



Louisville Metro Land Development Code Reform

Confronting inequities in land use policies, regulations and practices

April 20th, 2021



SUPPORT FOR ZONING REFORM

Mayor, Metro
Council call for
full-scale review
July 13, 2020

Metro Council
Resolution
August 20, 2020

Planning
Commission
Resolution
August 25, 2020

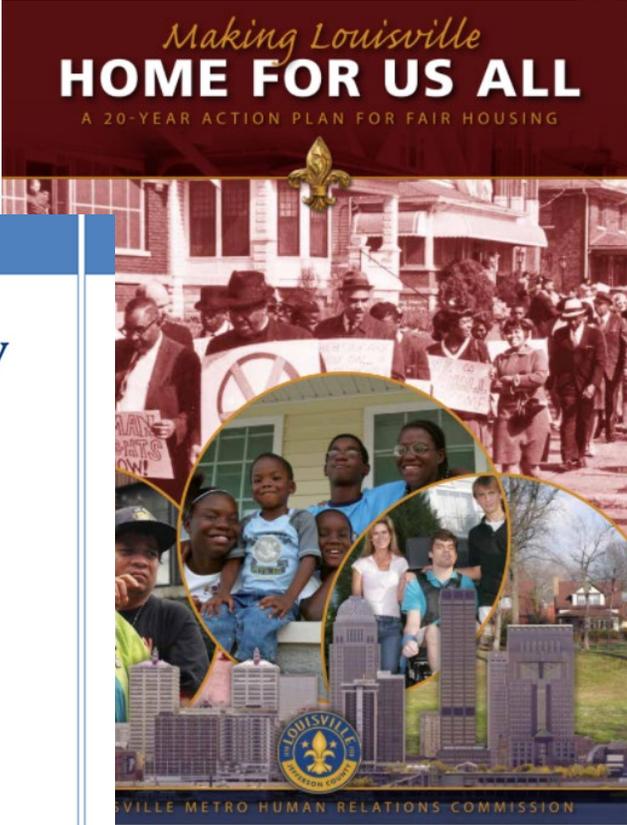
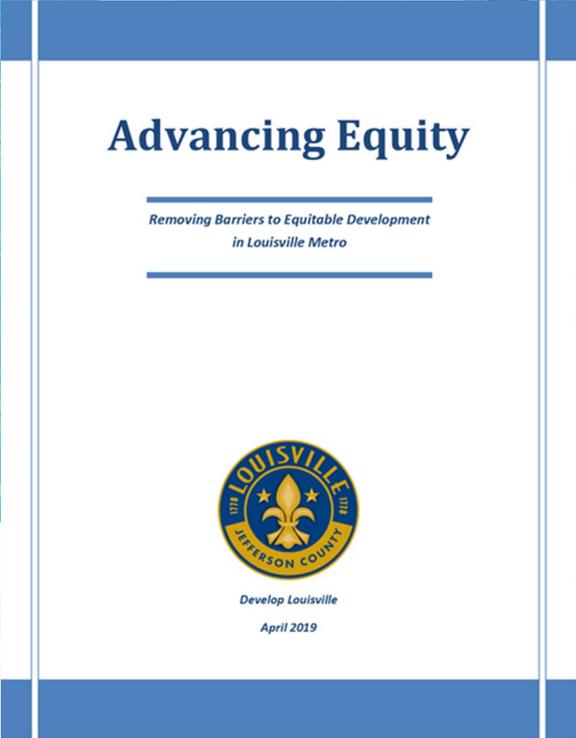
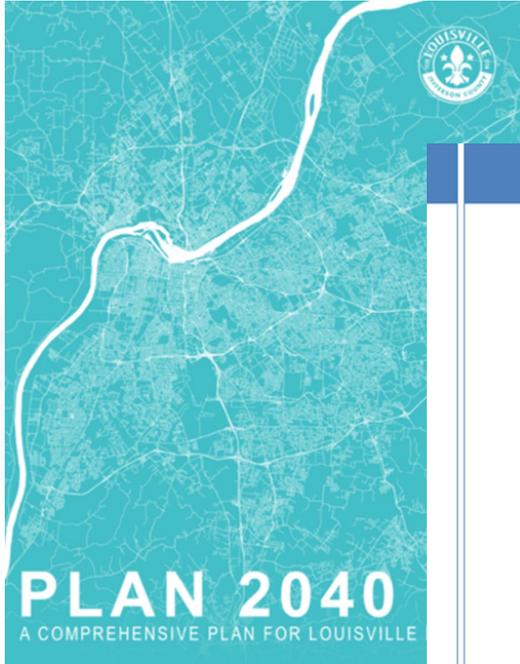
RESOLUTION NO. 082, SERIES 2020

