

South Dixie Highway Master Plan

SDHMP

Case Manager: Michael King
Docket No: 18NEIGHPLAN1000 & 18NEIGHPLAN1001
Planning Commission: March 29, 2018
Metro Council Committee: May 1, 2018

DEPARTMENT
OF
DEVELOP
LOUISVILLE
LOUISVILLE
FORWARD



BACKGROUND

Plan initiated at the request of District 14 Councilwoman Cindi Fowler a little over a year ago

Plan managed through Louisville Metro Office of Advanced Planning

Serves as an extension of the Dixie Highway Corridor Master Plan from 2013

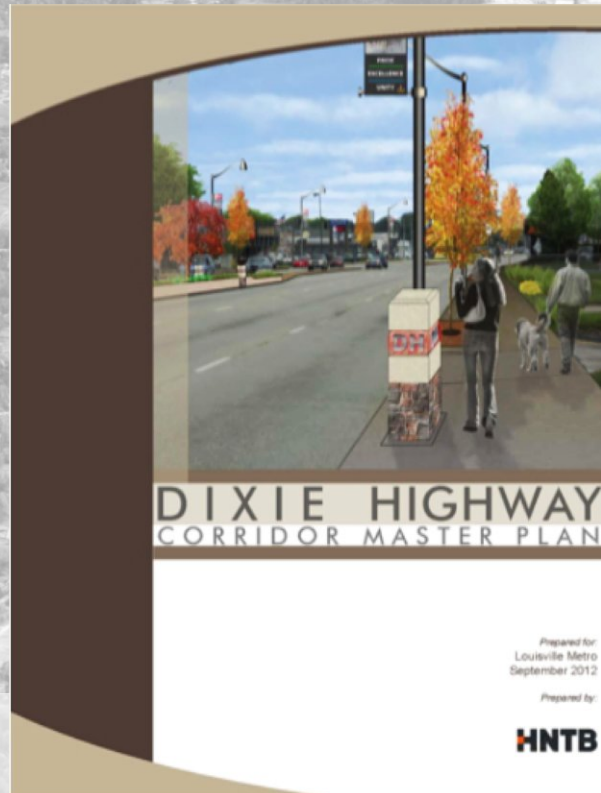
Urban One was selected as the lead consultant to assist with development of plan

South Dixie Highway Master Plan

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Existing Master Plan



- Began in 2010
- Covered Dixie Hwy. from 18th & Broadway to I-265
- Adopted by Metro Council in 2012

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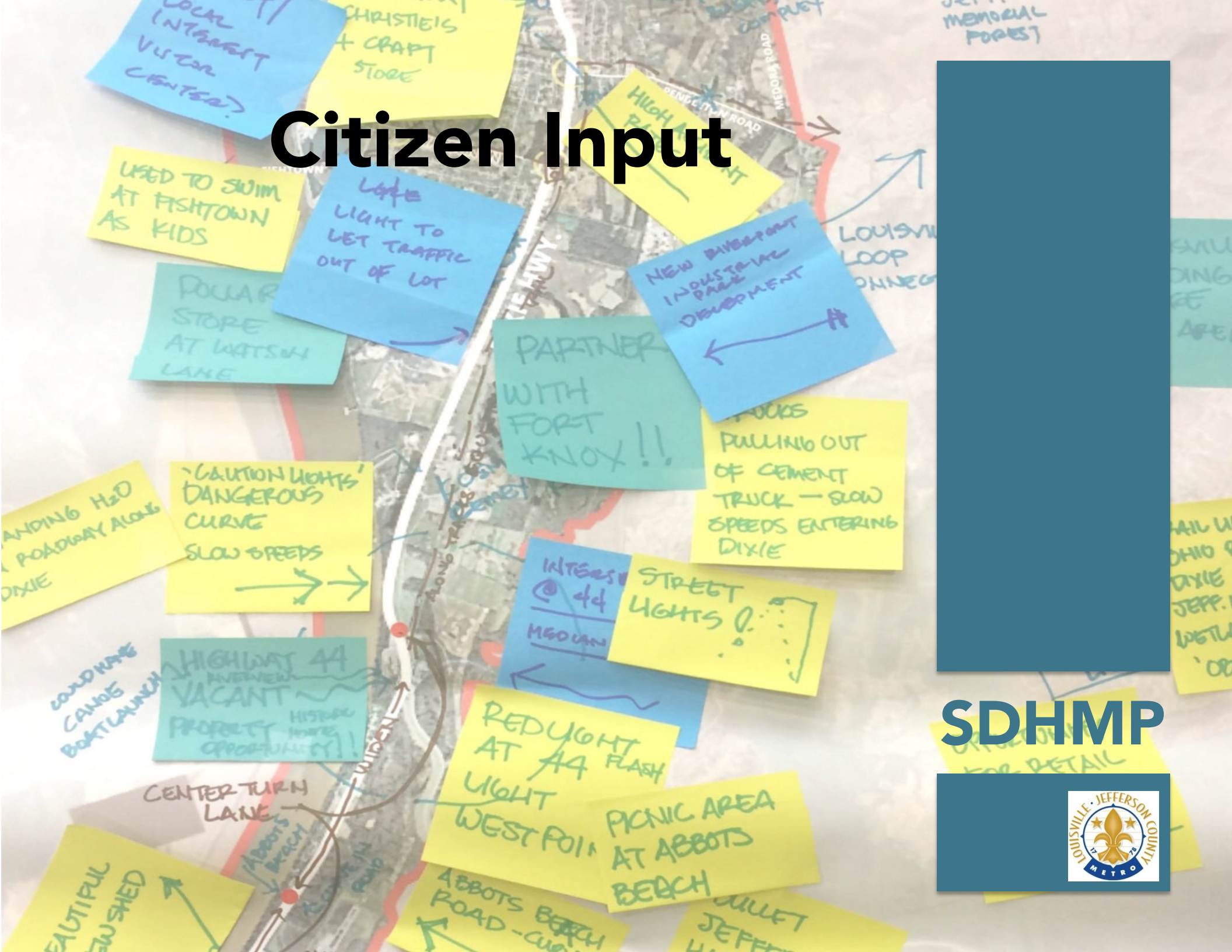
Study Goals

