

Executive Summary



Portland Neighborhood Vision Statement

The Portland Neighborhood of Louisville brings a rich heritage to its hopes for the future.

Portland enjoys a legacy born of its past as an independent river port town. It hugs the banks of the Ohio River on the western edge of downtown Louisville's business and industrial district. With its river connections, multi-cultural history, and immigrant spirit, Portland's close-knit community of extended families are centered around parks, churches, and locally owned businesses.

This historic and friendly neighborhood provides -

- √ affordable, architecturally distinct homes
- √ with deep yards to remind you there's still a little bit of small-town living in the city
- √ easy access to both sides of the river, as well as downtown Louisville
- √ social and economic diversity with a place for everyone.

These features - and bighearted, hard-working people - come together to make this an attractive and proud place to call home.

...A HOPEFUL FUTURE

Portland offers Louisville a vibrant, family-friendly, urban district with small town flavor. Well-maintained homes and landscaping welcome you to thriving locally-owned businesses, public parks, and neighborhood attractions.

In Portland, young families, singles, and retirees can find a supportive community for learning, dreaming, working, and playing.



Cornerstone 2020/LDC Recommendations

	<i>Recommendation</i>	<i>Responsibility</i>	<i>Time Frame</i>
	CORNERSTONE 2020/LDC		
LU-1	For all areas within the Portland Traditional Neighborhood Form District, recognize mapped Activity Centers in accordance with Cornerstone 2020. Traditional Neighborhood Activity Centers shall be designated and limited to those shown on the map on Page 34.	Louisville Metro Planning Commission	Short <1 year
LU-2	Conduct a zoning study to identify current properties zoned R-6 and R-5A that have a current small-lot residential pattern. Those properties identified shall be rezoned to UN - Urban Neighborhood, to better reflect the small-lot single family residential pattern. Exclude existing large lot residential properties from any rezoning to the UN District. Allow future multi-family residential development on a case-by-case basis under the Planned Development Option only if the development is in accordance with the guidelines within the Portland Pattern book to ensure compatibility.	Louisville Metro Planning Commission	Short <1 year
LU-3	Conduct a zoning study of properties zoned M-2 to determine existing use and recommend appropriate zoning based on the current use of the property and the ability for future mixed-use redevelopment. After completion of the study, conduct an area-wide rezoning to reflect the results of the zoning study.	Louisville Metro Planning Commission	Short <1 year
LU-4	Conduct a zoning study to identify existing corner lot structures originally built as mixed use buildings. Review these lots and structures for appropriate zoning based on current use of the property, potential for future redevelopment, and compatibility with surrounding residential properties. For example, in subarea 6 rezone current corner commercial properties to C-R in order to preclude new package liquor stores.	Louisville Metro Planning Commission	Short <1 year
LU-5	Establish and rezone two (2) Planned Development Districts, at opposite ends of Portland Avenue between 22nd and 33rd streets within Subareas 6, 9 and 2, as mapped; with the goal of increasing diversity and integration of structures through flexible design standards in the mapped areas. On the west (Subarea 2), the PDD will replace a mix of obsolete and incompatible residential, commercial, and light industrial uses. On the east (within both Subareas 9 and 6), the PDD will establish a mixed-use node at the 22nd Street/I-64 "gateway" entrance to Portland Avenue -- such as that suggested by the 2007 CKC/AIA architects' charrette. (see Appendix)	Louisville Metro Planning Commission	Medium 1-3 years
LU-6	Rezone R-5A properties to UN in Subarea 2. (see map in Land Use / Community Form chapter)	Louisville Metro Planning Commission	Short <1 year
LU-7	Rezone C-1 properties to UN in Subarea 4. (see map in Land Use / Community Form chapter)	Louisville Metro Planning Commission	Short <1 year
LU-8	Rezone C-2 properties to C-1 in Subarea 4. (see map in Land Use / Community Form chapter)	Louisville Metro Planning Commission	Short <1 year
LU-9	Rezone C-1 and C-2 properties to UN in Subarea 6. (see map in Land Use / Community Form chapter) Properties are currently not in commercial use.	Louisville Metro Planning Commission	Short <1 year
LU-10	Rezone R-6 properties to C-2 in Subarea 6. (see map in Land Use / Community Form chapter) These properties were originally constructed for commercial use.	Louisville Metro Planning Commission	Short <1 year
LU-11	Establish and rezone to a Planned Development District in Subarea 8 (see map in Land Use / Community Form chapter) with the goal of establishing an effective transition from Downtown to Traditional Neighborhood use and form via the integration of detached residences, business and industrial uses, and historic warehouse structures within the designated Shippingport Business District.	Louisville Metro Planning Commission	Medium 1-3 years