A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW THE LAND DEVELOPMENT CODE AND DEVELOP RECOMMENDATIONS FOR MORE EQUITABLE AND INCLUSIVE DEVELOPMENT.

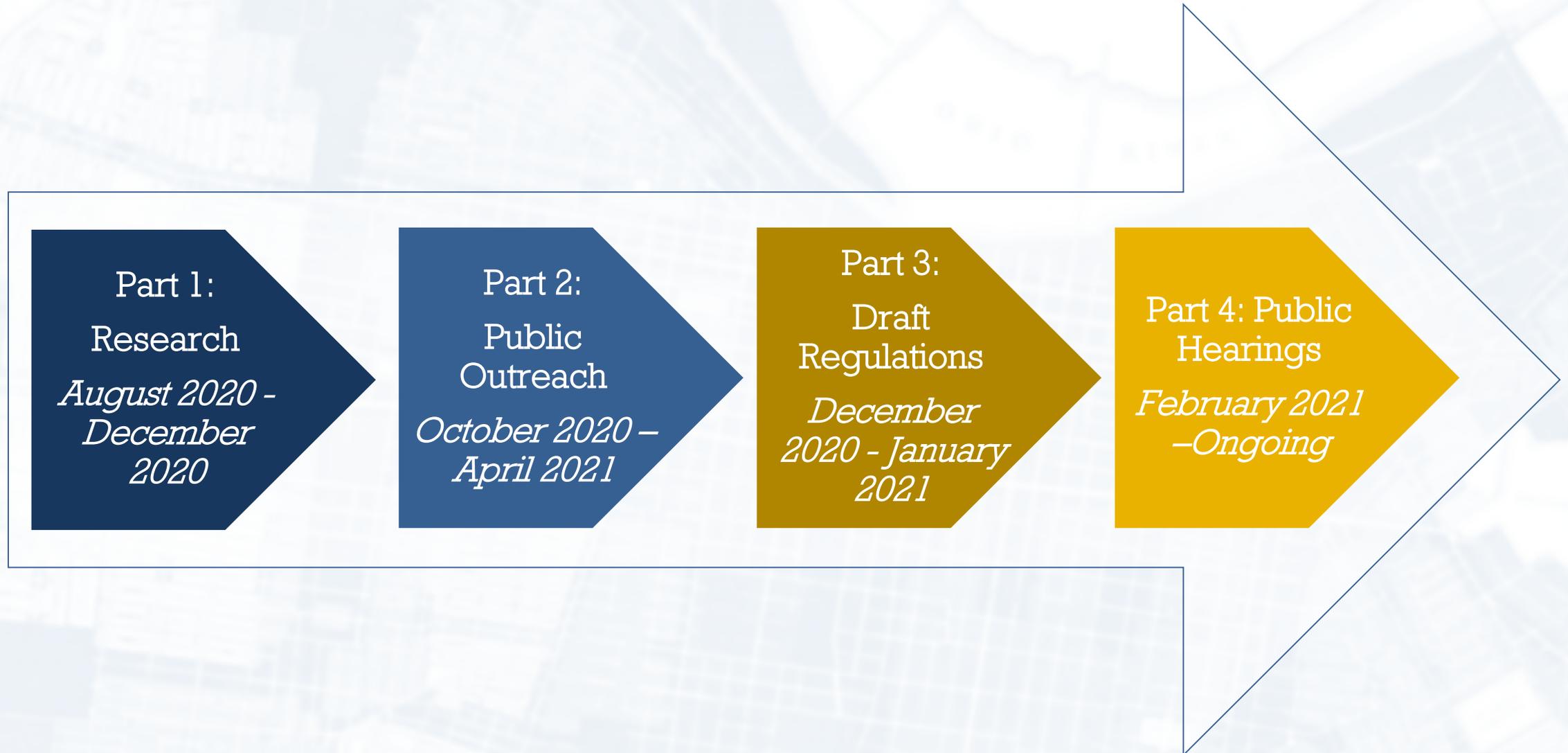
SPONSORED BY: COUNCILMEMBERS DORSEY, HOLLANDER, GEORGE, FLOOD, AND PRESIDENT JAMES

