

Request for Waiver of sidewalk regulation: 701 Homestead Boulevard, Louisville, Ky. 40207.

Submitted to Metro Louisville Planning and Zoning: March 21, 2019.

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Question 1:

This request for waiving the requirement for sidewalks is justified by the intent of Goal A1 and A2 of Cornerstone 2020. The property, 701 Homestead Blvd., is located at the corner of Homestead Boulevard and Rock Creek Drive, directly across the street from Seneca Park, the last park designed by Frederick Law Olmsted's firm. This Olmsted Park community was fully built out years prior to Cornerstone 2020. The current owners' home was destroyed by fire on this site and they are rebuilding. This area is not a designated Form District or Special District in the current comprehensive plan, however, due to the area's unique value as an Olmsted designed park and community, the intent of Goal A2 of Cornerstone 2020 applies to protect the character and consistency of community design standards, as stated:

“Goal A2: Future Form Areas and Special Districts; Make provisions for the future application of the form district concept in areas where no form district is established at the time of adoption of the Comprehensive Plan. Recognize areas of community importance in Jefferson County, which require special protection not afforded as part of the normal land use decision process.”

“Objective A2.4 Areas with unique or sensitive historic, architectural or environmental characteristics or special development objectives may merit special protection...”

Question 2:

There are no city sidewalks along any of the neighborhood roads in Seneca Gardens as per the original street design of the area. Compliance with the LDC for sidewalks in this area is not appropriate and granting of this waiver will result in preserving the historic environmental form of this Olmsted park community, which may serve to set a preservation precedent for any additional infill development which may occur, as is the intent of the comprehensive plan, stated as follows:

“Goal A1 Form Districts: Identify land use policies which apply to ... existing and planned community facilities and transportation systems... as a guide for the location, type and design of future land development, transportation and community facilities within Jefferson County.”

Objective A1.2 states that “The purpose of these regulations and performance standards is to ensure compatibility of the site, building and community design of new development and redevelopment with nearby existing sites and with the character of a form or special district.”

Cornerstone 2020 supports preserving unique neighborhood design in terms of multi-modal transportation that is functioning well and is clearly understood by the community; sidewalks are not an element in Seneca Garden's successful transportation system.

“Goal C2 Community Design: Encourage diversity in the types of neighborhoods and villages available to residents while ensuring that all neighborhoods and villages contain the elements needed for a neighborhood that works as a healthy, vibrant, livable place.”

“Objective C2.4 Access and circulation: Encourage the development of a connected network of streets, walks, and trails within each neighborhood or village, in a pattern consistent with those prescribed for each form district. Ensure that redevelopment maintains or improves the existing street pattern established in the neighborhood or village.”



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