



# Jacobs Neighborhood Plan



**Case Manager: Ken Baker, AICP**  
**Docket No: 15NEIGHPLAN1000 & 15NEIGHPLAN1001**  
**September 3, 2015**



DEPARTMENT OF  
**DEVELOP**  
**LOUISVILLE**  
*LOUISVILLE FORWARD*

# **BACKGROUND**

**Plan initiated at the request of Councilwoman  
Marianne Butler, District 15**

**Expedited Plan Process**

**Center For Neighborhoods selected as consultant to  
assist with development of plan**

**Five Advisory Group Meetings in June and July 2015**

**Two Charrette-style Workshops: June 20 & July 11**

**Neighborhood Public Meeting: July 29, 2015**

# Jacobs Neighborhood Small Area Plan

## DRAFT



JULY 2015

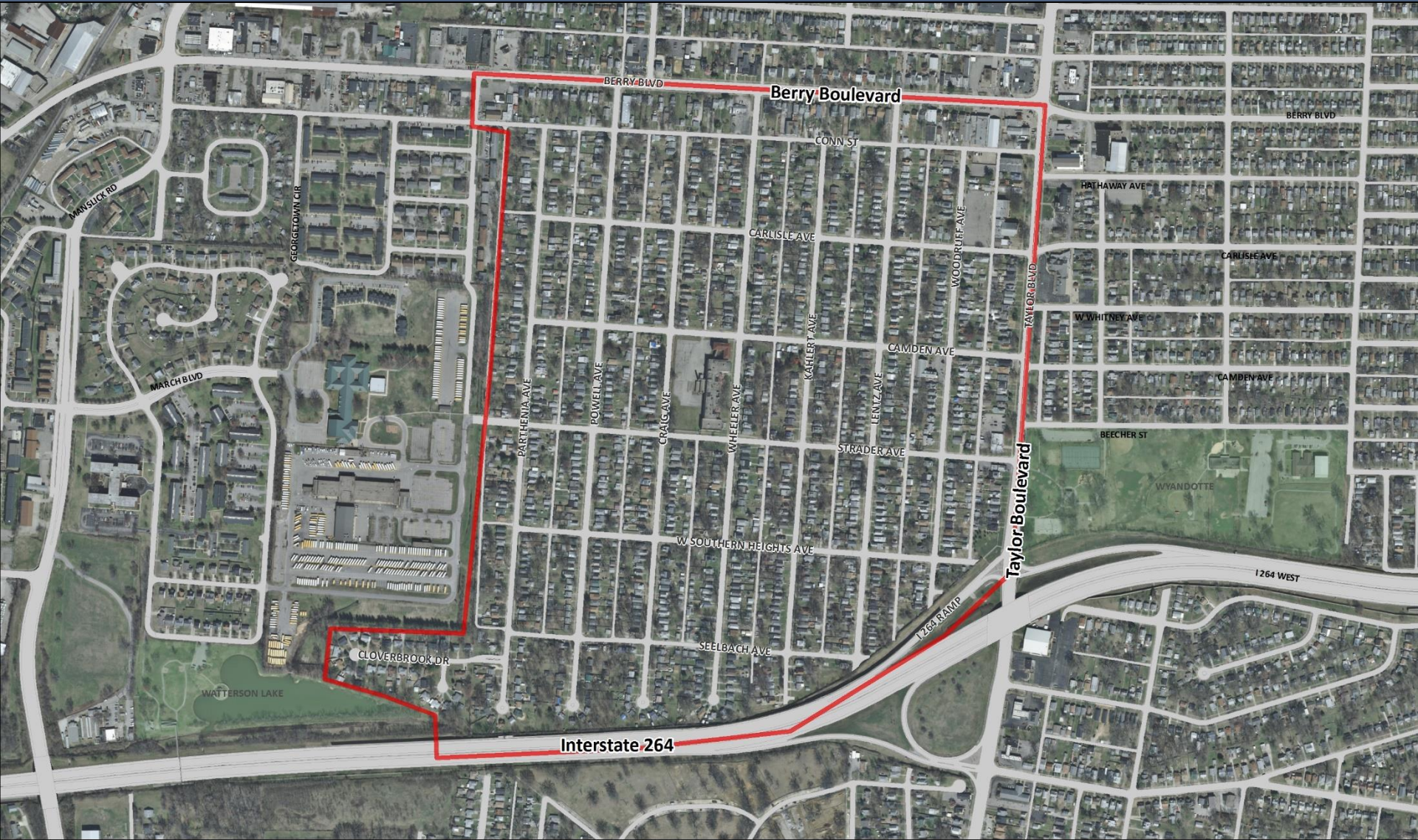




# Jacobs Neighborhood Plan Area

Figure Ground Base Map





# Jacobs Neighborhood Plan Area

Aerial Imagery Base Map