How Did We Get Here?

- Supporting Documents



GENERAL PROCESS FOR PHASE I



How Did We Get Here?

- Research

- Peer City Review
- Historic Newspapers
- Neighborhood Plan Analysis
- Previous Comprehensive Plans
- Old Zoning Codes
- Historic Studies
- Maps

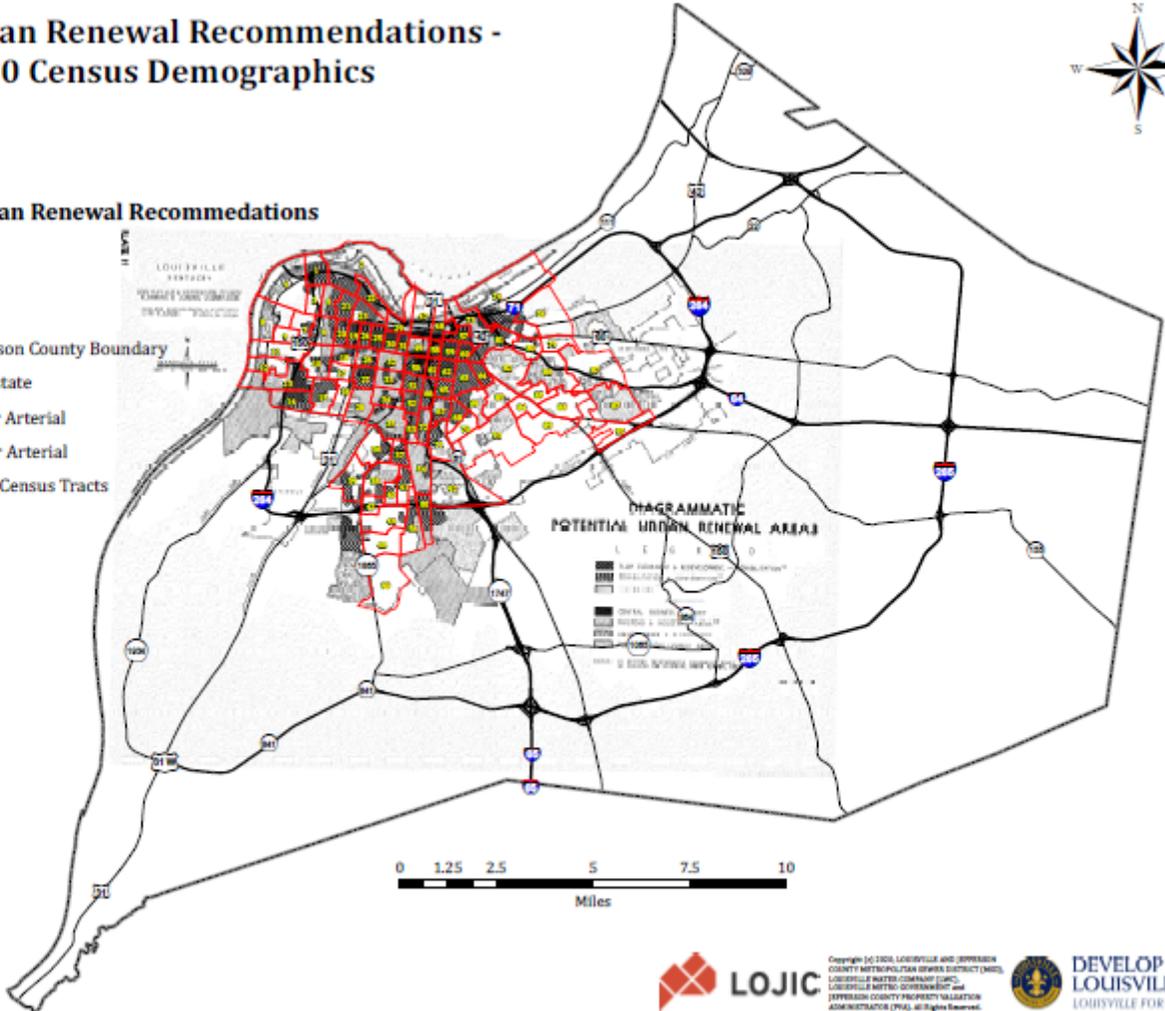
Tract	White	Black	Other	All	WhitePct	BlackPct
1	1671	33	0	1704	98.1%	1.9%
2	3399	117	0	3516	96.6%	3.2%
3	2839	0	0	2839	100.0%	0.0%
4	5479	0	0	5479	100.0%	0.0%
5	2633	0	0	2633	99.7%	0.3%
6	3294	993	0	4287	76.0%	23.4%
7	4329	0	0	4329	100.0%	0.0%
8	2949	0	0	2949	100.0%	0.0%
9	3228	2	0	3230	99.9%	0.1%
10	2477	3279	0	5756	43.0%	57.0%
11	3198	2329	0	5527	57.8%	42.2%
12	341	2337	0	2678	12.7%	87.2%
13	97	2946	0	3043	3.2%	96.8%
14	467	6941	0	7408	6.3%	93.7%
15	3619	2469	0	6088	59.4%	40.6%
16	4698	161	0	4859	96.9%	3.1%
17	2991	897	0	3888	76.9%	23.0%
18	2639	971	0	3610	73.1%	26.9%
19	437	2885	0	3322	13.2%	86.8%
20	791	3455	0	4246	18.6%	81.4%
21	5367	239	0	5606	95.9%	4.1%
22	4639	82	0	4721	98.2%	1.7%
23	6142	187	0	6329	97.0%	3.0%
24	337	3310	0	3647	9.2%	90.7%
