



Deer Park Neighborhood Plan



Case Manager: Ken Baker, AICP
Docket No: 16NEIGHPLAN1007 & 15NEIGHPLAN1008
December 1, 2016



DEPARTMENT OF
DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

BACKGROUND

**Plan initiated at the request of Councilman Tom Owen,
District 8**

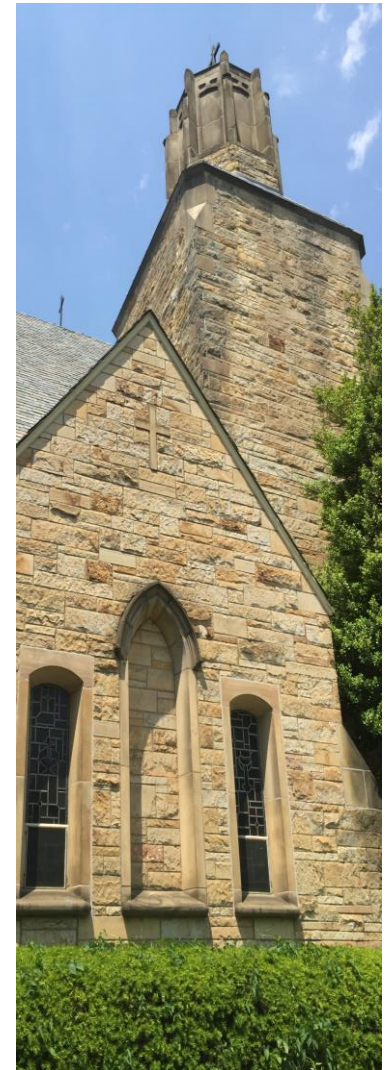
**Plan managed through Louisville Metro Office of
Advanced Planning**

**10-Member Deer Park Neighborhood Advisory Group,
recommended by CM Owen, appointed by Mayor**

**EHI Consultants selected to assist with development of
plan**

Neighborhood Character

- Vibrant, historic, walkable and mixed-use
- Early development around street-car
- Residential housing-
Typology- early 1900s to 1960s
- Mix of housing types and densities
- Bardstown Road commercial corridor
- Institutional Uses (schools and churches)
- Scattered neighborhood commercial