- **Extend the Dixie Highway Master Plan to the county line**
- **Support good land use decisions that provide positive impacts and investment**
- **Develop transportation guidelines that improve current conditions and mobility options**
- **Create a distinct and special character, building on local assets**
- **Create a plan that can coordinate with existing plans and projects**

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Citizen Input



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Study Area Boundary

~12 Square Miles

~7,500 acres

COMMERCIAL

7%

FARMLAND

5%

INDUSTRY

19%

MULTI-FAMILY

3%

PARKS & OPEN SPACE

15%

PUBLIC & SEMI-PUBLIC

9%

RIGHT-OF-WAY

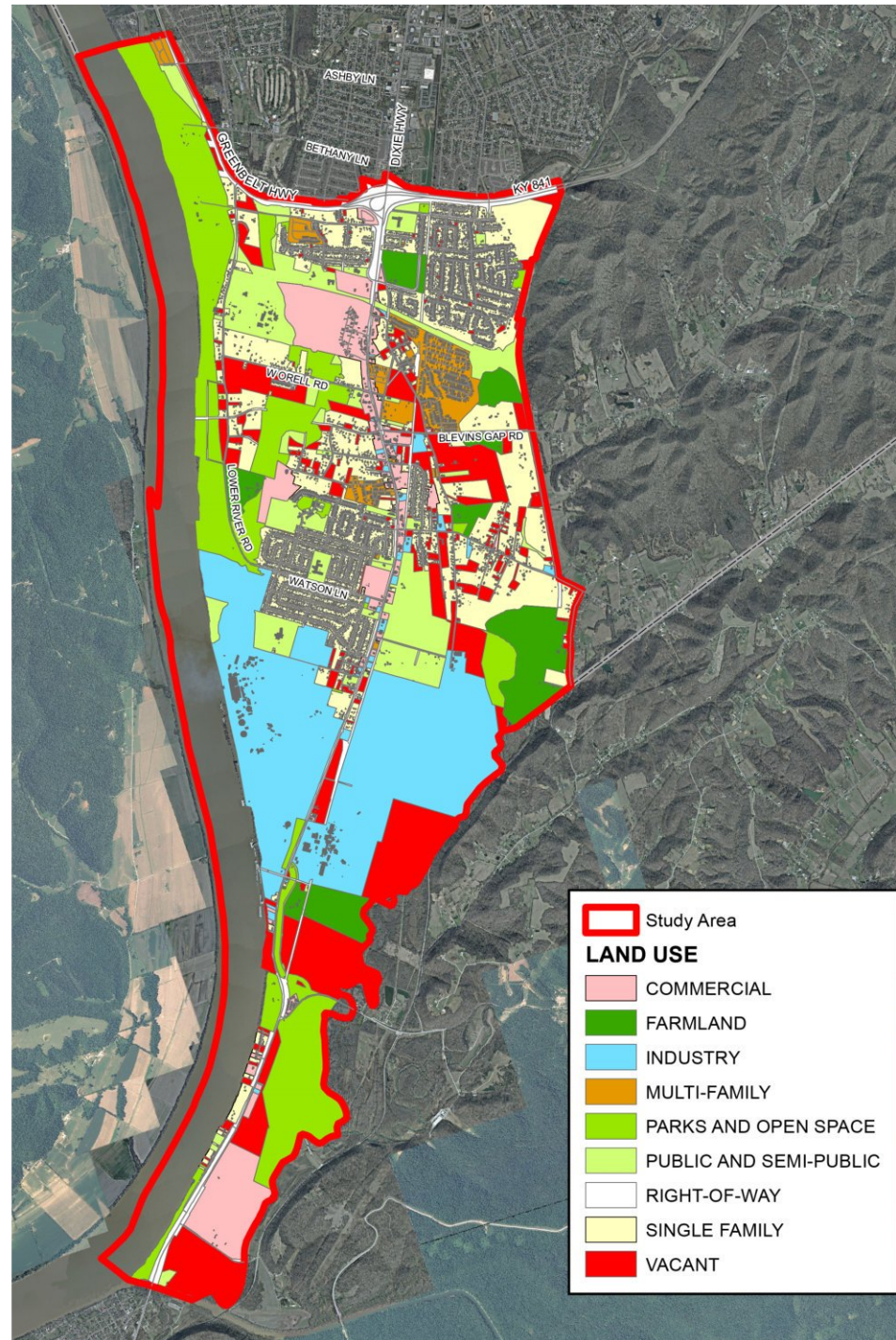
8%

SINGLE FAMILY

21%

VACANT

13%



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Land Use

Capitalize on Natural Assets

Awareness, access, and connectivity should be enhanced between and among the recreational, scenic, and historic assets, such as Jefferson Memorial Forest and the Ohio River Corridor.

Enhance the Workplace Uses

Plan for and support the prime areas identified by the Study for expansion of workplace uses and employment centers.