25	439	3463	0	3902	11.2%	88.7%
26	1377	2135	0	3512	39.2%	60.8%
27	1466	3846	0	5312	27.6%	72.3%
28	3483	210	0	3693	94.2%	5.8%
29	909	674	0	1583	57.4%	42.6%
30	249	4489	0	4738	5.2%	94.7%
31	67	3353	0	3420	1.9%	98.0%
32	189	3219	0	3408	5.5%	94.4%
33	424	2479	0	2903	14.6%	85.3%
34	1159	877	0	2036	56.9%	43.1%
35	3991	113	0	4104	97.2%	2.8%
36	7963	299	0	8262	96.4%	3.6%
37	2919	521	0	3440	84.9%	15.1%
38	4904	1	0	4905	99.9%	0.1%
39	5849	0	0	5849	100.0%	0.0%
40	2905	1	0	2906	99.9%	0.1%
41	3431	0	0	3431	100.0%	0.0%
42	2246	0	0	2246	100.0%	0.0%
43	4651	0	0	4651	100.0%	0.0%
44	4777	0	0	4777	100.0%	0.0%
45	1072	299	0	1371	77.7%	21.4%
46	771	169	0	940	81.9%	17.0%
47	1187	413	0	1600	73.9%	26.0%
48	2531	579	0	3110	81.3%	18.0%
49	4388	263	0	4651	94.1%	5.0%
50	5531	40	0	5571	99.2%	0.7%
51	2962	61	0	3023	97.9%	2.0%
52	727	0	0	727	100.0%	0.0%
53	3248	471	0	3719	87.2%	12.7%
54	4811	0	0	4811	100.0%	0.0%
55	3208	187	0	3395	94.5%	5.5%
56	1132	332	0	1464	76.4%	22.4%
57	4238	2324	0	6562	64.5%	35.5%
58	1959	3437	0	5396	36.3%	63.6%
59	1579	489	0	2068	76.3%	23.7%
60	479	4843	0	5322	9.0%	91.0%