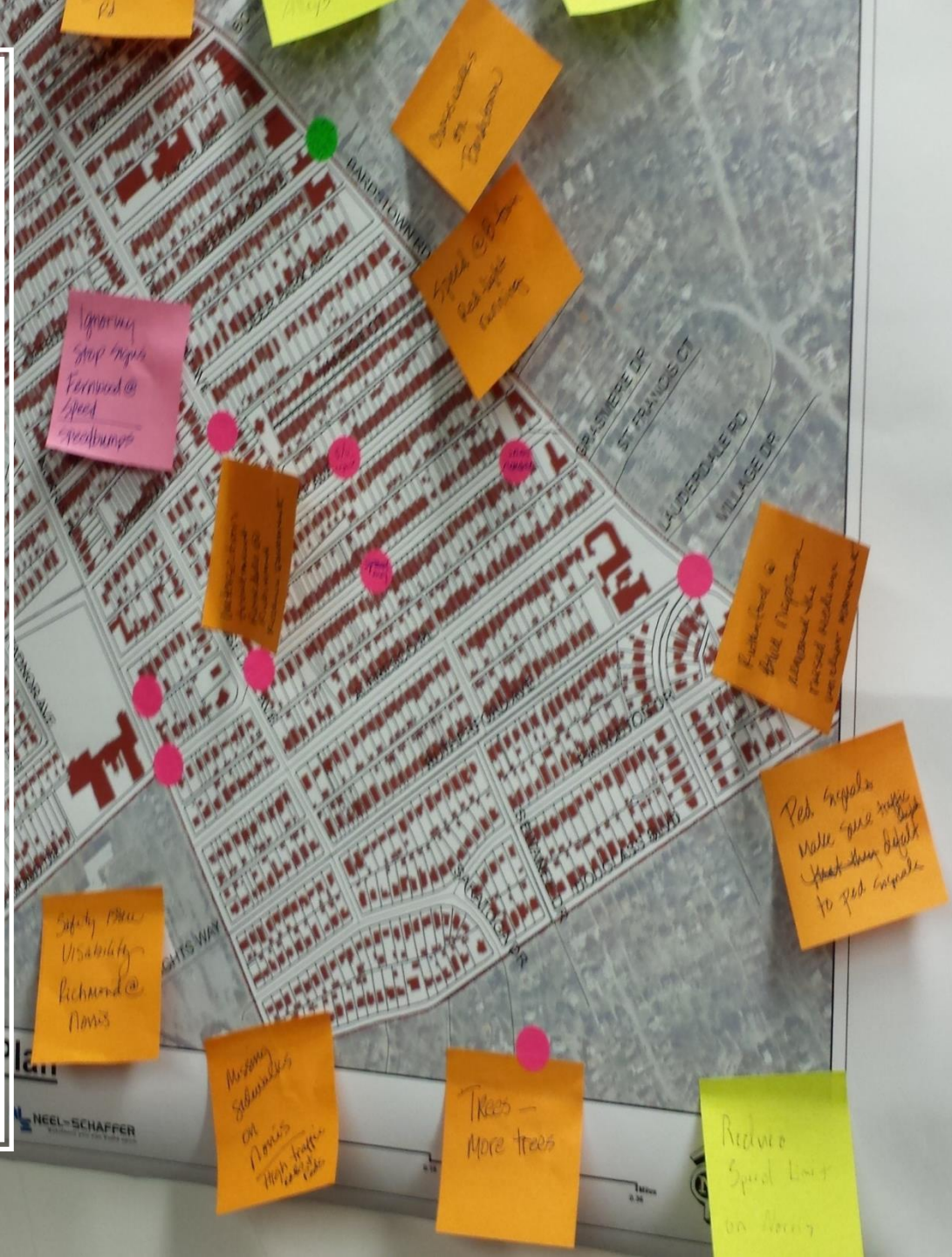
Public Engagement Meetings

- Advisory Committee- October 2015
- Cyclouvia- October 2015
- Farmer's Market- November 2015
- Advisory Committee – January, 2016
- Neighborhood Meeting- February, 2016
- Advisory Committee- April, 2016
- Neighborhood Meeting- May, 2016
- Advisory Committee- August, 2016



Plan Process

- Public Input/Issues and Concerns
 - Advisory Committee
 - Neighborhood Events
 - Surveys
 - Public Meetings
- Plan Elements
 - Neighborhood Identity/History
 - Neighborhood Profile
 - Land Use
 - Mobility
 - Recommendations
 - Implementation Schedule