Create a Village Focal Point

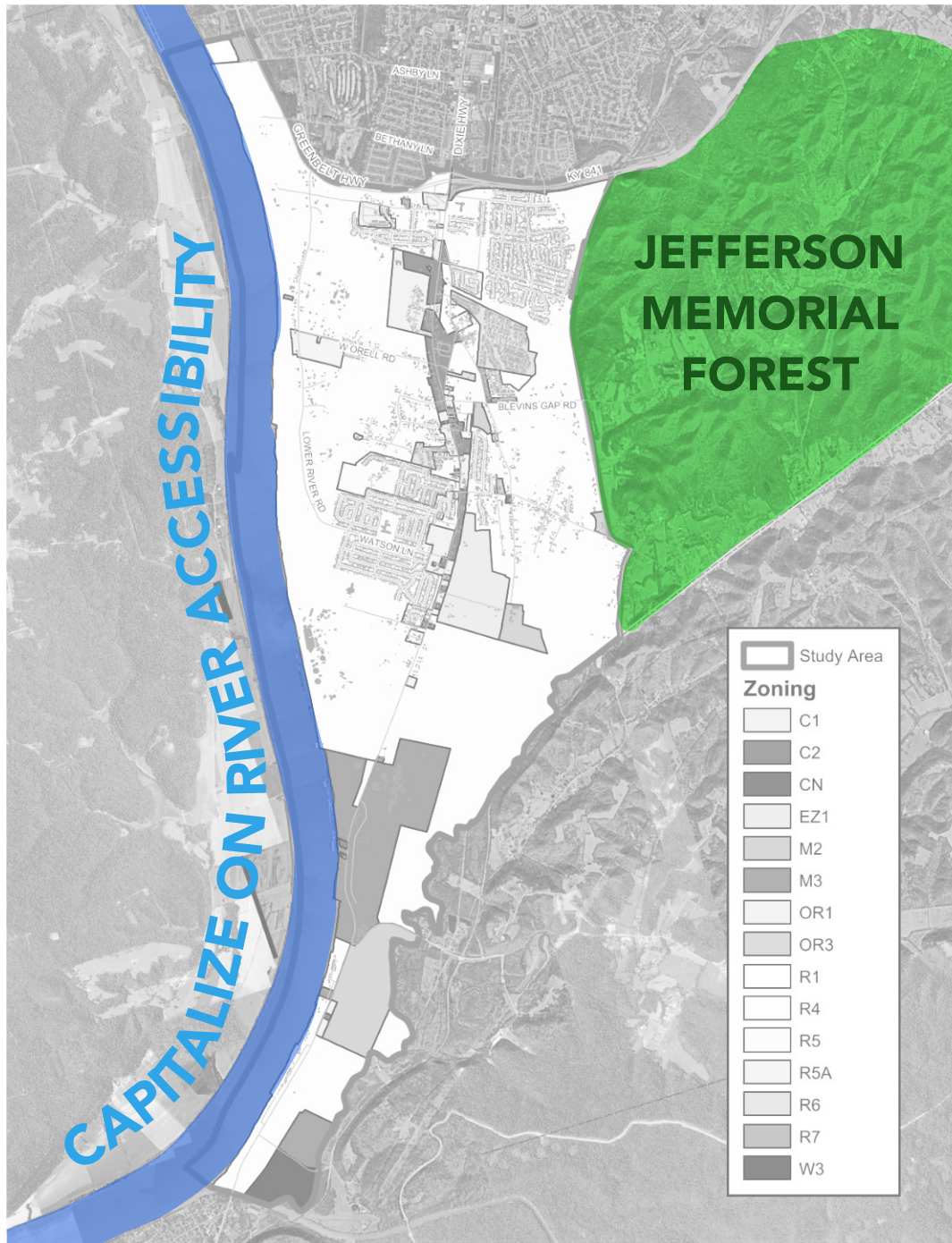
-Define the boundary of and establish a Village Form District designation centered around the intersections West Orell Road and Blevins Gap Road with Dixie Highway