	Recommendation	Responsibility	Time Frame
LU-12	Establish and rezone to a Traditional Neighborhood Zoning District (TNZD) in Subarea 9, (see map in Land Use / Community Form chapter). Increase the congruence of current and original use for the 26th and Portland "Town Center" and surrounding residential area while allowing existing offices and businesses to intermingle in a manner appropriate to the residential character of Portland Avenue.	Louisville Metro Planning Commission	Medium 1-3 years
LU-13	Rezone C-1 properties to UN in Subarea 10. (see map in Land Use/Community Form chapter)	Louisville Metro Planning Commission	Short <1 year
LU-14	Rezone R-5A properties to UN in Subarea 10. (see map in Land Use/Community Form chapter)	Louisville Metro Planning Commission	Short <1 year
LU-15	Change the form district from Traditional Neighborhood to Traditional Marketplace Corridor, in Subareas 3 and 5, along the Main/Market corridors. (see maps in Land Use / Community Form chapter)	Louisville Metro Planning Commission	Short <1 year
LU-16	Review the current zoning districts where boarding and lodging homes are permitted. Make appropriate changes based on the goal of increased compatibility within residential areas.	Louisville Metro Planning Commission	Medium 1-3 years
LU-17	Conduct a zoning study in SubArea 6 [22 nd Street Corridor only] to identify properties currently operating or viable as neighborhood corner commercial. Upon study completion, conduct an area-wide rezoning to the C-R District with the goal of precluding future package liquor stores.	Louisville Metro Planning Commission	Short <1 year
	POLICY/PROGRAMMATIC		
LU-18	The neighborhood association should work with Louisville Metro agencies to investigate outdoor storage uses on current R-6 zoned properties for possible code violations.	Portland Now, Louisville Metro Department of Inspections, Permits and Licenses	Short <1 year
LU-19	SubArea 2 - Consider Land Bank acquisition and demolition of substandard structures occupying 31 st St. properties adjacent old Kroger site.	Metro IPL, Land Bank Authority, Metro Economic Development Department	Medium 1-3 years
LU-20	SubArea 4 - Work with Portland Area Business Association to establish blockwatch program for 26th Street between Portland and Bank to monitor crime and code enforcement issues.	Portland Business Association, Metro Inspections, Permits & Licenses, Louisville Metro Police	Short <1 year
LU-21	SubArea 5 - Evaluate outdoor storage for compliance with Local Development Code. Recommend screening methods for mitigation.	Metro Planning and Design, Economic Development Dept.	Short <1 year
LU-22	SubArea 7 - Promote mixed use redevelopment at former LG&E generating plant.	Metro Economic Development Department, Portland Now	Long >3 years
LU-23	SubArea 9 - Conduct a parking study to evaluate needs and potential for parking at 26 th and Portland "Town Center." Analyze 26 th & Portland center for general accessibility and public safety.	Metro Planning and Design, Department of Public Works, Louisville Metro Police Dept., PARC	Medium 1-3 years
LU-24	Renew Category 3 review for the Portland neighborhood until adoption by Metro Council of the land use and zoning provisions of this Plan. Alternatively, conduct an administrative review to measure the effectiveness of Portland's Category 3 experience. As a result, enact another citizen review mechanism, similar to Category 3, that will protect Portland against inappropriate and incompatible development prior to adopting and instituting land use and zoning measures recommended by the neighborhood plan.	Louisville Metro Council, Portland Now	Short <1 year