

# Planning Commission Staff Report

December 6, 2018



**Case No: 18NEIGHPLAN1005 & 18NEIGHPLAN1006**  
**Project Name: Fairdale Village Center Plan**  
**Applicant: Louisville Metro Advanced Planning**  
**Jurisdiction: Louisville Metro**  
**Council District: 13 (Vicki Welch)**  
**Case Manager: Kendal Baker, AICP**

## REQUEST

- Review and Approval of Fairdale Village Center Plan - 18NEIGHPLAN1005
- Executive Summary of Plan to be Amendment to Comprehensive Plan - 18NEIGHPLAN1006

## CASE SUMMARY

### Background

The Fairdale Village Center Plan emerged from the Fairdale Neighborhood Plan, which was previously adopted in 2006. The original neighborhood plan set a vision and identified goals, strategies, and recommendations for implementing the vision. As a result of this plan, the roundabout at the intersection of West Manslick, Fairdale Road, Mitchell Hill Road and Mt. Holly was constructed; also, an areawide form district rezoning of the Fairdale Village was accomplished. The vision for the Fairdale neighborhood plan resulted in several recommendations focused on improving the Village Center in Fairdale.

The Fairdale Village Center Plan, which was initiated at the request of Councilwoman Vicki Welch, District 13, seeks to build upon the neighborhood plan, looking directly at improvement opportunities within the Village Center. This Fairdale Village Center Plan was managed through the Office of Advanced Planning. A consultant team consisting of staff from Taylor Siefker Williams Design Group and BTM Engineering was selected to assist with the development of the plan.

### Fairdale Village Center Plan Vision Statement

Below is the Vision Statement from the original Fairdale Neighborhood Plan, which guided the development of the Fairdale Village Center Plan.

*In the year 2020 Fairdale has a true village feel and atmosphere, serving as the gateway to the Jefferson Memorial Forest. The outlying village area will consist of residences designed to complement the rural and scenic areas surrounding the forest. New developments will exhibit innovative design features in order to preserve and enhance the rural character, protect the sensitive environmental features and to protect the unique open space areas found in this part of Metro Louisville. The defined village center of Fairdale creates the heart of the village. The Village Center*

*includes a mixture of commercial, office, residential, schools and other neighborhood supporting uses within easy walking distances to most residents. A supportive transportation system provides sufficient access for parking, while providing for an attractive and safe pedestrian and bicycle friendly environment through linking recreational trails, walking paths and sidewalks to all residents and visitors alike. The community, by capitalizing on these assets and its location will offer the essential elements for maintaining and enhancing the quality of life for current and future generations.*

## **Existing Conditions**

The Village Center is characterized by a mix of land uses. Single family residential occupies the largest quantity of land both within the Village Center and the larger Fairdale neighborhood. Most commercial and office uses are located around the roundabout in the Village Center. There are significant public and semi-public spaces including Fairdale High School, Fairdale Elementary, the Fairdale Fire Department and the recently constructed Fairdale Library. A new village green is slated to begin construction in the near future. The following high-level conditions in Fairdale influenced the development of this plan:

- The greatest economic development opportunities are located in the northernmost portion of the Village Center along Manslick Road and along the western side of Fairdale Road. The largest residential nodes are along the southern and eastern portions of the Village Center.
- There are limited bike path connections and no TARC service within Fairdale Village Center. The Fairdale Neighborhood Plan pushed to designate and establish bikeways and extend the sidewalk network throughout the Village Center.
- The floodplain presents a significant obstacle to development of property and redevelopment efforts need to focus near and direct around the newly constructed roundabout outside of floodplain and potential wetlands.

## **Public Engagement**

A Review Committee consisting of seven community stakeholders participated in the development and review of the plan recommendations. The Review Committee held two meetings in September and October of 2018. Greater public input was gathered at two public events. The first public event was a Community Workshop, held on July 31, 2018 at the Fairdale Public Library. This event included engagement activities to identify, define, and prioritize village improvement opportunities. The feedback from the engagement exercises informed the implementation strategies that were developed as part of this plan process. A second open house event, held on October 31, 2018, presented short and long-term implementation strategies and the draft plan. Community input was taken and comments from this event were incorporated into the final plan.

## **Eleven Big Ideas**

The feedback from the public process evolved into 11 Big ideas that represent opportunities to improve the Fairdale Village Center. The 11 Big Ideas are organized into three categories: Gateways and Connections; Identity and Placemaking; and Land use and Development.