-Improve Village Center connectivity

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Natural Assets

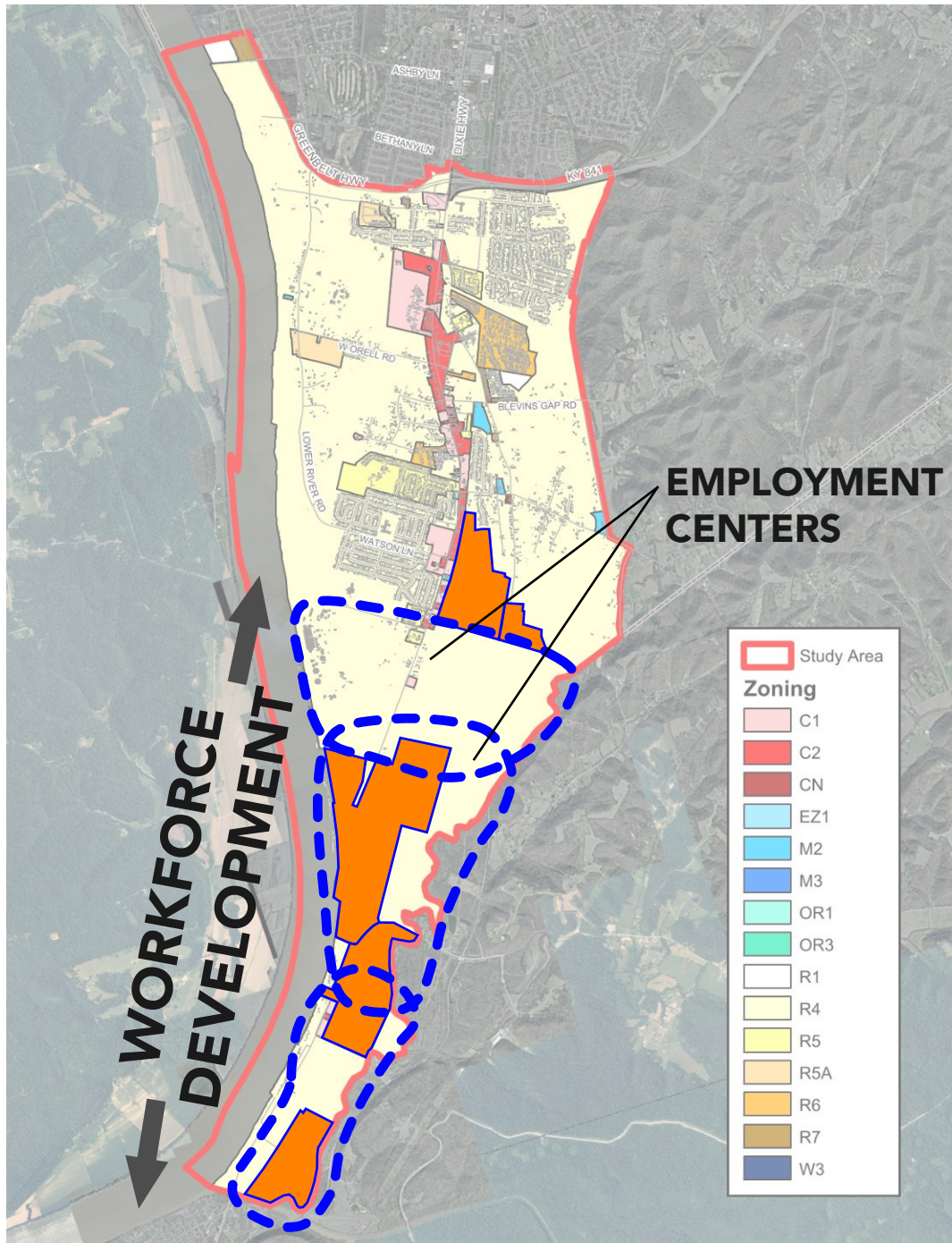


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Public Meeting Three



Workplace growth



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Public Meeting Three



Village Center

A community focal point

Village Center
or Hamlet



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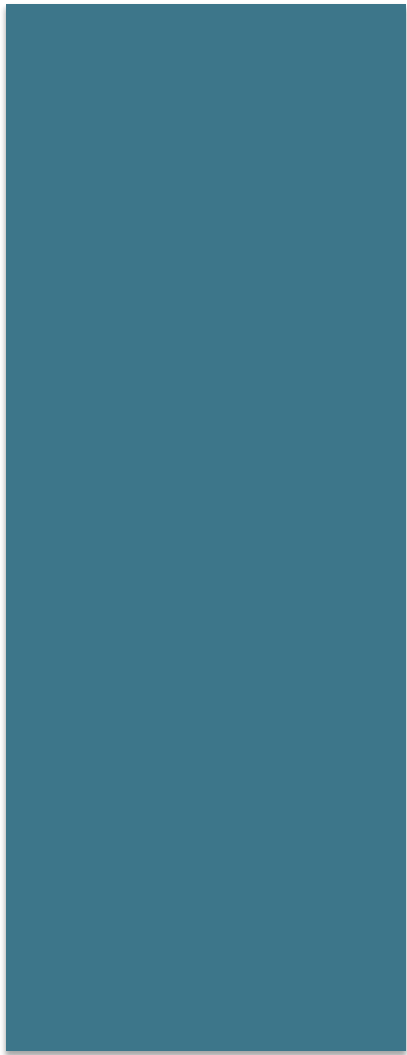
Urban Design

Extend and adapt the Urban Design Standards of the adopted Dixie Highway Master Plan to this Study Area

Develop Urban Design Standards for the proposed Village Center

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Mobility

Increase Village Center Connectivity

As part of the Village Center planning, conduct sub-area Transportation study to reinforce east-west connectivity through West Orell Road and Blevins Gap Road and examine north-south connectivity west of Dixie Highway

Sidewalks on Dixie Highway

Plan and design pedestrian facilities on Dixie Highway between Watson Lane to and through the Gene Snyder interchange

Pedestrian and Bicycling options

Extend bicycling and pedestrian facilities along the route recommended by the Louisville Loop Master Plan and explore the feasibility of extensions south to West Point

Traffic Safety Improvements

Prepare a safety and improvement study for the intersection of Dixie Highway and KY 44

