

TEXT OF REZONING INITIATIVE

Chapter 17.16 of the Louisville Municipal Code is hereby amended by the addition of the following new Section 17.16.360 to read as follows:

Section 17.16.360. Prohibition on Residential Rezoning.

A. Prohibition on Residential Rezoning in Certain Areas.

In order to support the fiscal health of the City and its ability to provide adequate service levels, no property located within the Centennial Valley, Redtail Ridge, or Avista Adventist Hospital zoning districts shall be rezoned or otherwise approved for residential use.

For the purposes of this ordinance, Centennial Valley zoning district shall include all areas covered by the 2015 Centennial Valley GDP, Redtail Ridge zoning district shall include all areas covered by the ConocoPhillips 2010 GDP, and Avista Adventist Hospital zoning district shall include all areas covered by the Avista Adventist Hospital 2002 GDP.

This prohibition shall apply to:

1. Any rezoning application that would designate property for residential uses;
2. Any amendment to, or new application for, a General Development Plan (GDP), Special Review Use (SRU), Planned Unit Development (PUD), or Small Area Plan that includes or enables residential use within the affected zoning districts.

B. Affordability exception.

Exceptions may be made for development of market-rate housing that includes 30% on-site deed-restricted affordable housing. For the purposes of this exception:

1. On-site deed-restricted affordable housing shall mean dwelling units that are restricted to ownership or rental by those households at or below 80% of the area median income ("AMI").
2. On-site deed-restricted affordable housing shall comply with the requirements in Louisville Municipal Code Chapter 17.76 "Inclusionary Housing" as published on May 1, 2025.
3. On-site deed-restricted affordable housing shall meet the requirements of 17.76.050.A. "On-site location." The on-site option shall be the only option to satisfy the requirements for this exception.