

O-137-26

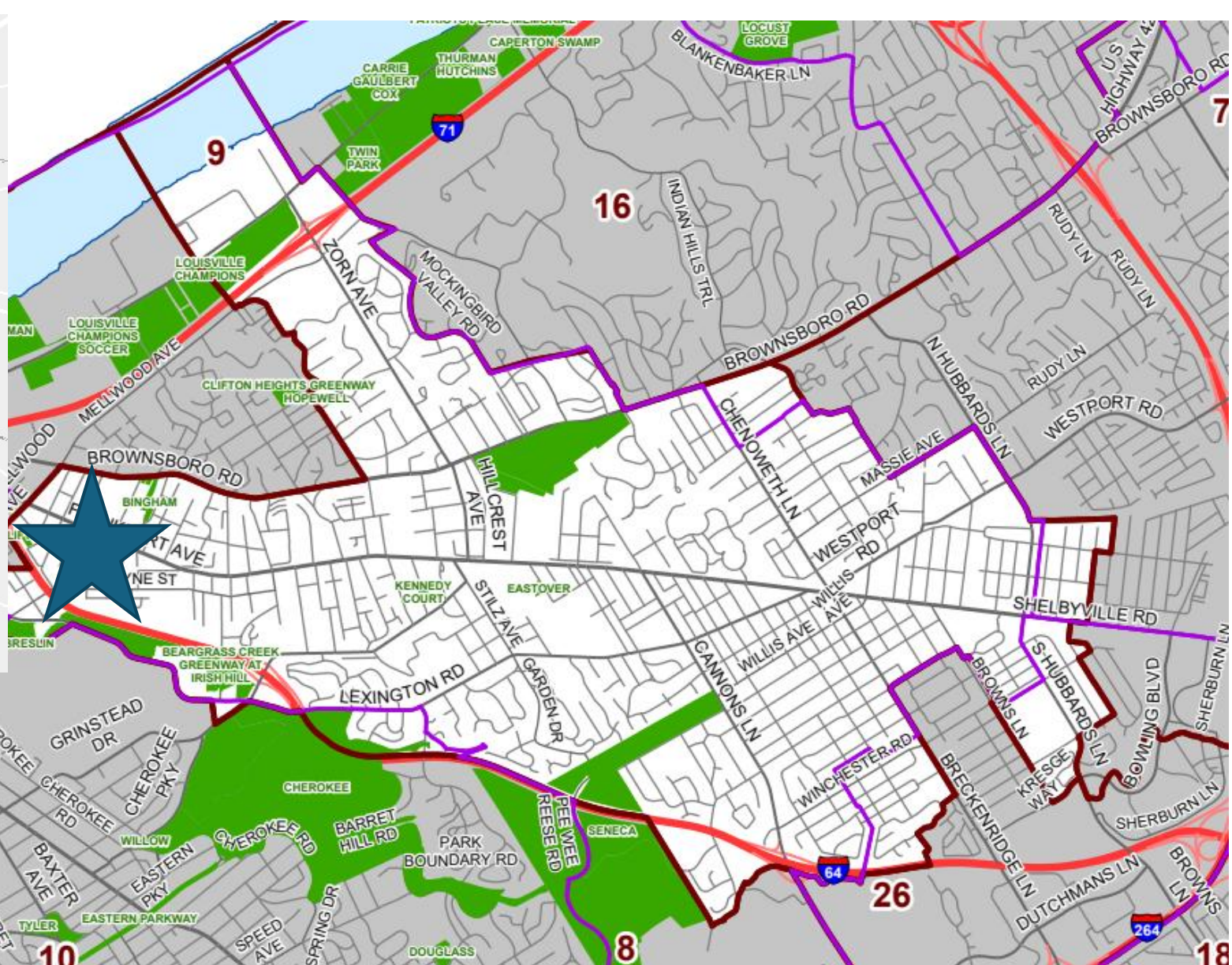
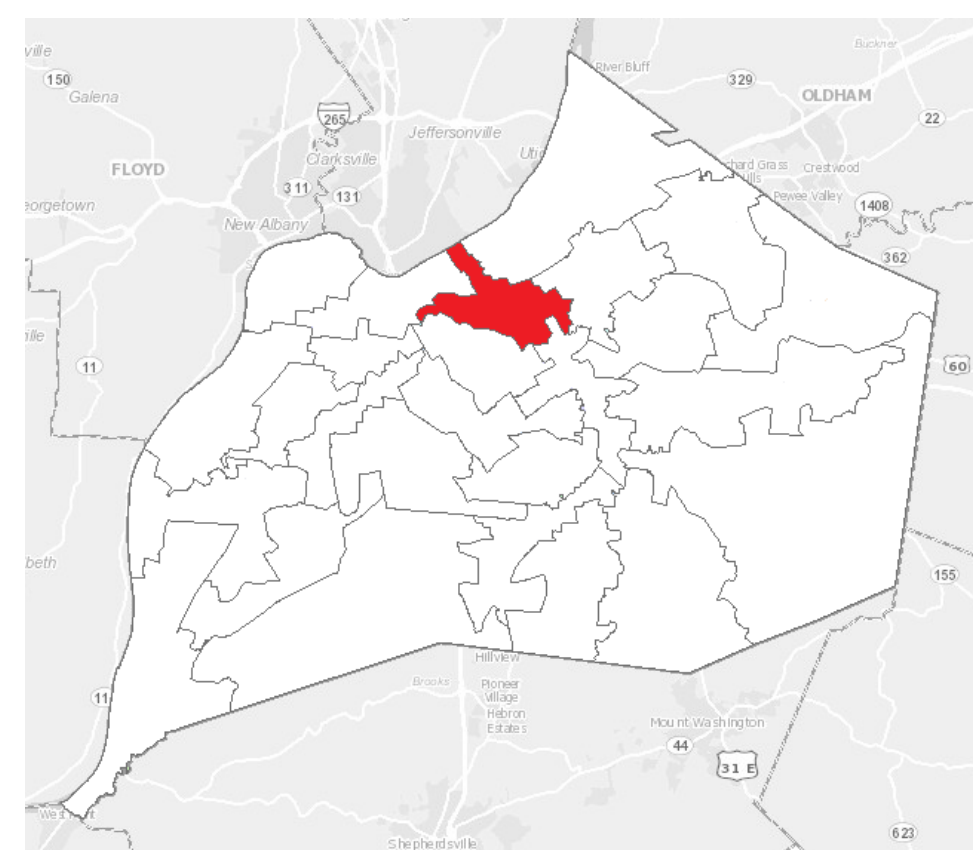
26-ZONE-0030