Urban Renewal Recommendations - 1960 Census Demographics

Legend

1958 Urban Renewal Recommendations

- Jefferson County Boundary
- Interstate
- Major Arterial
- Minor Arterial
- 1960 Census Tracts



How Did We Get Here?

- Public Engagement



WE WANT TO HEAR FROM YOU

LOUISVILLE METRO
LAND DEVELOPMENT CODE REFORM

What is the Land Development Code?

The Land Development Code is a set of rules that regulates development and what can be done with private property

Why Does it Need to be Changed?

The Land Development Code continues to incorporate discriminatory policies first introduced in 1931. These regulations need to be identified and corrected.

What Land Development Code Regulations Are Inequitable?

How Have You Been Impacted by Land Use Regulations?

What Equity-Focused Changes Would You Like to See?

UPCOMING LISTENING SESSIONS:

Saturday, October 24th @ 10:00am
Monday, October 26th @ 10:00am
Tuesday, October 27th @ 6:00pm

Contact Us!
Planning and Design
444 S. 5th St.
Louisville, KY 40202

Phone: (502) 574-4PDS (8am to 5pm M-F)
E-mail: LDcreform@louisvilleky.gov

Learn more
www.louisvilleky.gov/ldcreform



Follow us

 @DevelopLouisville

 @LouisvilleForward



LAND DEVELOPMENT CODE REFORM

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444 S 5th Street, Suite 300
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WORKSHOP SESSIONS

In order to be an equitable and inclusionary city, the lasting consequences of discriminatory land use policy must be identified, confronted and corrected.

The **Land Development Code** is a complex document that has a tremendous impact on our community. These workshops intend to identify reforms to make the Land Development Code more user-friendly while supporting diverse housing opportunities and promoting environmental justice.

Supporting Documents:
[Plan 2040](#)
[Land Development Code Diagnosis](#)
[Advancing Equity](#)
[Louisville Housing Needs Assessment](#)
[Louisville & Environmental Justice](#)

December 2020						
SP	Sunday	Monday	Tuesday	Wednesday	Thursday	Friday
						1
	2	3	4	5	6	7
	8	9	10	11	12	13
	14	15	16	17	18	19
	20	21	22	23	24	25
	26	27	28	29	30	31

Topic	Date	Time
Housing #1	12/05/2020	10:00 a.m.
Housing #2	12/08/2020	6:00 p.m.
Environmental Justice	12/12/2020	10:00 a.m.
Process & Education	12/15/2020	6:00 p.m.

URBAN
INSTITUTE • ELEVATE • THE DEBATE

The nonprofit Urban Institute is the United States' leading research organization dedicated to developing evidence-based insights that improve people's lives and strengthen communities.



WEBINAR

Louisville Metro Land Development Code Reform

*What is it? What Needs to be Changed and Why?
What is the Economic and Social Impact on Louisville?*

THURSDAY, JANUARY 14th, 2021
5:30 PM – 7:30 PM

REGISTER IN ADVANCE:
https://us02web.zoom.us/join/register/WN_CMa2znHPTNSV0GfmlNfZw
OR [CLICK HERE](#).

