

# Preston Highway Areawide Neighborhood Meeting



Julia Williams, AICP, Planner II & Christopher Brown, Planner II  
July 30th, 2014

# Introduction

- 2<sup>nd</sup> neighborhood meeting
- Discuss results from previous meeting
- Explain more in depth zoning issues
- Split into breakout groups
- Your Zoning Map exercise
- Wrap Up

# RESOLUTION

RESOLUTION No. 012, SERIES 2014

A RESOLUTION REQUESTING THAT THE LOUISVILLE METRO PLANNING COMMISSION, WITH THE ASSISTANCE OF THE LOUISVILLE METRO DEPARTMENT OF PLANNING AND DESIGN, STUDY AN AREA OF PROPERTIES LOCATED ALONG BOTH SIDES OF PRESTON HIGHWAY BETWEEN ITS INTERSECTION WITH I-265 AND NORTHWARD TO ITS INTERSECTION WITH MILES LANE TO DETERMINE THE APPROPRIATENESS OF THE CURRENT ZONING FOR THOSE PROPERTIES, PRESENT THE FINDINGS OF SAID STUDY DURING A DULY NOTICED PUBLIC HEARING, AND FORWARD ITS RECOMMENDATIONS REGARDING ANY PROPOSED CHANGES IN ZONING TO SAID PROPERTIES TO THE LOUISVILLE METRO COUNCIL.

SPONSORED BY: COUNCILWOMAN MADONNA FLOOD

WHEREAS, the legislative council of the Louisville/Jefferson County Metro Government ("Council") finds that properties located along both sides of Preston Highway between its intersection with I-265 and Miles Lane are zoned primarily residential and a minority of those properties are zoned commercial and office-residential; and

WHEREAS, the Council understands that the potential for the encroachment of higher intensity commercial uses within this specified area of Preston Highway has increased in the recent years and that these type of higher intense uses may pose a threat to the residential character of the neighborhoods located directly adjacent to these properties that front along Preston Highway; and

WHEREAS, the Council appreciates that for a number of these properties located within this specified area along Preston Highway single-family and multi-family residential zoning may no longer be appropriate zoning designations and that the basic character of this immediate area is undergoing change; and

WHEREAS, the Council acknowledges that because this specific area is undergoing changes to its basic character, the Council believes that proper planning is required to identify what zoning would provide for a compatible mix of land uses for the properties along the Preston Highway corridor while also protecting the residential character of the neighborhoods that are located directly behind the properties that front Preston Highway; and

WHEREAS, for the reasons stated herein, the Council requests that the Louisville Metro Planning Commission, with assistance from its staff in the Department of Planning and Design Services, study whether an area-wide re-zoning of the properties located along both sides of Preston Highway between its intersection with I-265 and Miles Lane is warranted; and, thereafter, requests that the Planning Commission hold a public hearing and make recommendations concerning proposed re-zonings for properties located with this specific area to the Council.

**NOW THEREFORE BE IT RESOLVED BY THE LOUISVILLE METRO COUNCIL**

**Section I:** The Metro Council hereby requests that the Louisville Metro Planning Commission and the Louisville Metro Department of Planning and Design study whether an area-wide re-zoning of the properties located along both sides of Preston Highway between its intersection with I-265 and Miles Lane is warranted, including the proposed zoning district designation most appropriate for each property, and thereafter, hold a duly-noticed public hearing and make recommendations regarding proposed re-zonings for said properties located with this specific area to the Council.

