

# Planning Commission Staff Report

December 1, 2016



<b>Case No:</b>	<b>16NEIGHPLAN1007 &amp; 16NEIGHPLAN1008</b>
<b>Project Name:</b>	<b>Deer Park Neighborhood Plan</b>
<b>Applicant:</b>	<b>Louisville Metro Advanced Planning</b>
<b>Jurisdiction:</b>	<b>Louisville Metro</b>
<b>Council District:</b>	<b>8 (Tom Owen)</b>
<b>Case Manager:</b>	<b>Ken Baker, AICP</b>

## REQUEST

- Review and Approval of Deer Park Neighborhood Plan
- Executive Summary of Plan to be Amendment to Cornerstone 2020

## CASE SUMMARY

### Background

The Deer Park Neighborhood Plan was initiated at the request of Councilman Tom Owen (District 8) and managed through the Office of Advanced Planning. EHI Consultants was hired to assist with the development of the plan components and implementation phases. The neighborhood is located in the Highlands area of Louisville; the study boundary for this neighborhood plan includes the following: Eastern Parkway and Calvary Cemetery form the northwestern boundary; Bardstown Road forms the northeastern boundary; Douglass Boulevard and an imaginary line extending to Beargrass Creek forms the southeastern boundary; and Beargrass Creek forms the southwestern boundary.

Deer Park Neighborhood is a well-established, highly developed, walkable and bikeable neighborhood. Since the early years of the streetcar, Deer Park has been a unique and thriving neighborhood due to its close proximity to Bardstown Road commercial corridor, nearby institutions and amenities, high quality architectural and residential character, and walkable streets. Deer Park contains the ingredients for a great neighborhood of mixed-uses with residential character, but the neighborhood's desirability can also create land use conflicts and challenges within the urban environment. This plan addresses challenges including preserving and enhancing the natural environment, increasing mobility and the safety of pedestrians, bicyclists and motorists and ensuring that future development complements the neighborhood.

### Advisory Group Process

An advisory group consisting of area stakeholders was appointed to assist with the planning process. The group met for the first time in October 2015. The Advisory Group met three additional times in January 2016, April 2016, and August 2016. Early public engagements were held in October 2015 at the Bardstown Road Cyclouvia and at the Bardstown Road Farmers Market held in November 2015. A public charrette-style workshops was held February 2016. The final draft plan was presented at a neighborhood public meeting in May 2016.

## **Deer Park Neighborhood Vision Statement**

- *Deer Park Neighborhood maintains and enhances its neighborhood character and stability. The Bardstown Road corridor continues to be the cultural and economic heart, while balancing a harmonious transitions into the commercial corridor and the residential areas.*
- *Positive relationships are fostered among the Deer Park Neighborhood, institutional uses including Bellarmine University and businesses which promote collaboration on issues of mutual interests and shared values.*
- *Deer Park Neighborhood offers a variety of mobility options that are safe efficient, and well-connected, both within the neighborhood and surrounding areas. Deer Park Neighborhood continues to be a desirable place to live with a strong sense of place and high quality of life for its residents.*

## **Deer Plan Neighborhood Plan Components**

In accordance with Chapter 161 (the Louisville Metro Neighborhood Plan Ordinance), a neighborhood plan must contain two mandatory components: Land Use/Community Form and Mobility. Other optional plan components may also be included in a neighborhood plan. The Deer Park Neighborhood Plan contains the following plan elements: Land Use/Community Form and Mobility.

### **Land Use/Community Form Recommendations**

The Land Use/Community Form plan element is focused on evaluating land uses and promoting policies that will preserve the neighborhood character and enhance quality of life. Land Use/Community Form recommendations are based on the study and analysis of existing conditions, issues and opportunities and the public input process from the planning process. These are some highlighted land use/community form recommendations:

- LU1 Area wide rezoning from R-6 Multi-Family to R-5 Single Family for properties located on the east and west side of Napoleon Boulevard, bounded by Rutherford Avenue to the northwest, Princeton Drive to the southeast and commercial properties to the east.
- LU2 Area wide rezoning from R-5A Multi-Family to R-5 Single Family (excluding existing duplexes or multi-family units) for properties located on the south side of Roanoke to Rosedale Avenue and the properties fronting the north side of Roanoke Avenue to the alley entrance
- LU3 Expand the Campus Form District at Bellarmine University to encompass properties on the south side of Richmond Road. This expansion limited to south side of Richmond Drive, east side of Norris Place and Newburg Road to the west.
- LU5 Protect adjacent residential neighborhood from commercial encroachment by maintaining Traditional Marketplace Corridor boundary along Bardstown Road
- LU8 Foster ongoing efforts by the neighborhood association to restore tree canopy and enhance the streetscape by planting street trees
- LU10 Enhance open-dialogue between Deer Park Neighborhood and Bellarmine University by formalizing a process to work together to resolve mutual concerns
- LU14 Explore new enforcement techniques or technology to address noise and other nuisance violations

## **Mobility Recommendations**

The Deer Park Neighborhood Plan seeks strategies to improve mobility within the neighborhood by evaluating existing transportation patterns and general connectivity. Final recommendations are based on the study and analysis of existing conditions, issues and opportunities and the public input process from the planning process. Below are some highlighted mobility recommendations:

- M1 Improve mobility and internal circulation within the Deer Park Neighborhood by focusing on neighborhood connections and safety provisions for pedestrians, bicyclists, and motorists.
- M2 Complete sidewalk network along high pedestrian traffic routes to increase levels of walkability and improve safety
- M3 Improve pedestrian safety and congestion at the intersection of Deerwood Avenue and Norris Place.
- M4 Improve existing pedestrian cross walk at Norris Place and extend sidewalk along Richmond Drive.
- M5 Consider incorporating a traffic circle or similar design at the intersection of Knights Way/Rutherford Avenue and Norris Place or at another intersection along Norris Place.

## **Executive Summary**

Consistent with the format of all neighborhood/small area plans (and as required in Chapter 161, the Neighborhood Plan Ordinance), the executive summary includes the vision statement for the Deer Park Neighborhood Plan and the recommendations from the plan specifically related to Cornerstone 2020 and the Land Development Code.

## **Staff Findings**

The Deer Park Neighborhood Plan is in conformance with the Cornerstone 2020 comprehensive plan. More specifically, the recommendations support the following plan elements and policies of the comprehensive plan:

### **Guideline 1 Community Form**

The proposed Land Use/Community Form recommendations in the Deer Park Neighborhood Plan promote new development that will be designed to be compatible with the scale, rhythm, form and function of the existing development as well as with the pattern of uses. The proposed area wide rezonings support existing land uses and patterns of the Traditional Neighborhood Form, and preserve the traditional neighborhood character.

### **Guideline 3 Compatibility**

The plan proposes recommendations for promoting the commercial corridor while maintaining the existing residential character of the neighborhood. The proposed recommendations will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood.

### **Guideline 4 Open Space**

The plan proposes recommendations for enhancing open spaces serving the neighborhood.

### **Guideline 5 Natural Areas and Scenic and Historic Resources**

The plan recommends efforts to restore the tree canopy and enhance the streetscape of the neighborhood.

### **Guideline 6 Economic Development and Sustainability**

The Land Use/Community Form component encourages opportunities that will be compatible with and stabilize the residential land uses.

### **Guideline 7 Circulation**

The proposed Mobility recommendations in the Deer Park Plan support existing uses and promote growth. Implementation of the mobility recommendations will provide walking and bicycling opportunities that will decrease the use of single-occupant vehicles and improve safety.

**Guideline 9 Bicycle, Pedestrian and Transit**

The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit.

**Guideline 12 Air Quality**

The proposed Deer Park Neighborhood Plan recommendations reduce the impacts of pollution caused by vehicular traffic and land uses and encourages alternative modes of transportation by improving bicycle and pedestrian access in the neighborhood.

**STAFF CONCLUSIONS**

Staff finds that the proposed goals, objectives, recommendations in the Deer Park Neighborhood Plan and the Executive Summary are in conformance with the Neighborhood Plan Ordinance (Chapter 161) and Cornerstone 2020. Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan.

**NOTIFICATION**

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
Nov 22, 2016	Hearing before Planning Committee	Subscribers of Council District 8 Notification of Development Proposals
Nov 18, 2016	Hearing before PC	Legal Advertisement in the Courier-Journal

**ATTACHMENTS**

1. Deer Park Neighborhood Plan