



# Louisville Metro Government

## Legislation Details (With Text)

**File #:** O-033-16      **Version:** 1      **Name:** Portland Area-Wide Re-Zoning  
**Type:** Ordinance      **Status:** Passed  
**File created:** 2/5/2016      **In control:** Metro Council  
**On agenda:** 2/25/2016      **Final action:** 2/25/2016  
**Title:** AN ORDINANCE CHANGING THE ZONING OF 117 PROPERTIES IN THE PORTLAND NEIGHBORHOOD, GENERALLY SITUATED NORTH OF W. MARKET STREET, WEST OF S. 10TH STREET, SOUTH OF THE OHIO RIVER, AND EAST OF THE INTERSECTION OF NORTHWESTERN PARKWAY AND BANK STREET, AND BEING IN LOUISVILLE METRO (CASE NO. 15AREA1002).  
**Sponsors:** Cheri Bryant Hamilton (D-5)  
**Indexes:**  
**Code sections:**  
**Attachments:** 1. 15AREA1002, 2. 15AREA1002 Applicant's Justification, 3. 15AREA1002 Other Minutes, 4. 15AREA1002 PH Minutes, 5. 15AREA1002 Staff Reports, 6. O-033-16 Portland Areawide Rezoning Ordinance ROC dab draft1 020816, 7. ORD 032 2016

Date	Ver.	Action By	Action	Result
2/25/2016	1	Metro Council	passed	Pass
2/16/2016	1	Planning/Zoning, Land Design and Development Committee	recommended for approval	Pass
2/11/2016	1	Metro Council	assigned	

### ORDINANCE NO. \_\_\_\_\_, SERIES 2016

**AN ORDINANCE CHANGING THE ZONING OF 117 PROPERTIES IN THE PORTLAND NEIGHBORHOOD, GENERALLY SITUATED NORTH OF W. MARKET STREET, WEST OF S. 10<sup>TH</sup> STREET, SOUTH OF THE OHIO RIVER, AND EAST OF THE INTERSECTION OF NORTHWESTERN PARKWAY AND BANK STREET, AND BEING IN LOUISVILLE METRO (CASE NO. 15AREA1002).**

**Sponsored By: COUNCILWOMAN CHERI BRYANT HAMILTON**

**WHEREAS**, the Legislative Council of the Louisville/Jefferson County Metro Government (the “Council”) has considered the evidence presented at the public hearing held by the Louisville Metro Planning Commission and the recommendations of the Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 15AREA1002; and,

**WHEREAS**, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 15AREA1002 and approves and accepts the recommendations of the

Planning Commission as set out in said minutes and records;

**Now therefore be it ordained by the Legislative Council of the Louisville/Jefferson County Metro Government as follows:**

**Section I:** That the zoning of 117 properties located in the Portland Neighborhood, generally situated north of W. Market Street, west of S. 10<sup>th</sup> Street, south of the Ohio River, and east of the intersection of Northwestern Parkway and Bank Street, and being in Louisville Metro, and as more particularly described in the minutes and records of the Planning Commission for Case No. 15AREA1002, is hereby changed from M-2 Industrial to CM Commercial Manufacturing, C-1 Commercial, OR-2 Office/Residential, C-R Commercial Residential, and UN Urban Neighborhood; from UN Urban Neighborhood to C-R Commercial Residential; from R-6 Multi-Family Residential to C-R Commercial Residential; from R-7 Multi-Family Residential to C-R Commercial Residential; from R-6 Multi-Family Residential to C-1 Commercial; from C-1 Commercial to C-R Commercial Residential; and from C-2 Commercial to C-R Commercial Residential; all as specifically set forth on Exhibit A attached hereto and incorporated herein by reference.

**Section II:** This Ordinance shall take effect upon passage and approval.

\_\_\_\_\_  
Stephen Ott Metro Council Clerk

H. \_\_\_\_\_ David  
Yates President of the Council

\_\_\_\_\_  
Greg Fischer Mayor

\_\_\_\_\_  
Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell  
Jefferson County Attorney