**Section II:** This Resolution shall be effective upon its passage and approval.

# 1<sup>st</sup> Meeting Results



**An overall Comment was to add some related second tier properties into the area wide study (particularly between Cooper and Settle)**

**Add/Preserve Results:**

- Commercial:
  - Gas Station
  - C-1
  - Mixed Use
  - C-1 on all 4 corners of Preston and Manslick and Southpark
  - Hotel
  - Properties adjacent to St. Rita- commercial
  - Nice sit-down Restaurant
  - Fruit Market
  - Park behind Meijer
- Preserve:
  - Low Lighting
  - Trees
  - Open Space

**Remove/Keep Out**

- No Liquor Stores
- No Adult Entertainment
- No Apartments
- Traffic Problems between 3-6 pm (Can't get out on Preston)
- Traffic wait times
- No Heavy Manufacturing
- Include 3 properties between Miles and St. Rita
- No Sewers
- Front and Back Sewers
- Septic a Problem
- No Fast Food
- Road Conditions (Potholes etc.)
- Semi's Down East Manslick
- Flooding in lower areas
- No Hotels
- Leave area to develop itself individually not as a whole
- Let develop naturally
- No up-zoning
- No 24-7 Open Businesses
- No intense lighting
- No competition between businesses
- Low property value, either keeping as residential or going commercial