KEY SPEAKERS

Joel Dock, AICP Planner II, Planning and Design Services	Charles Aull, PhD Director of Public Policy Development, Greater Louisville, Inc.
Emily Liu, AICP Director, Planning and Design Services	Trinidad Jackson, MS, MPH UofL Researcher and Doctor of Philosophy Candidate
Christie McCravy Executive Director, Louisville Affordable Housing Trust Fund	Cathy Kuhn, PhD President, Metro Housing Coalition

MODERATOR: Kristin Pierce, Morning Anchor, WHAS 11

For information about the Land Development Code Reform, please visit:
www.louisvilleky.gov/ldcreform

*This webinar was organized by The League of Women Voters of Louisville with help from the Louisville Housing Coalition, AARP, Louisville Forward, and other community agencies.

LAND DEVELOPMENT CODE REFORM OPEN HOUSE!

Please safely join us for an opportunity to learn more about the ongoing Land Development Code Reform. The Land Development Code is a lengthy, complex document that has a tremendous impact on our community. The Reform process aims to identify and confront policies that have inequitable consequences on Louisville residents.

***Masks are Required**
***Please Practice Social Distancing**
***Temperature will be taken upon arrival**

Land Development Code Reform
Phase 1 Recommendations:

1. Public Notice Requirements
2. Urban Agriculture
3. Accessory Dwelling Units
4. Residential Setbacks
5. Two Dwellings Permitted in Multifamily Zoning
6. Floor Area Ratio

To prevent the spread of COVID-19, we encourage you to attend the virtual event if possible.

If you are unable to attend these events but would like to learn more about the Land Development Code Reform, please contact us to schedule a meeting.

IN-PERSON
THURSDAY, APRIL 15th from 6:00PM to 8:00PM
Norton Commons Amphitheater – 10920 Meeting Street



VIRTUAL
FRIDAY, APRIL 16th from 11:30AM to 1:30PM
WebEx Virtual Meeting Platform – [Click HERE to Join](#)

Join a Meeting

100-400-2274

Go to www.zoom.us/j and click "Join a Meeting."
Then Enter the Event ID:
100-400-2274
Password: LD0416
Call to Number: 1-415-858-0001

IN-PERSON
SATURDAY, APRIL 17th from 10:00AM to 12:00PM
Shawnee Park Pavilion – BLDG 3



IN-PERSON
SATURDAY, APRIL 17th from 2:00PM to 4:00PM
Iroquois Park Playground Area



Planning and Design Services
444 S. 5th Street, Suite 300
502-575-6230



How Did We Get Here?

- **Public Engagement**
- PDS Staff have hosted or attended over 100 Meetings to discuss the Land Development Code Reform
- In addition to virtual and in-person engagement opportunities, PDS also created a dedicated Hotline for the reform, a dedicated e-mail address and website.



Land Development Code Workshop - Housing #2

Develop Louisville ✓
429 views · December 8, 2020



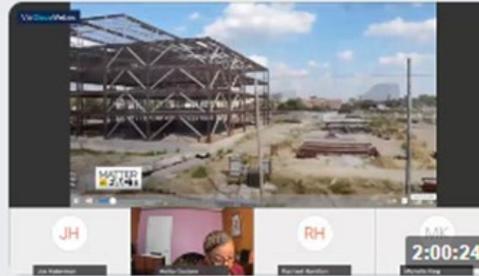
Land Development Code Reform Workshop - Housing #1

Develop Louisville ✓
1.1K views · December 5, 2020



Land Development Code Workshop - Education & Process

Develop Louisville ✓
587 views · December 15, 2020



Land Development Code Workshop - Environmental Justice

Develop Louisville ✓
1.1K views · December 12, 2020

Outcomes and Deliverables

- Coordination, Cooperation and Guidance from Several Organizations:
 - The Urban Institute
 - Louisville's League of Women's Voters
 - Age Friendly Louisville
 - Louisville Metro Housing Coalition
 - AARP
 - The Affordable Housing Trust Fund
 - Air Pollution Control District
 - Metro United Way
 - And more!
- Publications and Press Releases
 - July 13th, 2020, *Press Release*
 - October 16th, 2020, *Press Release*
 - October 26th, 2020, *WDRB*
 - February 4th, 2021, *Press Release*
 - February 10th, 2021, *Courier Journal*
- Radio Shows
 - WLOU
 - MetroMatters