BY: \_\_\_\_\_

**Exhibit A**

**Rezoning from M-2 to CM**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003L00140000	101 S 24TH ST	M-2	CM	Historically industrial, CM adds commercial component
003M01090000	109 N 21ST ST	M-2	CM	Existing industrial structure, adjacent vacancy
015G01230000	1818 PORTLAND AVE	M-2	CM	Industrial evidence on site, current use unclear
004D01560000	2111 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
004D01300000	2131 LYTLE ST	M-2	CM	Historically industrial, CM adds commercial component
003K01900000	2400 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
003K00650000	2418 W MAIN ST	M-2	CM	Historically industrial, CM adds commercial component
010B01030000	527 N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01050000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN
010B01060000	527 R N 33RD ST	M-2	CM	Mainly vacant, Adjacent to C-2 and UN

**Rezoning from M-2 to C-1**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
014C01400000	1021 W MARKET ST	M-2	C-1	Parking lot
014C01370000	1029 W MARKET ST	M-2	C-1	Parking lot
014C01360000	1033 W MARKET ST	M-2	C-1	Parking lot
015G01970000	1716 PORTLAND AVE	M-2	C-1	Existing C-1 use
015G01940000	1730 PORTLAND AVE	M-2	C-1	Current use unclear
010B00520000	BANK ST	M-2	C-1	Current use not industrial
010B00540000	3134 BANK ST	M-2	C-1	Current use not industrial
010B00530000	3136 BANK ST	M-2	C-1	Current use not industrial
010B00510000	3144 BANK ST	M-2	C-1	Current use not industrial

**Rezoning from M-2 to OR-2**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
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003L01620000	2110 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning
003L01780000	2112 PIRTLE ST	M-2	OR-2	OR-2 is consistent with surrounding zoning

**Rezoning from M-2 to CR**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
015G02000000	1710 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01990000	1712 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01980000	1714 PORTLAND AVE	M-2	CR	Vacant lots- Commercial potential
015G01960000	1724 PORTLAND AVE	M-2	CR	Corner Commercial structure
015G01950000	1726 PORTLAND AVE	M-2	CR	Commercial on both sides
015J00310000	1801 PORTLAND AVE	M-2	CR	Corner Commercial structure
005A00020000	2831 R NORTHWESTERN PKWY	M-2	CR	Vacant building, zone to corner commercial
005E00230000	2900 MONTGOMERY ST	M-2	CR	No identifiable user, zone to corner commercial

**Rezoning from M-2 to UN**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
011F00700000	3713 PARKER AVE	M-2	UN	Residential
015G01550000	502 N 17TH ST	M-2	UN	Vacant- residential potential
015G01560000	506 N 17TH ST	M-2	UN	Vacant- residential potential
015G01570000	508 N 17TH ST	M-2	UN	Vacant- residential potential
015G01580000	510 N 17TH ST	M-2	UN	Vacant- residential potential
015J00320000	604 N 18TH ST	M-2	UN	Residential
015J00330000	606 N 18TH ST	M-2	UN	Vacant except for shed, adjacent to residential
015G01540000	500 N 17TH ST	M-2	UN	Vacant- residential potential

**Rezoning from UN to CR**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003G01210000	2128 GRIFFITHS AVE	UN	CR	22nd Street Corridor
003G03360000	2147 ROWAN ST	UN	CR	22nd Street Corridor Vacant
003F02000000	2200 GRIFFITHS AVE	UN	CR	22nd Street Corridor Vacant
004J00170000	2201 GRIFFITHS AVE	UN	CR	22nd Street Corridor
012G00260000	3037 PORTLAND AVE	UN	CR	Was rezoned to UN through a previous area wide
012F01640000	3300 RUDD AVE	UN	CR	Was rezoned to UN through a previous area wide

011C01150000	3633 PFLANZ AVE	UN	CR	Was rezoned to UN through a previous area wide
012F01090000	800 N 34TH ST	UN	CR	Was rezoned to UN through a previous area wide