- No Mass zoning

# Expansion of Study Area

## 14AREA1001: AREAWIDE CHANGE IN ZONING Preston Highway Corridor from Miles Lane to Interstate 265



### Planning and Design Services

14AREA1001  
 Case Managers:  
 Julia Williams, AICP, Planner II  
 Chris Brown, Planner II  
 Mapping By:  
 Joel P. Dock, Associate Planner  
 Created: July 30 2014



0 375 750 1,500 Feet

THIS MAP IS A PRELIMINARY DRAFT AND SHOULD NOT BE USED FOR ANY PURPOSES OF THE LAW. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP. THE CITY OF LOUISVILLE IS NOT RESPONSIBLE FOR ANY DAMAGES, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THIS MAP.



Location of Potential Change in Zoning  
Louisville/Jefferson County, KY

# ZONING DISCUSSION

# Zoning

- Any area within Jefferson County delineated on the Zoning District Map to which a set of regulations governing permitted land use, density and intensity of development applies.

# Zoning Districts in Louisville Metro

## ▪ Residential

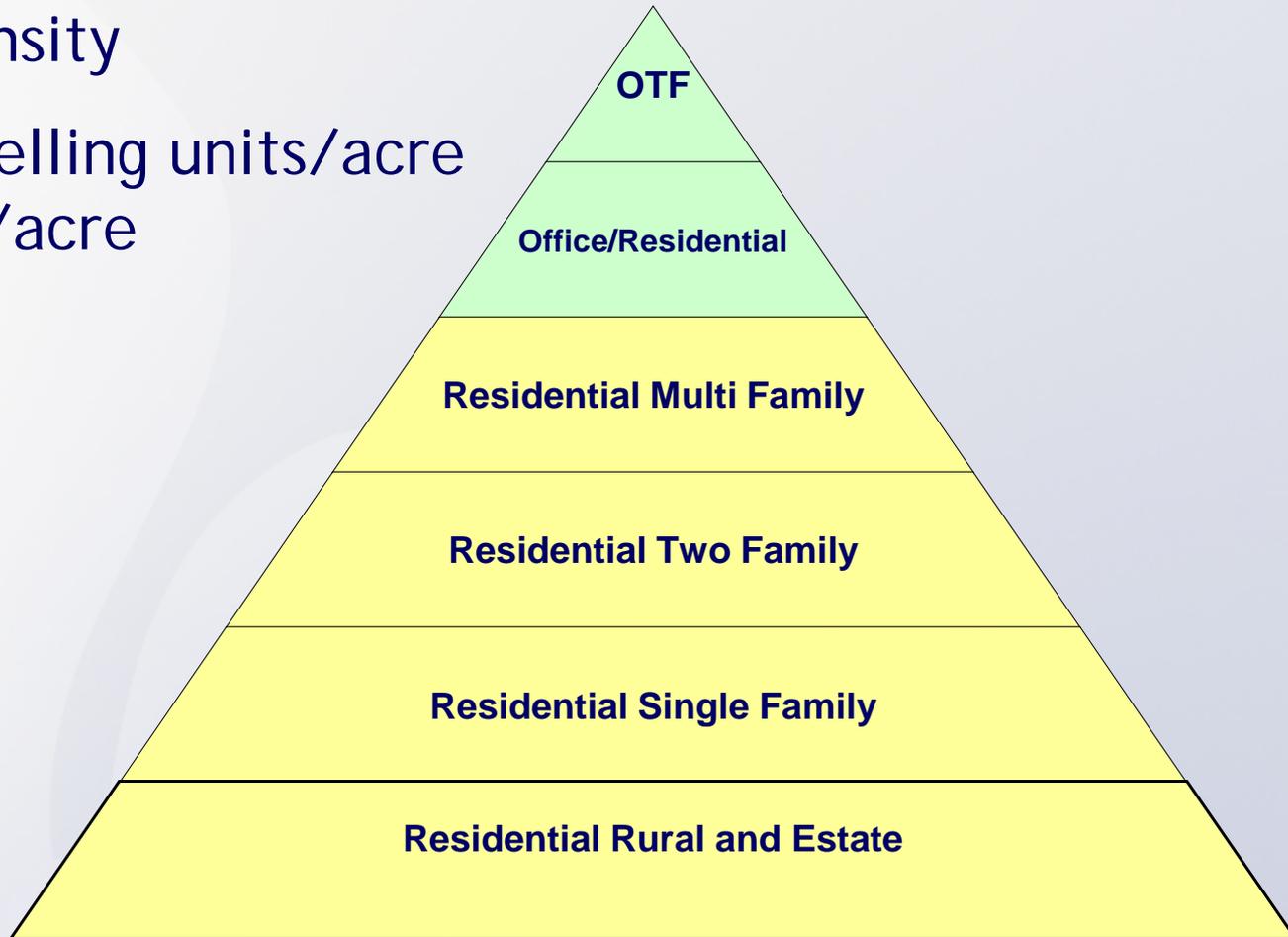
- Single Family Residential Districts: R-R, R-E, R-1, R-2, R-3, R-4, R-5
- Multi-family Residential Districts: R-5A, R-5B (Duplex), R-6, R-7, R-8A
- Office-Residential Districts: OR, OR-1, OR-2, OR-3, OTF