1901 R PAYNE STREET REZONING

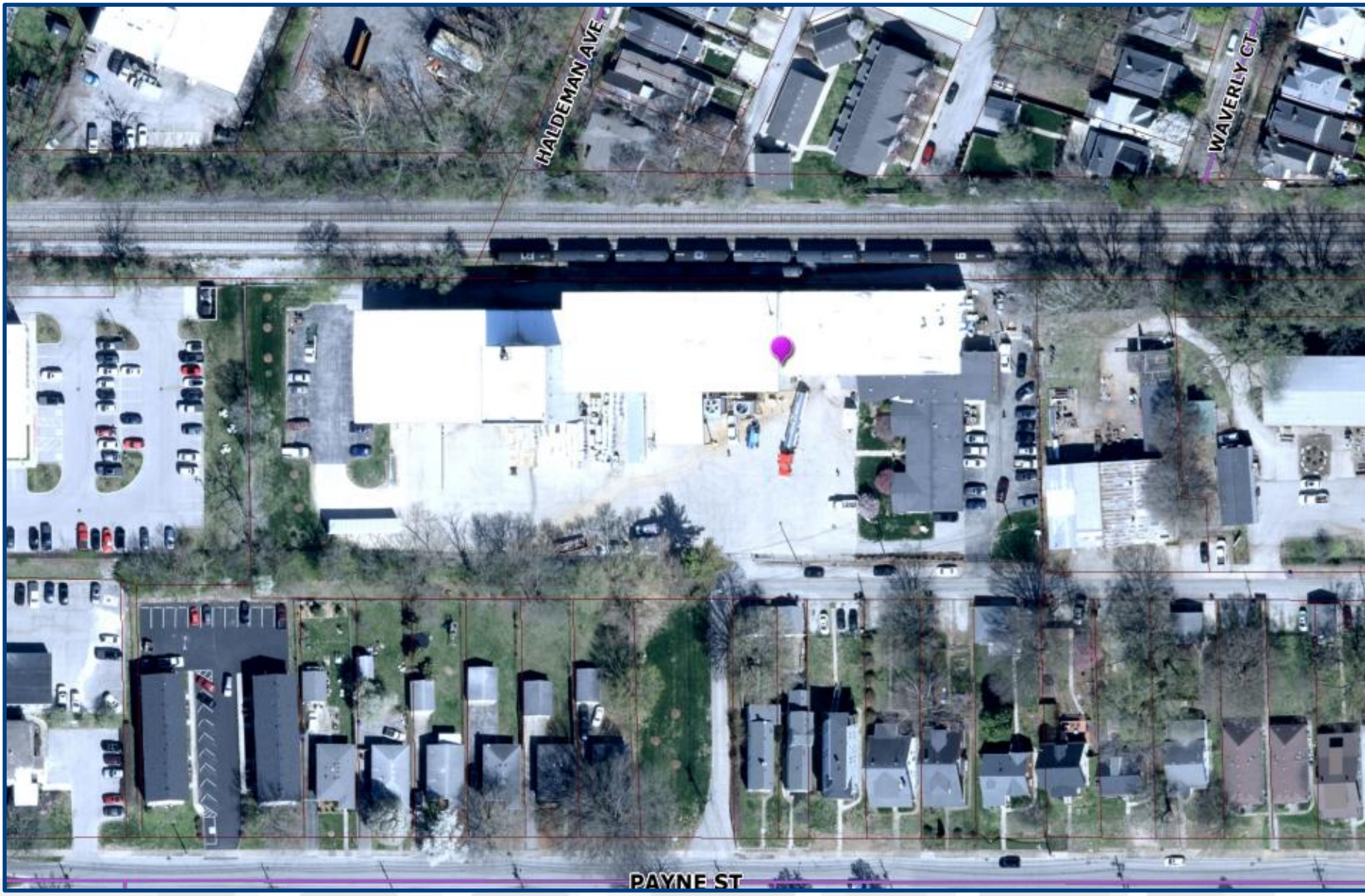
Planning and Zoning Committee

June 2, 2026

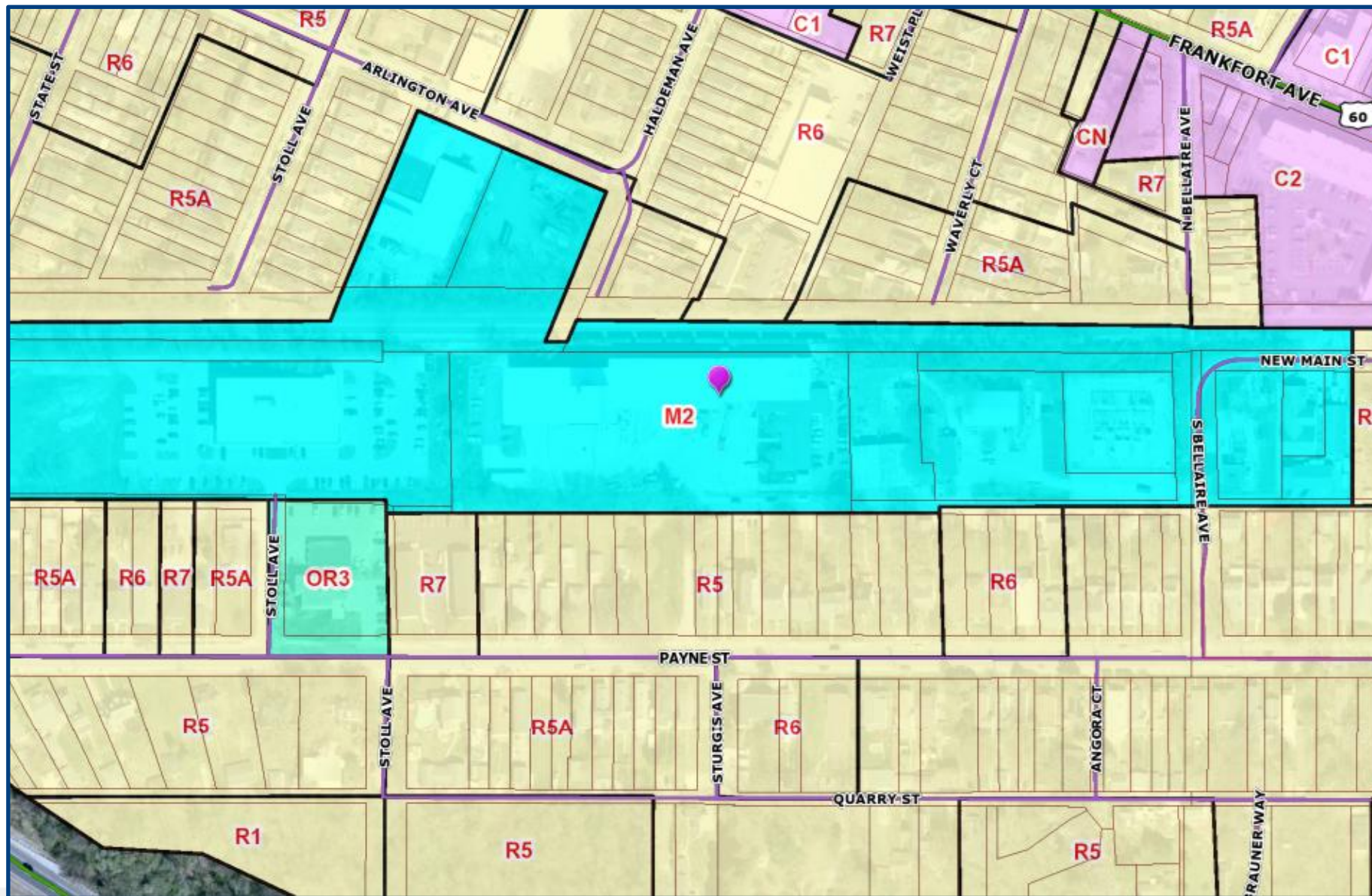
A dark blue silhouette of a city skyline is visible at the bottom of the slide, featuring various building shapes and a bridge on the right side.