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Traffic Safety

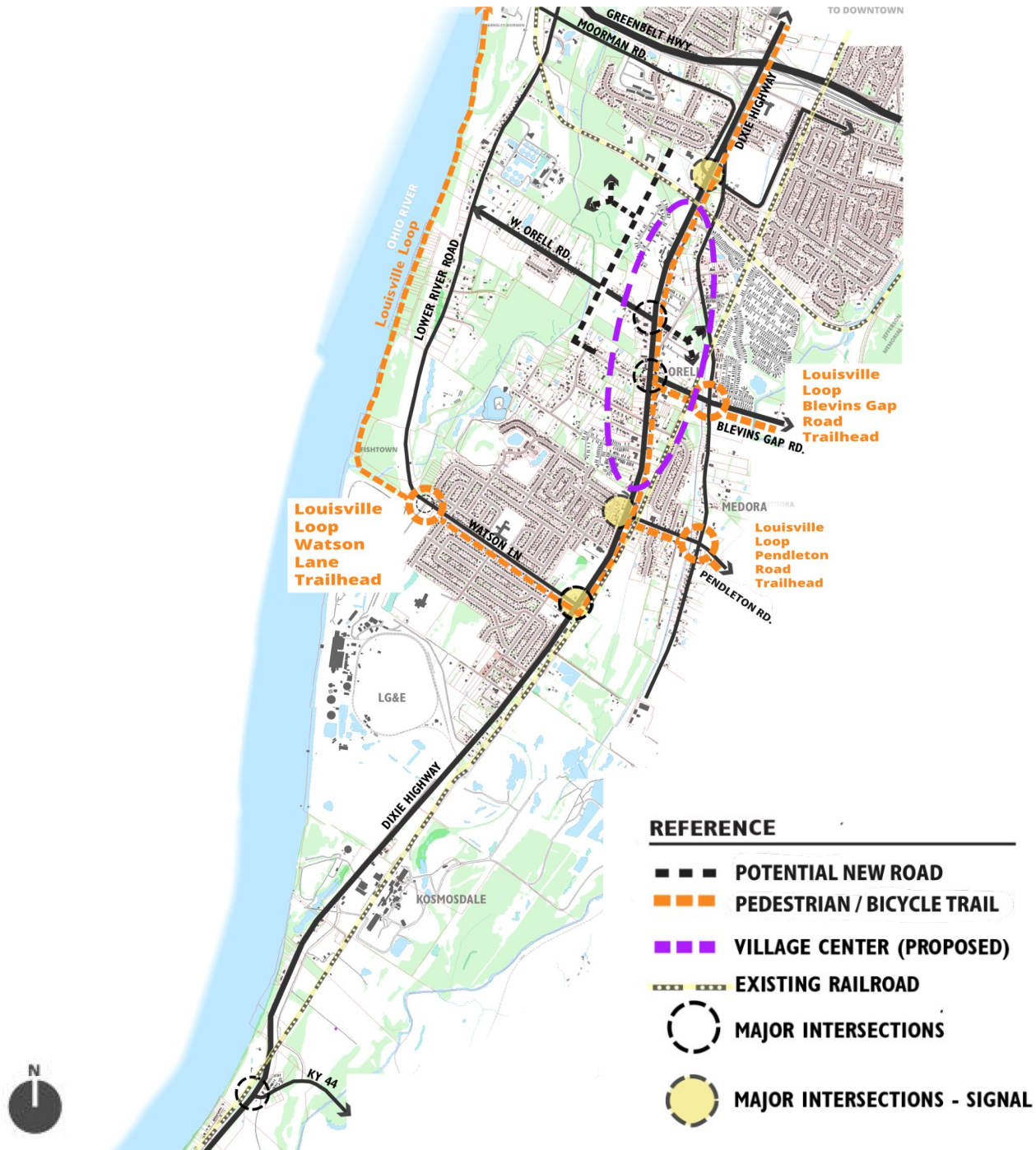


MAKING ROADS SAFER

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Connectivity



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THANK YOU

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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**

NOTIFICATION

Date	Purpose of Notice	Recipients
February 22, 2018	Hearing before Planning Committee	Subscribers of Council District 14 Notification of Development Proposals
March 22, 2018	Hearing before PC	Legal Advertisement in the Courier-Journal Subscribers of Council District 14 Notification of Development Proposals

STAFF CONCLUSIONS

Staff finds that the proposed goals, objectives, and recommendations in the South Dixie Highway Master 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.

PLANNING COMMISSION ACTIONS

- 1. Planning commission unanimously recommended approval of the South Dixie Highway Master Plan– 18NEIGHPLAN1000**
- 2. Planning commission unanimously recommended approval of Executive Summary as an Amendment to Cornerstone 2020 -18NEIGHPLAN1001**