Race and Rezoning

Louisville Designs a More Equitable Future by Confronting the Past



TOP STORY

Louisville looking for public input as city reviews its Land Development Code

Katrina Helmer Oct 26, 2020 Updated Oct 26, 2020

WDRB.com

Louisville Is Using Zoning Reform to Tackle Inequity. Could this Work for Other Cities?



Interactive Exhibit

Story Mapping the Racism in Planning History

A Story Map created by the Louisville Metro Office of Planning & Design Services offers a detailed, visual presentation of the history of racism and discriminatory in the planning and zoning of the Louisville and Jefferson County.



4. **USE PLANNING EXPERTISE** to identify where and what type of investments will meet the desired outcome of narrowing the racial wealth gap. Help to drive reparative investments to the communities that need them; tools like mapping and other data analysis can be crucial to effective actions.



5. **ADVOCATE FOR RACIAL EQUITY** when and where you and future planning projects, developments, and decisions: the processes, analysis, and recommendations you make.



Metro Maps



Confronting Racism in City Planning and Zoning

Identify and address land use regulations and policies that have inequitable impacts on Louisville residents.



Phase 1 Recommendations

Recommendation

Notice Requirement

Urban Agriculture

Accessory Dwelling Unit

Setback Requirements

Duplexes in Multifamily Zoning

Floor Area Ratio

Moving Forward

- This is just the beginning.
 - Phase II and III Recommendations
 - www.louisvilleky.gov/ldcreform

Phase 2 Amendments 12-18 months+	Topic		Phase 2 Amendments 12-18 months+	Topic	Summary
Deed Restrictions and Covenants	✓ Housing	Add a provision to title covenants and deed to ensure	Building Type or Form	✓ Housing ✓ Code Simplicity & Process	Instead of regulating by density and lot size, regulate by building type or form, which will place greater emphasis on building use and how the structure relates to surrounding area.
Residential Uses in EZ-1	✓ Housing ✓ Environmental Justice	Revise the allowance to address new residential solutions to make	Courtyard and Pocket Neighborhoods	✓ Housing ✓ Code Simplicity & Process	Allow by right in residential zoning districts to provide a greater diversity in housing choice.
Review of 200ft Buffer in EZ-1	✓ Environmental Justice	Review how the 200ft buffer within the EZ-1 works	Density and Minimum Lot Size	✓ Housing ✓ Code Simplicity & Process	Revise in conjunction with building type or form amendment.
Craftsman or Artisan Uses	✓ Code Simplicity & Process	Review in conjunction with	Duplex	✓ Housing ✓ Code Simplicity & Process	Allow duplex use or two family use in single family zoning districts with design standards, in conjunction with building type or form.
Improve TNZD Organization	✓ Code Simplicity & Process	As part of LDC organization	Flexible Maximum Building Height	✓ Housing ✓ Code Simplicity & Process	Allow for adjustable maximum building heights based on context, setback from property lines, and through combination of zoning and form district.
LDC Procedures	✓ Code Simplicity & Process	Simplify procedures to consolidate all processes	Private Yard	✓ Housing ✓ Code Simplicity & Process	Reduce or eliminate the private yard requirement. Will make it easier for redevelopment and rehabilitation of residential structures on smaller lots within the Traditional Neighborhood Form District.
Buffer Standards for Residential Development Adjacent to Highways	✓ Housing ✓ Environmental Justice	Create buffer, set adjacent to interstates. Placing apart against freeways, the of color am	Remove Alternate Residential Development Systems	✓ Housing ✓ Code Simplicity & Process	Remove current alternative residential development systems (such as ADI and MRDI) and replace with one system that permits a variety of building types based on zoning and form districts. Use building type to ensure desired form.
Landscape Buffer Requirements	✓ Environmental Justice	Review current buffer requirements	Review Building Design Standards	✓ Code Simplicity & Process	Simplify and improve functionality of these standards within the LDC.
Land Use Issue – Daycare Facilities	✓ Environmental Justice ✓ Code Simplicity & Process	Review where and how	Review Infill Standards	✓ Housing ✓ Code Simplicity & Process	Further simplify infill standards in the short term to improve functionality and eliminate barriers to diverse building types.
Land Use Issues – Food Deserts, Discount Stores and Liquor Stores	✓ Environmental Justice	Develop a zoning	Review Site Design Standards	✓ Code Simplicity & Process	Improve functionality and usability of site design standards.
Incentivize Desirable Development Types (ex. Transit Oriented)	✓ Housing ✓ Code Simplicity & Process	Streamline review process	New Form Districts	✓ Code Simplicity & Process	Create new form district standards as recommended within the comprehensive plan; Conservation Form District and Urban Center Neighborhood.
Recreational Open Space for Multifamily Development	✓ Housing	Review current recreational residential development	Tiny House Review	✓ Housing	Review current LDC restrictions to identify obstacles to tiny home development and create amendments to address those issues.
Multiplex Dwelling Units	✓ Housing ✓ Code Simplicity & Process	Increase zones where			

