

ORDINANCE NO. _____, SERIES 2025

**AN ORDINANCE RELATING TO THE ZONING OF PROPERTY
LOCATED AT 8915 OLD BARDSTOWN ROAD CONTAINING
APPROXIMATELY 2.2 ACRES AND BEING IN LOUISVILLE METRO
(CASE NO. 24ZONE0113). (AS AMENDED)**

SPONSORED BY: COUNCIL MEMBER ANDREW OWEN

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 (the “Planning Commission”) and the recommendations of the Planning Commission and its staff as set out in the minutes and records of the Planning Commission in Case No. 24ZONE0113; and

WHEREAS, the Council concurs in and adopts the findings of the Planning Commission for the zoning change in Case No. 24ZONE0113 and approves and accepts the recommendation of the Planning Commission as set out in said minutes and records, with the amendment and addition of a binding element.

NOW, THEREFORE, BE IT ORDAINED BY THE LEGISLATIVE COUNCIL OF THE LOUISVILLE/JEFFERSON COUNTY METRO GOVERNMENT AS FOLLOWS:

SECTION I: That the zoning of the property located at 8915 Old Bardstown Road containing approximately 2.2 acres and being in Louisville Metro, as more particularly described in the minutes and records of the Planning Commission in Case No. 24ZONE0113, is hereby changed from R-4 Single Family Residential to C-2 Commercial; provided, however, said property shall be subject to the binding elements as set forth in the minutes of the Planning Commission in Case No. 24ZONE0113-, with the amendment and addition of the following binding elements:

11. The following uses shall be prohibited on site:

- C-2:
- a. Auction sales, indoor
 - b. Automobile rental agencies
 - c. Automobile repair garages
 - d. Automobile sales agencies,
 - e. Billiard parlors, charitable gaming facilities, games rooms and similar entertainment uses
 - f. Bingo halls and parlors not regulated as a charitable gaming facility
 - g. Boat sales and related storage
 - h. Dance halls
 - i. Flea market, indoor
 - j. Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business
 - k. Micro-breweries and micro-distilleries
 - l. Package liquor stores
 - m. Public transportation passenger terminals
 - n. Restaurants, where dancing or entertainment is allowed, outside as well as inside a building, including drive-in restaurants where all or part of the service or consumption is inside a vehicle
 - o. Retail or wholesale stores or businesses
 - op. Tattoo, body are and piercing parlors
 - pq. Tavern, bar, saloon
 - qr. Used car sales
- C-1:
- a. Automobile rental agencies
 - b. Automobile parking areas, public and private
 - c. Automobile service stations with service bays for repair of no more than two vehicles
 - d. Banks, credit unions, savings and loan, check cashing services and similar financial institutions that are primarily payday loan or check cashing operations, or that are only state-regulated are prohibited, but traditional banks and credit unions that are full-service and federally regulated are permitted.
 - de. Bowling alley
 - ef. Car washes
 - fg. Charitable gaming facilities
 - h. Convenience groceries
 - gi. Dry-cleaning, dyeing, pressing, and laundry; distributing stations or retail businesses where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
 - j. Dwelling, Multiple family if the density exceeds 12.01 dwelling units per acre

~~h~~k. Extended stay lodging
~~i~~l. Hotels and motels
~~j~~m. Package liquor stores
~~k~~n. Pawn shops
~~l~~o. Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center
p. Restaurants, tea rooms and cafes
~~m~~g. Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed for a period (or periods totaling) more than ten (10) days during a calendar year.

...

13. Any significant increases to the proposed structures (e.g. increases in building height, number of units, number of buildings), any increase in density on the property, any changes in use on the property which directly or indirectly require a public hearing before the Planning Commission or subcommittee thereof, and/or any amendments to the binding elements, other than (i) the addition of new binding elements, (ii) changes to binding elements that merely update the public hearing date, or (iii) updating a previous version of this binding element to reflect the current language, shall be reviewed before the Planning Commission with final action to be determined by Metro Council.

SECTION II: This Ordinance shall take effect upon its passage and approval or otherwise becoming law.

Sonya Harward
Metro Council Clerk

Brent Ackerson
President of the Council

Craig Greenberg
Mayor

Approval Date

APPROVED AS TO FORM AND LEGALITY:

Michael J. O'Connell
Jefferson County Attorney

By: _____

O-113-25 24ZONE0113 Approval (As Amended).docx (TF 6-3-25)