# Plan Process



# Neighborhood Vision Statement

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The Jacobs Neighborhood is a welcoming neighborhood of choice that is safe and secure for family and friends. Jacobs is an affordable place to call home where homeowners, renters and landlords take pride in their property, it is a family-friendly neighborhood with easy access to amenities including local parks, schools, businesses, transportation and technology, and it is a neighborhood with structurally sound infrastructure providing reliable drainage, sidewalks and roadways. The Jacobs Neighborhood is a place that respects its history while providing a high-quality of life for all call it home today and in the future.

# Neighborhood History & Character

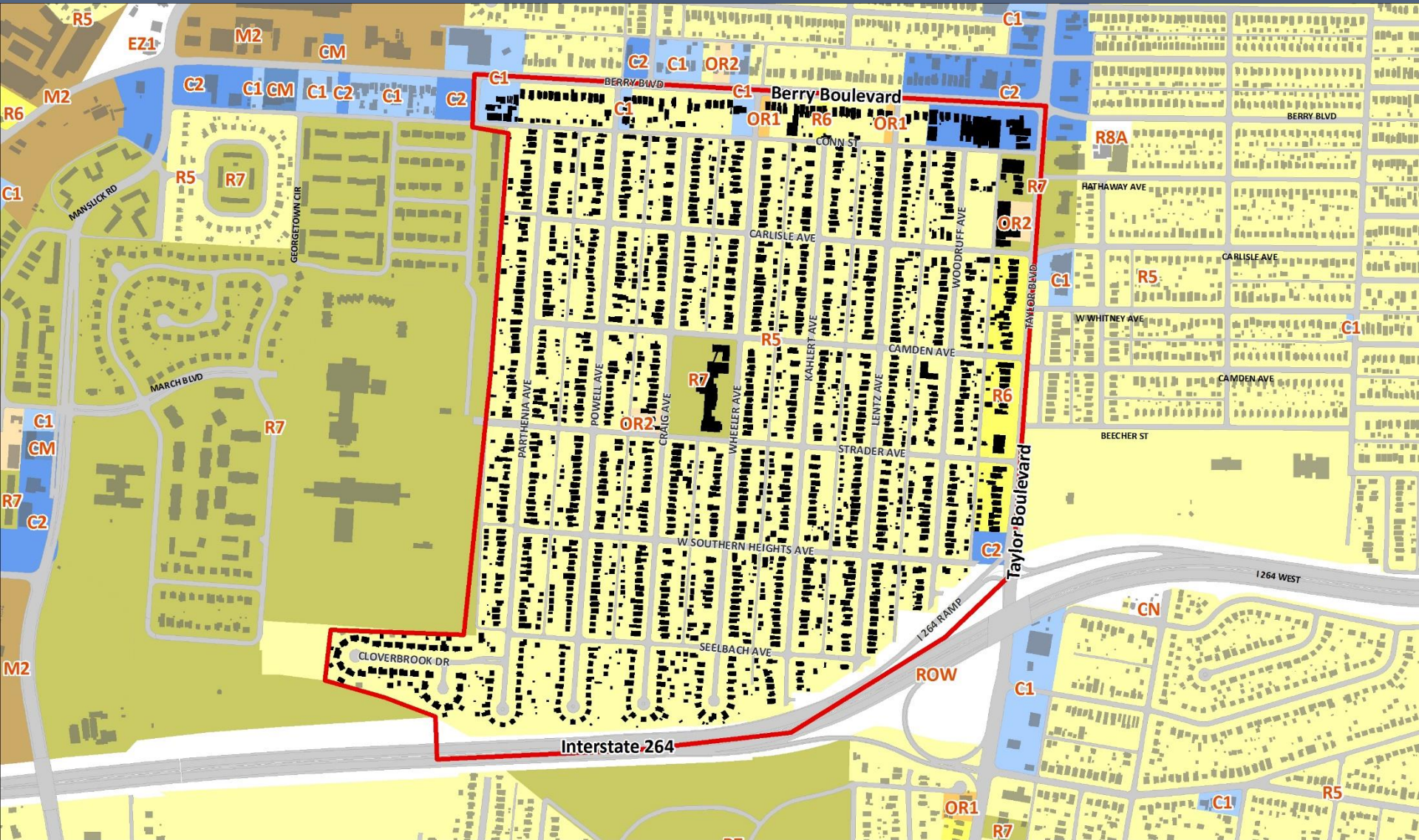
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# Plan Components: Land Use & Community Form