## **Implementation Plan**

The following summarizes the recommendations and actions steps proposed:

### **GATEWAYS AND CONNECTIONS**

#### **Big Idea #1 Streetscape**

1. Perform an ADA audit to evaluate pedestrian/sidewalk conditions.
2. Implement streetscape improvements for Fairdale Road, W. Manslick road, Mitchell Hill Road, and Mt. Holly Road.

#### **Big Idea #2 Gateways**

1. Design and install regional gateways at national Turnpike and New Cut Road exits.
2. Design and install Village Center gateways at Fairdale Road/National Turnpike and W. Manslick Road to signal arrival into Fairdale Village Center.

#### **Big Idea #3 Wayfinding**

1. Develop and implement a branded wayfinding system that directs motorists, pedestrians, and bicyclists throughout the Village Center.

#### **Big Idea #4 Connect to the Louisville Loop & Forest**

1. Coordinate with Louisville Metro Public Works to implement the Louisville Loop Master Plan to connect the Fairdale Village Center to the Louisville Loop and Jefferson Memorial Forest

#### **Big Idea #5 TARC Connection**

1. Engage with TARC to determine potential service and route options for the Village Center

### **IDENTITY AND PLACEMAKING**

#### **Big Idea #6 Roundabout Improvements**

1. Implement a mural at the roundabout that best expresses the character of Fairdale and also serves as a strong visual at a key focal point in the Village Center

#### **Big Idea #7 Village Green Connection**

1. Design and implement Phase 1 Village Green Connection to connect existing parking at the Playtorium with the proposed Village Green
2. Design and implement Phase 2 Village Green Connection to activate the space with furniture, lighting, ornamental plantings, and public art murals.

#### **Big Idea #8 Public Art**

1. Engage with Louisville Metro Commission on Public Art to develop a public art strategy for Fairdale
2. Identify funding sources and artists to implement the public art plan throughout Fairdale

## **LAND USE AND DEVELOPMENT**

### **Big Idea #9 Design Standards**

1. Develop a Planned Development District (PDD) for the Fairdale Village Center. PDD zoning establishes design standards and permitted uses to promote development that is consistent with the desired character of Fairdale.
2. Create an interest group from area stakeholders to advance design standards for the PDD and to promote community engagement
3. Inventory existing land uses within the Village Center and determine PDD boundary
4. Adopt and rezone Fairdale Village Center to Planned Development District (PDD)

### **Big Idea #10 Civic Campus**

1. Pave and landscape gravel lot at recycling area
2. Develop and implement a civic campus connectivity plan
3. Make playground improvements to allow ADA accessibility
4. Develop an outdoor classroom space
5. Plant new trees throughout the campus
6. Improve existing athletic field to create multi-use field

### **Big Idea #11 Park Improvements**

1. Improve connection to Jefferson Memorial Forest and support planned improvements
2. Master Plan for Nelson Hornbeck Park including walking loop, updated playground and spray ground
3. Identify additional green spaces to be developed for public use

### **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 Fairdale Neighborhood Plan and a summary of pertinent recommendations from the plan.

### **Staff Findings**

The Fairdale Village Center 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 Fairdale Village Center Plan promote new development and redevelopment 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 recommendations support existing land uses and patterns of the Village Form and preserve the neighborhood character.

#### **Guideline 3 Compatibility**

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

**Guideline 4 Open Space**

The plan proposes recommendations for enhancing and connecting open spaces serving the neighborhood and the Village Center.

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

The plan recommends efforts to cultivate interaction with the area’s natural amenities, especially Jefferson Memorial Forest.

**Guideline 6 Economic Development and Sustainability**

The plan encourages growth and development in the neighborhood/area and a more viable and sustainable Village Center.

**Guideline 7 Circulation**

The proposed mobility recommendations include improvements to multi-modal functionality and safety.

**Guideline 9 Bicycle, Pedestrian and Transit**

The recommendations encourage improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also support future public transit.

**STAFF CONCLUSIONS**

Staff finds that the proposed goals, objectives, recommendations in the Fairdale Village Center 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**

Date	Purpose of Notice	Recipients
November 1, 2018	Hearing before Planning Committee	Subscribers of Council District 13 Notification of Development Proposals
November 23, 2018	Hearing before PC	Legal Advertisement in the Courier-Journal Subscribers of Council District 13 Notification of Development Proposals

**ATTACHMENTS**

1. Fairdale Village Center Plan
2. Executive Summary of the Fairdale Village Center Plan