- 1901 R Payne Street
- 9- Andrew Owen



- Existing Use: Vacant



- Existing Zoning: M-2/TN
- Proposed Zoning: C-M/TN

REQUESTS



- Areawide Change in Zoning from M-2 Industrial to C-M Commercial Manufacturing



CASE SUMMARY



- 3.09 acres
- Site has been used industrially since 1948
- Ruptured tank in 1996 resulting in spillage of 20,000 gallons of ammonium bisulfate
- Explosion in 2003
- Most recent explosion on November 12, 2024
- Multiple community meetings conducted by District 9 office
- Resolution to explore rezoning passed by Metro Council on December 16, 2025

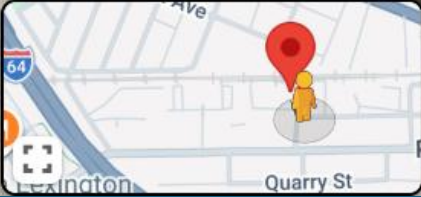


Louisville, Kentucky

 Google Street View

Jul 2024 [See more dates](#)

 Share



Google Maps



Image Source: <https://www.cnn.com/2024/11/14/us/louisville-kentucky-explosion-explainer-hnk>



CURRENT ZONING



- Currently zoned M-2 Industrial
- Permits the use, manufacture, processing, treatment, or storage of numerous types of items including but not limited to:
 - Aluminum extrusion, rolling, fabrication, and forming
 - Distilleries, breweries and non-industrial alcoholic spirits
 - Food processing
 - Paint and coating
 - Poultry or rabbit, packing or slaughtering
 - Textiles and fibers into fabric goods
- Does not permit commercial or residential uses

POTENTIAL ZONING DISTRICT



- Resolution asked to consider a more appropriate zoning classification
- Staff recommends rezoning the parcel to **C-M Commercial Manufacturing**, which permits C-2 and M-1 uses
- Reduces the intensity of potential industrial redevelopment
- Opens up the site for potential residential, commercial, or mixed-use development opportunities
- Objective LU2.6 of the Clifton & Crescent Hill Area Plan (2023) states “Promote the redevelopment of vacant properties in the neighborhoods”

PUBLIC MEETINGS



- Neighborhood Meeting on March 16, 2026
- Planning Commission Public Hearing on April 23, 2026
 - Motion to Recommend approval of the change in zoning from M-2 to C-M passed by a vote of 8-1