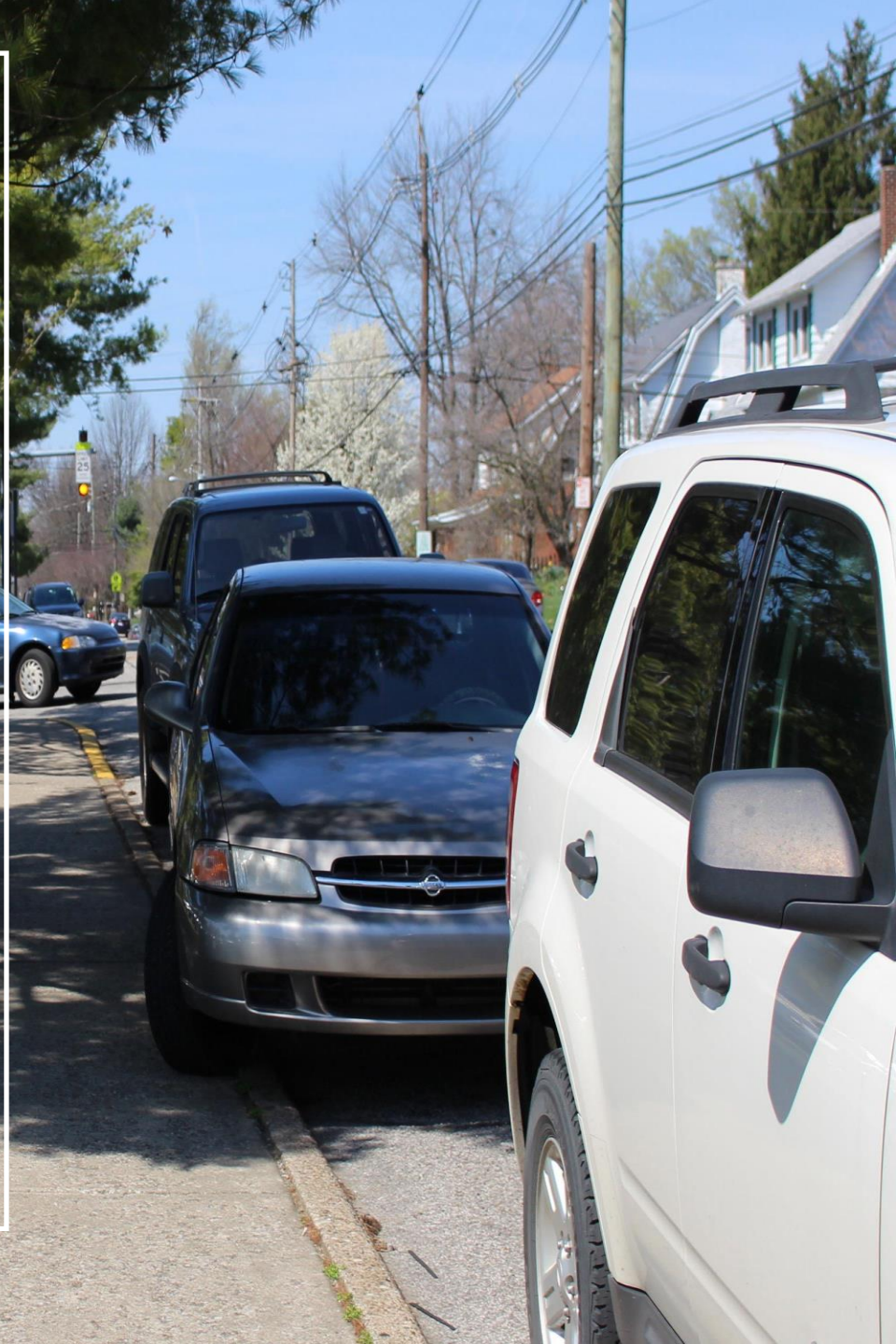


Neighborhood Vision Statement

- 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.

Land Use: Issues

- Rental property/maintenance/students
- Code violations, overcrowding
- Loss of trees
- Lack of greenspace
- Maintain integrity of neighborhood
- Alley maintenance/Litter
- Noise
- Parking
- Bellarmine growth



Mobility: Issues

- Sidewalk Conditions
- Missing Sidewalks
- Dangerous pedestrian crossings
- Speeding
- Lack of public transportation inside neighborhood
- Traffic congestion
- Parking
- More bike lanes