## ▪ Non-Residential

- Commercial Districts: C-R, C-N, C-1, C-2, C-3
- Manufacturing Districts: C-M, M-1, M-2, M-3
- Multipurpose Districts: EZ-1, PEC, PRO, W-1, W-2, W-3

# Continuum of Zoning (Office/Residential)

- Density
- Dwelling units/acre  
=du/acre



# Office Zoning

## Example Use Listing

### Office

Bed and Breakfasts

Churches/Temples and parish halls

Schools

Offices, professional and business

Libraries, museums, arboretums

Daycare centers and kindergartens

Doctors office

Community centers

Parks

Barbers, cosmetologists, or  
hairdressers Single-family homes

Multi-family homes

Art Studios

Convents and monasteries

Boarding/lodging homes

Apartment Hotels (*i.e.* extended stay)

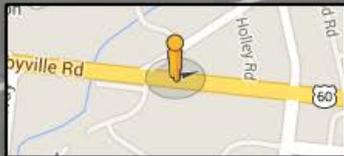
Office Buildings

8224 Shelbyville Rd

Hurstbourne, KY 40222 - approximate address

Shelbyville Rd

Street View - Oct 2011



Back to Map

Google

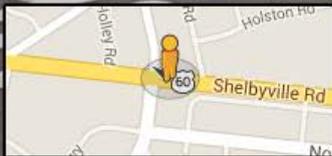


8403 Shelbyville Rd

Hurstbourne, KY 40222 - approximate address  
Shelbyville Rd

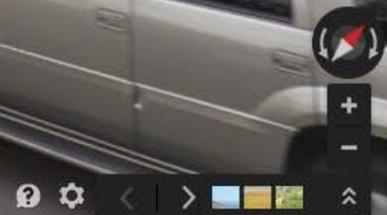


Street View - Oct 2011



Back to Map

Google





Traffic, Bicycling, Directions



Sign in

Whipps Mill Rd

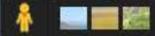
Holley Rd

60

Google



Map

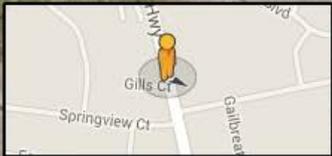


8960-9000 Preston Hwy

Louisville, KY 40219 – approximate address

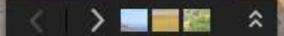
Preston Hwy

Street View - Aug 2013



Back to Map

Google





Sign in

Traffic, Bicycling, Directions

61

GISCT

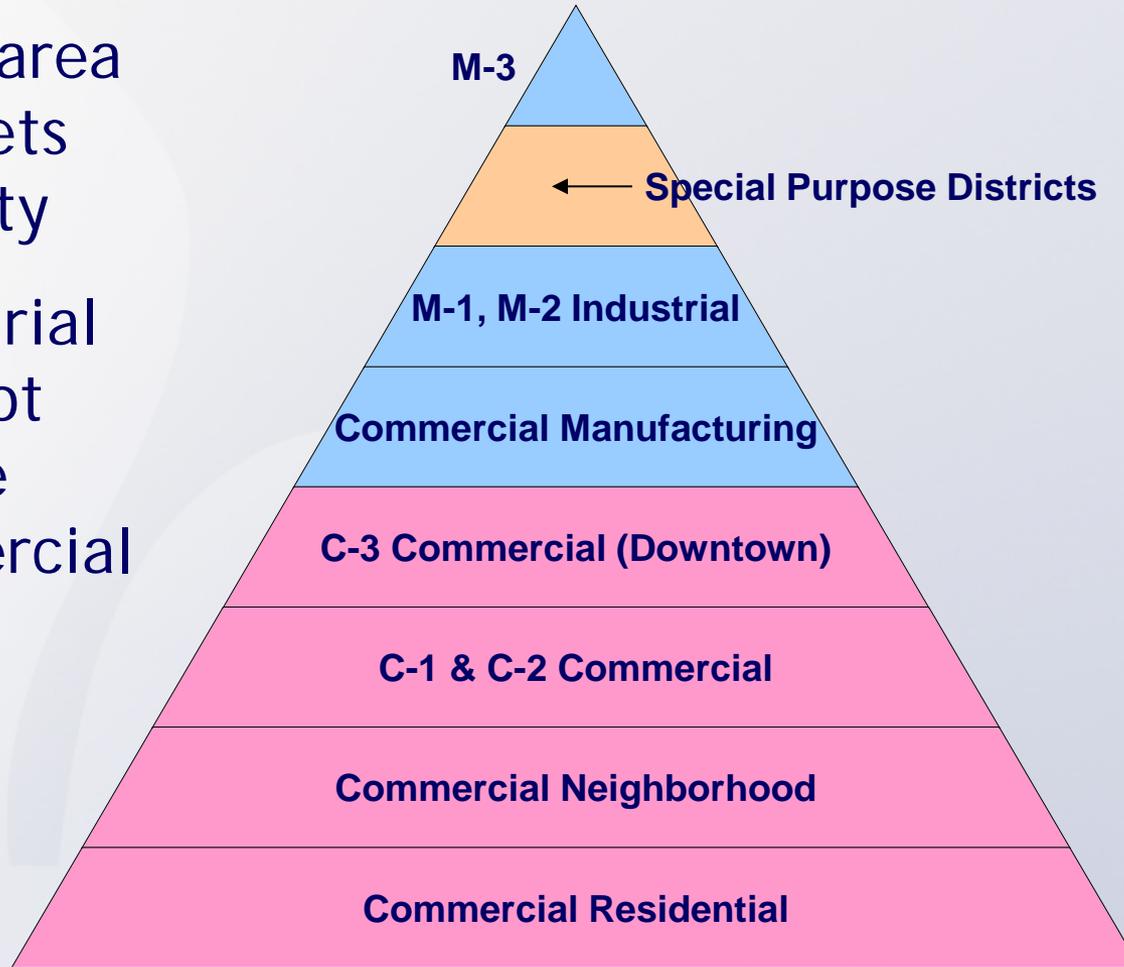


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# Continuum of Zoning (Non-Residential)

- Intensity
- Floor area ratio sets intensity
- Industrial does not include commercial use



# Commercial Zoning

## Example Use Listing

### Commercial

Restaurants with or without drive-thru

Bakeries

Gas Stations

Groceries

Hotels/motels

Barber and beauty shops

Art galleries

Office, business, professional, or govt.