Phase 3 Amendments 24 months+	Topic		Phase 3 Amendments 24 months+	Topic	Summary
Expand Coordination with APCD in Planning Processes	✓ Environmental Justice	Work with APCD to expand development process in regard to	Land Use Classification	✓ Housing ✓ Environmental Justice ✓ Code Simplicity & Process	Review and overhaul the land use classification system (how land uses are regulated) of the Land Development Code based on national best practices.
Zoning Study of EZ-1 Districts	✓ Housing ✓ Environmental Justice	Locate all properties zoned EZ-1 and rezone these properties to	Land Use Survey Within Traditional Form Districts	✓ Housing ✓ Environmental Justice	Longer term study of traditional forms and land use. Look at nonconforming uses, existing zoning, existing building form; either revise LDC or propose area wide rezones to improve relationship between form and use.
Environmental Impact Review for New Developments or Expansions	✓ Environmental Justice	Require an environmental environmental justice area discretionary review of development Office Advanced Planning and	LDC Organization & User Friendly Review	✓ Housing ✓ Environmental Justice ✓ Code Simplicity & Process	Review overall organization of LDC to improve function and usability, coordinate with technology.
Develop an Environmental Justice Review Criteria	✓ Environmental Justice	Create a review criteria for rezoning focuses on e	Review Transition Standards	✓ Code Simplicity & Process	Review transition standards to eliminate barriers to mixed use development and housing diversity. Review both sides of a transition area between form districts create a more functional transition.
Identify Areas Appropriate for Higher Density Residential Uses	✓ Housing ✓ Environmental Justice	Identify areas appropriate for higher density policy associated with these areas designated for	Inclusionary Zoning	✓ Housing	Develop an inclusionary zoning ordinance to require a percentage of developments of a certain size to provide affordable housing.
Form Based Code Review	✓ Code Simplicity & Process	Review areas of the Metro that replaced with a	Capacity Standards for Development	✓ Housing ✓ Environmental Justice	Review development proposals against cumulative infrastructure impact (infrastructure includes but is not limited to road, sewer, school capacity, parks and open spaces, etc.).
Downtown Form District	✓ Code Simplicity & Process	Review Downtown Form District development	Accessibility Review	✓ Housing	Review and revise the LDC to promote development design that promotes accessibility.
Form District Review	✓ Housing ✓ Code Simplicity & Process	Again, similar to commercial chapter to ensure that desired			