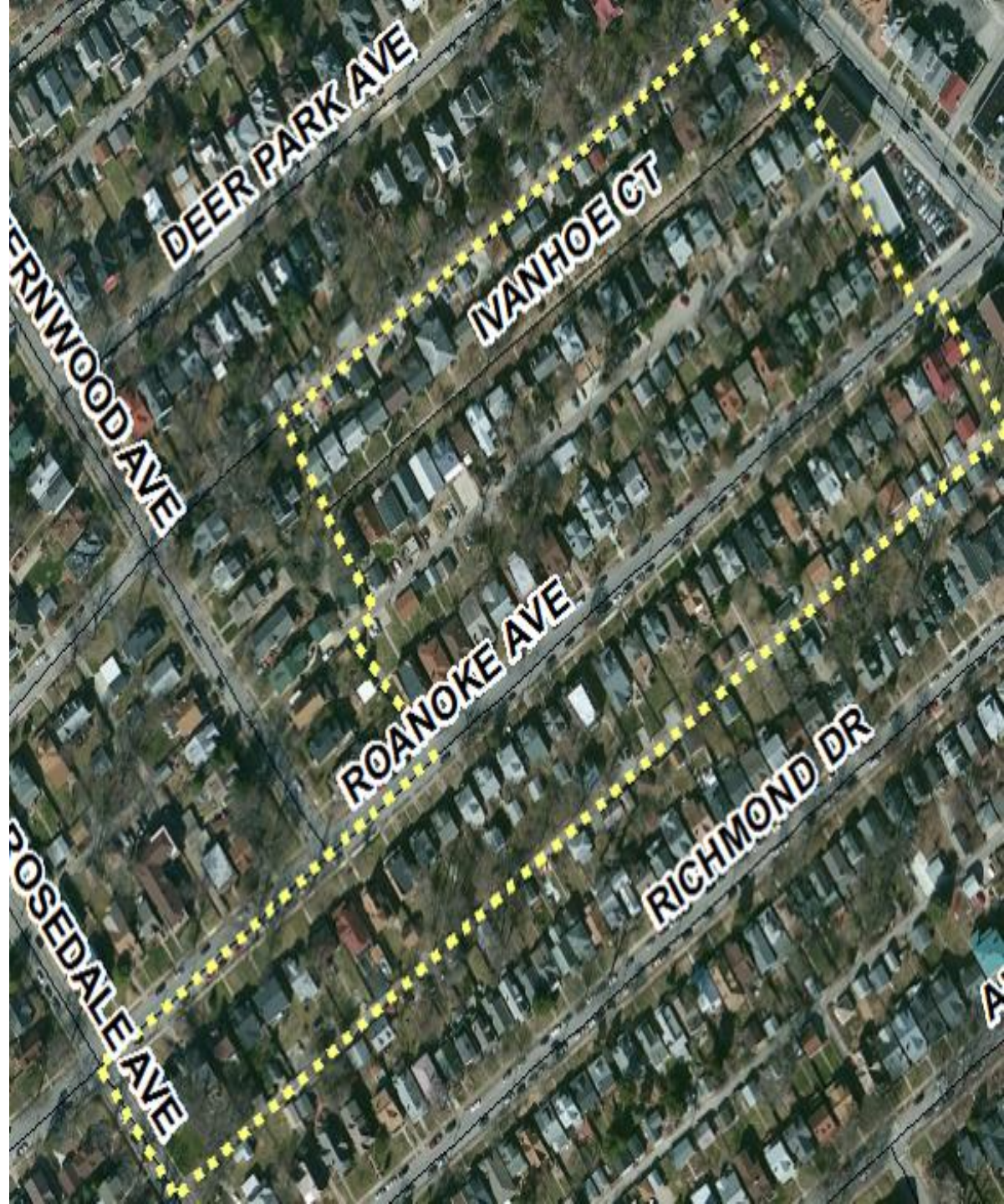
Land Use Recommendation

LU1: Area wide rezoning from R-6 Multi-Family to R5-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.