Banks, credit unions, or cash checking service

Car washes

Churches/temples and parish halls

Single-family homes

Multi-family homes

Ice cream shops

Dry cleaning and Laundromats

Parks and community centers

Bowling alleys

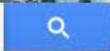
Private clubs

Health Spas

Retail and service establishments:

- Department stores, electronics, clothing, florist, furniture, music, stationary, shoes, toys and hobby, package liquor stores, jewelry, or drug stores

Traffic, Bicycling, Directions



Sign in

ern Creek Traditional High School

Fern Creek Rd

Ferndale Rd

Ferndale Rd

Fernhill Dr

Newbridge Rd

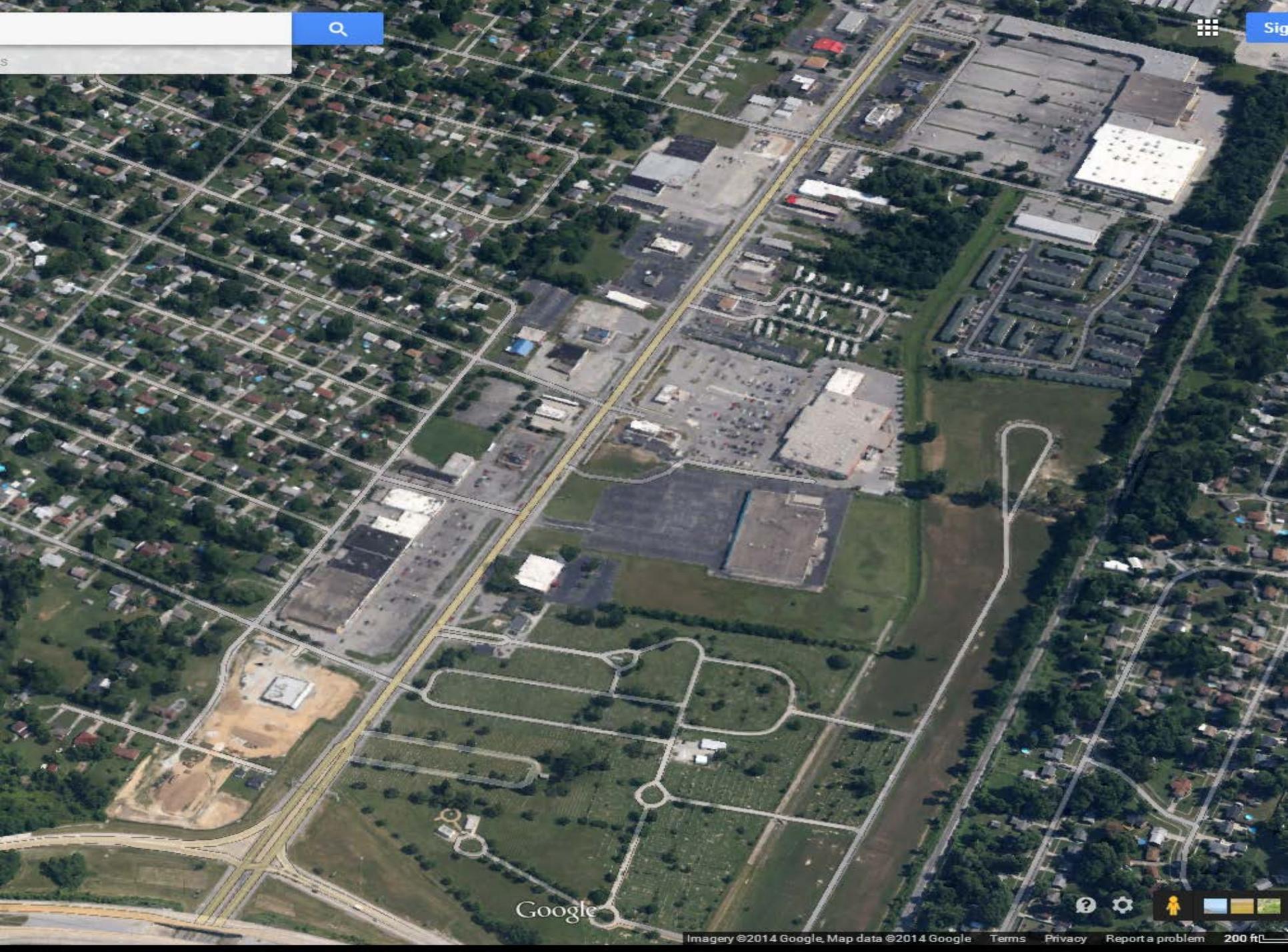
Storage Way

Bardstown Rd

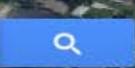


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Traffic, Bicycling, Directions