**Rezoning from R-6 to CR**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003L01510000	121 N 24TH ST	R6	CR	nonresidential in character
003J00870000	128 N 26TH ST	R6	CR	nonresidential in character
003L01150000	129 N 24TH ST	R6	CR	
003M02180000	130 N 18TH ST	R6	CR	
015G01460000	1729 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
015F00560000	1739 ROWAN ST	R6	CR	
015F01710000	1805 DUNCAN ST	R6	CR	
015F01850000	1824 GRIFFITHS AVE	R6	CR	
015G00770000	1852 BAIRD ST	R6	CR	nonresidential in character
015G01070000	1852 PORTLAND AVE	R6	CR	
004E01830000	1900 PORTLAND AVE	R6	CR	
004E01560000	1938 PORTLAND AVE	R6	CR	
003J00780000	200 N 26TH ST	R6	CR	nonresidential in character
003G00770000	2000 DUNCAN ST	R6	CR	
004E00980000	2000 PORTLAND AVE	R6	CR	
003G00590000	2001 ROWAN ST	R6	CR	
015F00010000	201 N 19TH ST	R6	CR	
003G00670000	2020 DUNCAN ST	R6	CR	
003E00200000	210 N 25TH ST	R6	CR	
004D01430000	2101 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01420000	2103 BANK ST	R6	CR	22nd Street Corridor Vacant
004D01410000	2105 BANK ST	R6	CR	22nd Street Corridor Vacant
004J01170000	2115 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01160000	2117 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01150000	2119 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01140000	2121 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
004J01130000	2123 SAINT XAVIER ST	R6	CR	22nd Street Corridor Vacant
003G00270000	2146 DUNCAN ST	R6	CR	22nd Street Corridor
003J00010000	219 N 28TH ST	R6	CR	
015F00410000	231 N 19TH ST	R6	CR	

005G00010000	2329 PORTLAND AVE	R6	CR	
005G00560000	2333 MONTGOMERY ST	R6	CR	
003K01450000	2400 ROWAN ST	R6	CR	
003K01260000	2401 W MAIN ST	R6	CR	
003K00600000	2430 W MAIN ST	R6	CR	
003B00980000	2436 GRIFFITHS AVE	R6	CR	
004H00540000	2441 GRIFFITHS AVE	R6	CR	
003E01080000	2501 DUNCAN ST	R6	CR	
004H00300000	2501 GRIFFITHS AVE	R6	CR	nonresidential in character
004C00440000	2505 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
004C00740000	2507 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
005F01590000	2516 Northwestern Parkway	R6	CR	Not corner commercial but is nonresidential in character
004C00820000	2535 BANK ST	R6	CR	Not corner commercial but is nonresidential in character
003J01650000	2600 W MAIN ST	C1, R6	CR	
004G00350000	2629 SLEVIN ST	R6	CR	nonresidential in character
003D01150000	2630 SLEVIN ST	R6	CR	Not corner commercial but is nonresidential in character
004B00010000	2747 BANK ST	R6	CR	
003H00770000	2800 W MAIN ST	R6	CR	nonresidential in character
003H00630000	2801 W MARKET ST	R6	CR	
004B01520000	2812 PORTLAND AVE	R6	CR	
004F00930000	2900 BANK ST	R6	CR	
004A00550000	2901 BANK ST	R6	CR	
003A00530000	2901 SLEVIN ST	R6	CR	
003H00300000	2901 W MARKET ST	R6	CR	
003A00020000	2943 ALFORD AVE	R6	CR	
003E00790000	301 N 26TH ST	R6	CR	Not corner commercial but is nonresidential in character
003G00790000	309 N 22ND ST	R6	CR	22nd Street Corridor Vacant
003D01240000	344 N 26TH ST	R6	CR	Not corner commercial but is nonresidential in character
003F01850000	355 N 23RD ST	R6	CR	
004H00530000	432 N 25TH ST	R6	CR	
004J01590000	439 N 22ND ST	R6	CR	22nd Street Corridor Vacant
004H01540000	464 N 25TH ST	R6	CR	
004E00430000	520 N 20TH ST	R6	CR	
005F00170000	617 N 27TH ST	R6	CR	

005F00780000	631 N 25TH ST	R6	CR	
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**Rezoning from R-7 to CR**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
004D00340000	2326 PORTLAND AVE	R7	CR	
004B00690000	2649 BANK ST	R7	CR	

**Rezoning from R-6 to C-1**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
004E00930000	2010 PORTLAND AVE	R6	C-1	Not corner commercial but is nonresidential in character. C-1 fits most of the existing uses.
004D00350000	2318 PORTLAND AVE	R6	C-1	Not corner commercial but is nonresidential in character. C-1 fits existing use.

**Rezoning from C-1 to CR**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
003F02320000	2201 DUNCAN ST	C1	CR	22nd Street Corridor

**Rezoning from C-2 to CR**

PARCELID	PROPERTY ADDRESS	CURRENT ZONE	PROPOSED ZONE	NOTES
004J01450000	434 N 22ND ST	C2	CR	22nd Street Corridor Vacant
004E00040000	501 N 22ND ST	C2	CR	22nd Street Corridor Vacant