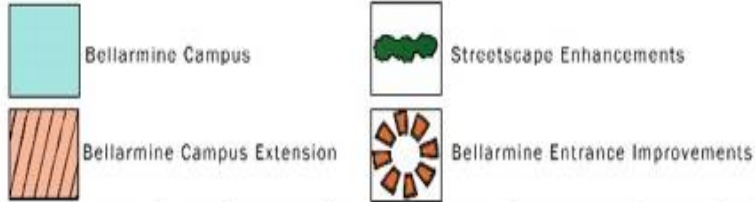


Land Use Recommendation

- LU2: Area wide rezoning from R5A Res Multi-Family to R5-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.



Campus Form Extension



Land Use Recommendation

- **LU 3: Expand the Campus Form District at Bellarmine University to encompass properties on the south side of Richmond Road. This expansion should be limited to the south side of Richmond Drive, the east side of Norris Place and Newburg Road to the west**
- Campus edge on northwest campus of Bellarmine University.
- Transition from main campus facilities to the surrounding community in a manner that is compatible and sensitive to residential properties.
- Existing houses to be used as campus transitional uses such as housing or offices.
- Bellarmine University intends to incorporate streetscape improvements along Richmond Drive and to remove on-street parking to enhance the pedestrian environment.

Land Use Recommendation

- LU 4: Protect the character of Richmond Drive and ensure that future development is compatible with the built form of the surround neighborhood including character and scale.
 - If future campus expansion includes demolition of the existing structures along Richmond Road, then new infill should incorporate design approaches that minimizes visual impacts such as parking, building scale and mass, and orientation, lighting and accessory structures.
 - New construction should consider structures that are built to human scale and compatible with of neighborhood residential character, and designed as walkable, pedestrian friendly environment and minimizes conflicts between vehicles and pedestrians.



Land Use Recommendation

- LU 5: Protect adjacent residential neighborhood from commercial encroachment by maintaining Traditional Marketplace Corridor boundary along Bardstown Road.



Land Use Recommendation

- LU 7: Maintain the traditional character of the neighborhood form by retaining development patterns and the urban design of the established neighborhood.



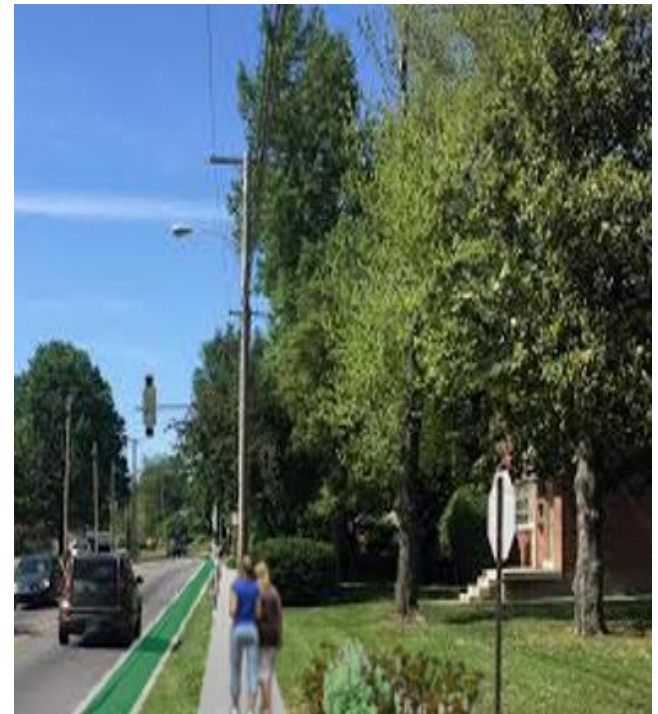


Land Use Recommendations

- LU 10: Enhance open-dialogue between Deer Park Neighborhood and Bellarmine University by formalizing a process to work together on issues.
- LU 11: Develop a good neighbor policy between the University and the Neighborhood outlining practices and communication steps to encourage responsible student renting and ensuring accountability of local landlords/property owners.
- LU 12: Develop a neighborhood association resource guide to provide residents with information related to property maintenance and code violations, noise and nuisance controls, parking and other neighborhood issues.