Sign in

Bates Ave

Hooters

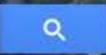
61



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Search bar



Sign in

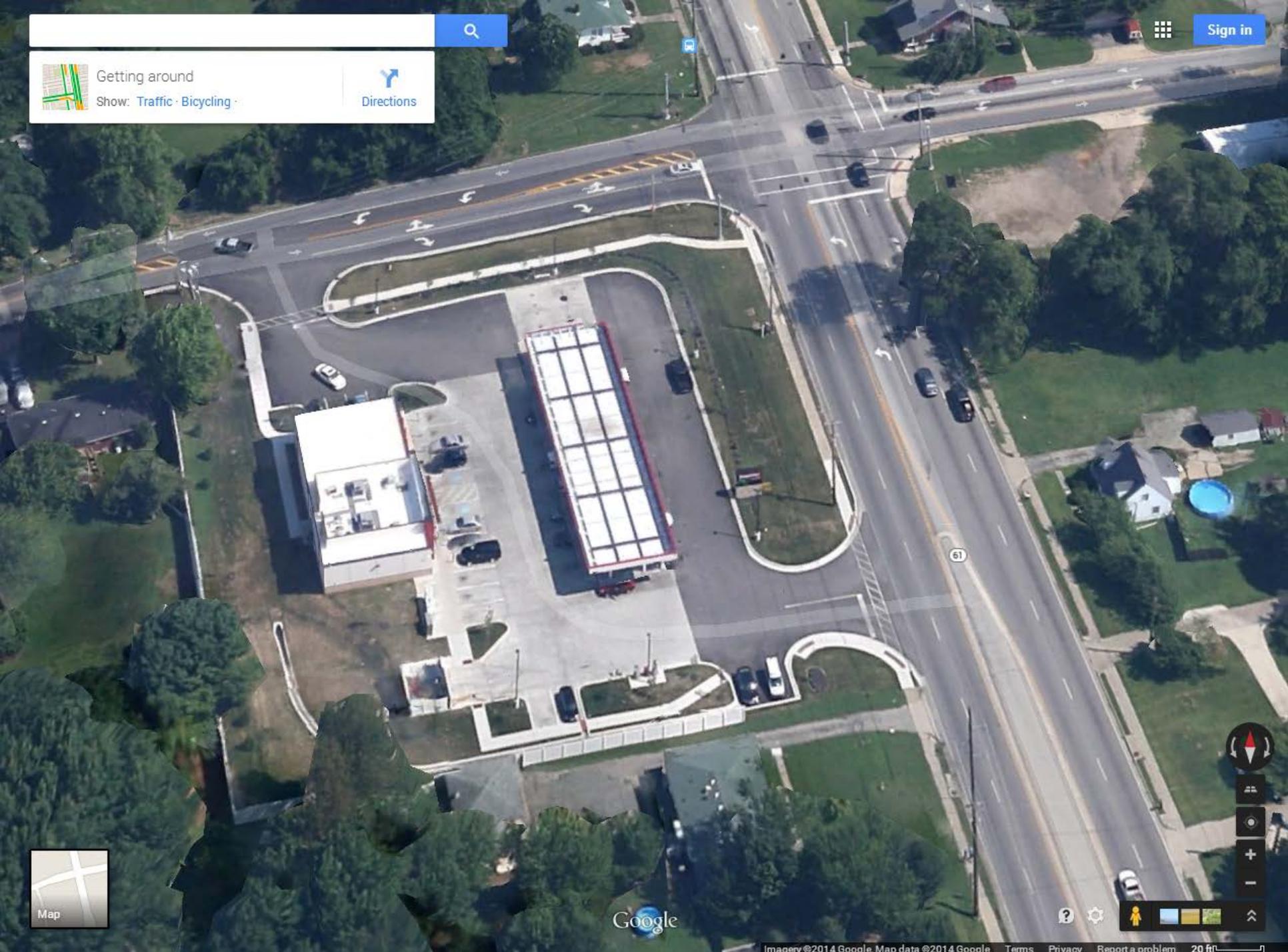


Getting around

Show: Traffic · Bicycling ·



Directions



Google



# Planned Development District

- Multi-tiered process
- Process creates guidelines specific to area
- PDD requirements shall apply over those of Land Development Code (LDC)
- Supplements LDC
- Plans are reviewed and approved at staff level once they are found to meet PDD requirements

# PD Land Use Map

## LAND USE TABLE

\*See Guidelines

Area	Permitted Land Use Category	Limited Use Category
I (St. Michael's Church)	RU, IU, OU	N/A
Ila (East Commercial Area)	RU, IU, OU, CU1, CU2	LU1, LU2, LU4, LU5, LU6
Ilb (Southeast Commercial Area)	RU, IU, OU, CU1	LU1, LU2, LU6
Ilc (Southwest Commercial Area)	RU, IU, OU, CU1	LU1, LU2, LU6
III (West Historic Area Commercial)	RU, IU, OU	LU1, LU3

## LEGEND

### Form District Boundaries

Town Center  
Neighborhood

### Zoning

C1 Commercial Zoning  
C2 Commercial Zoning  
Residential Zoning

### PD Land Use Areas

I - St. Michael's Church  
II - Tyler Points  
IIA - Blankenbaker Station  
IIB - Principle Properties  
IIC - Portland Christian School



## TYLER TOWN CENTER PLANNED DEVELOPMENT DISTRICT

2010

\*Not in PDD

### 3.1 Land Use Categories

3.1.1 Permitted Land Use Categories - The following permitted use categories are defined in order to allow for flexibility in the determination of those uses permitted within the PD District:

A. Residential Use Category (RU) - consists primarily of multi-family residential uses either in stand alone structures or as part of a mixed use building. This category also permits residential care facilities in accordance with KRS 100.

B. Institutional Use Category (IU) - consists primarily of institutional uses of a religious or educational nature. This category also permits community related uses such as community centers, and other community facilities.

C. Office Use Category (OU) - consists primarily of business, professional, medical or governmental offices.

D. Commercial Use Category 1 (CU1) - consists primarily of retail stores and personal service establishments which:

1. Provide for a wide variety of neighborhood serving uses; and
2. Have a small service area and are, therefore, distributed widely throughout the city.
3. Single use building footprints less than 40,000 square feet in area (Area IIa, IIb, IIc).

E. Commercial Use Category 2 (CU2) - consists of strictly more intense entertainment related uses that are typically not considered as neighborhood serving uses.

# Breakout Groups

# Three Groups

- Office Zoning
- Commercial Zoning
- Planned Development District
- More in depth detail and discussion
- Estimated 15 minutes per group
- Visit all three

# Your Zoning Map

# Your Zoning Map

- Complete after breakout groups
- Give feedback on where certain zoning districts are appropriate
- Option for no change
- Please make sure to turn in prior to leaving