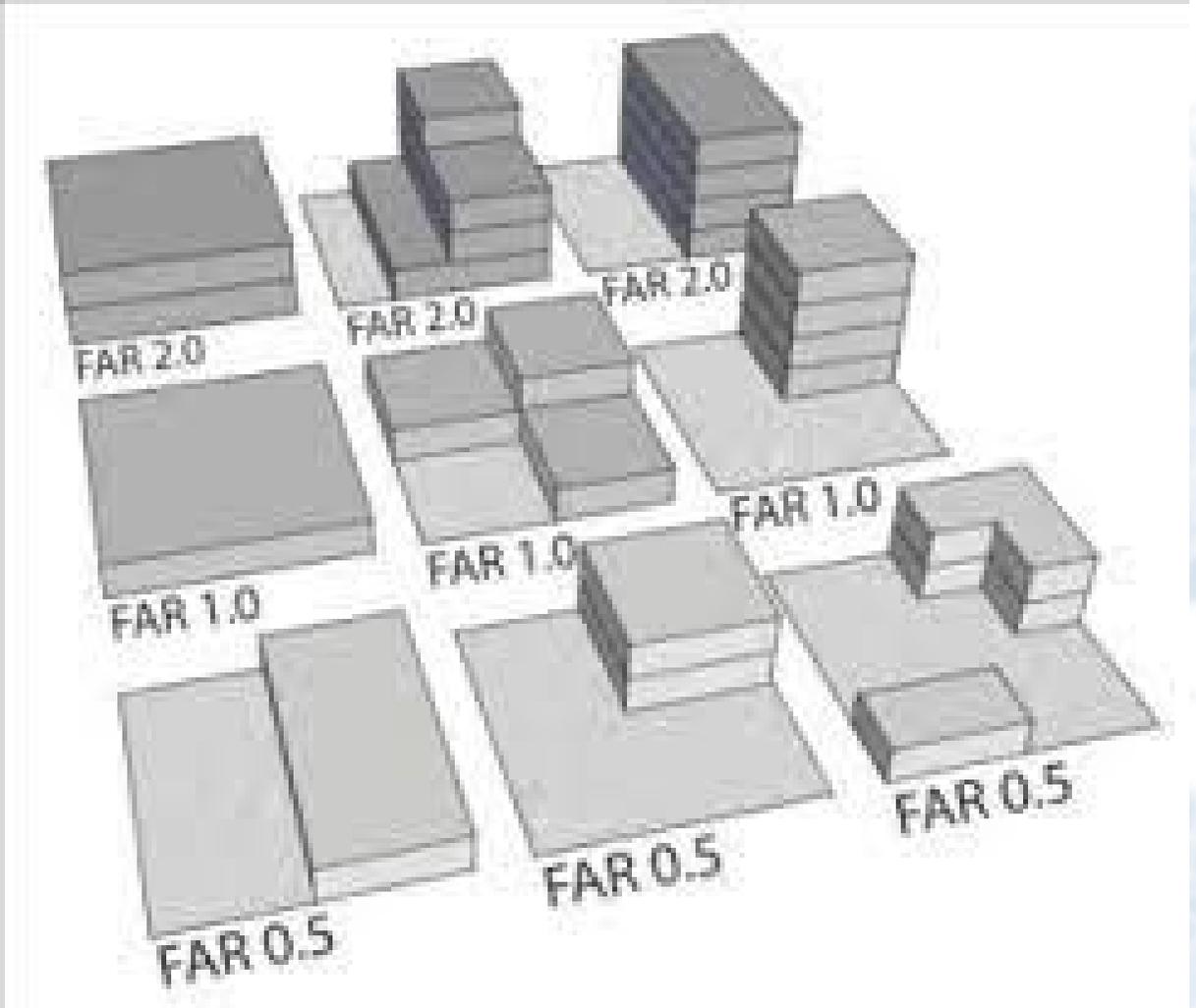
## Floor Area Ratio and Two Family Use in Multi-family residential

- Floor Area Ratio – remove from residential zones
- Allow two family use in multi-family residentially zoned property – use not subject to maximum density within those zoning districts



# 21-LDC-0006

- **Floor Area Ratio (FAR)**
  - **Negatively impacts substandard lots**
  - **Additional finished space**
  - **Current regulation does not adequately change in intensity as residential zones intensify**
  - **LDC Diagnosis recommended that changes in FAR were needed**





# Required Action

To Approve, Deny, or Amend the resolutions associated with each text amendment.

Resolution 21-LDC-0002

Resolution 21-LDC-0003

Resolution 21-LDC-0004

Resolution 21-LDC-0005

Resolution 21-LDC-0006

Note: Each resolution is located as the lone attachment to each staff report.