Mobility Recommendation

M1: Improve mobility and internal circulation within the Deer Park Neighborhood by focusing on neighborhood connections and safety provisions for pedestrians, bicyclists, and motorists.

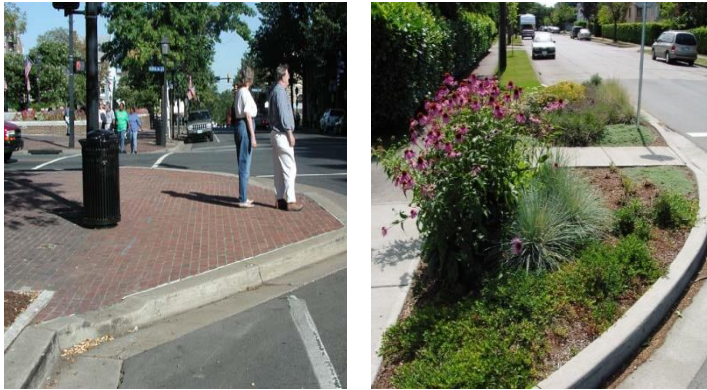


Mobility Recommendation

- **M2: Complete sidewalk network along high pedestrian traffic routes to improve walkability and safety.**
- **High Priority :**
 - Norris Place and Douglass Boulevard
 - Install sidewalks along eastside of Newburg Road from Richmond Drive to Speed Avenue and from Deer Park Avenue to Shady Lane.
 - Richmond Drive from intersection of Norris Place to Rosedale Avenue.
- **Medium Priority:**
 - Deerwood Avenue and Deer Lane
- **Lowest Priority :**
 - Fill in gaps of missing sidewalk along local streets.



Mobility Recommendation



- **M3: Improve pedestrian safety and congestion at the intersection of Deerwood Avenue and Norris Place**
- Pedestrian enhancement strategies are provided and will need to be evaluated Louisville Metro Public Works.
- Consider curb extension (bulb-outs) at the intersection extending the sidewalk to increase pedestrian visibility and decrease exposure to vehicles by shortening the crossing distance.
- Consider making the intersection a 3-way stop with a marked cross walk.
- Provide warning signs at intersection approach indicating a congested and high pedestrian area.
- Provide yield to pedestrian sign and marked cross walk.

Mobility Recommendation

- M4: Improve existing pedestrian cross walk at Norris Place and extend sidewalk along Richmond Drive.



Mobility Recommendation

- 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.
 - Require further feasibility study;
 - Calm traffic and control increased traffic at this intersection;
 - Coordinate with BU entrance improvements.



Mobility Recommendation

- **M6: Improve vehicular safety and motorists sight distance at the intersection of Richmond Drive and Newburg Road.**
- Intersection sight distance is restricted by an embankment and create insufficient visibility of oncoming vehicles travelling southbound along Newburg Drive.
- Remove slope to increase sight distance and to install new sidewalk.



STAFF FINDINGS

Guideline 1	Community Form
Guideline 3	Compatibility
Guideline 4	Open Space
Guideline 5	Natural Areas and Scenic and Historic Resources
Guideline 6	Economic Development and Sustainability
Guideline 7	Circulation
Guideline 9	Bicycle, Pedestrian and Transit
Guideline 12	Air Quality

NOTIFICATION

Date	Purpose of Notice	Recipients
Nov. 22, 2016	Hearing before PC	Subscribers of Council District 8 Notification of Development Proposals
Nov. 18, 2016	Hearing before PC	Legal Advertisement in the Courier-Journal

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.

REQUIRED PLANNING COMMISSION ACTIONS

- 1. Recommend to Metro Council
Approval/Denial of Deer Park
Neighborhood Plan – 16NEIGHPLAN1007**
- 2. Recommend to Metro Council
Approval/Denial of Executive Summary as an
Amendment to Cornerstone 2020 -
16NEIGHPLAN1008**