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# Jacobs Neighborhood Plan Area

Existing Zoning

Jacobs Plan Area	Roads	C2	M2	OR2	R6	
Buildings	C1	CM	OR1	R5	R7	

0 0.05 0.1 0.2 0.3 0.4 Miles



# Jacobs Neighborhood Plan Area

GROUP 1 Existing Landuse



- P = PRESERVE
- A = ADD
- R = REMOVE
- K = KEEP OUT

# Priorities

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- Neighborhood Corridors
- Single-family Housing
- Multi-Family Housing
- Old Jacobs School site
- Parks & Green Space

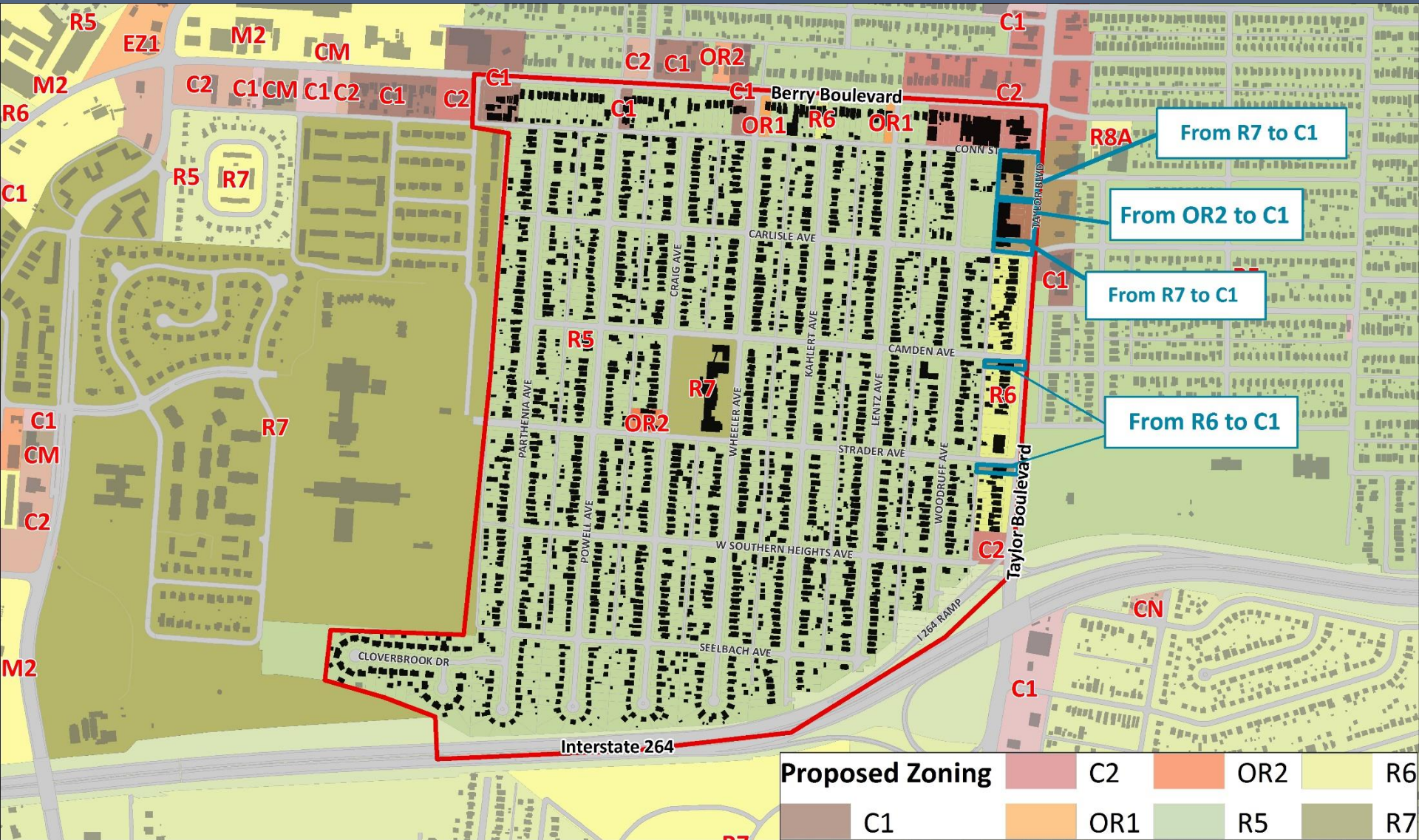


# Major Rezoning

*Page 42-43*

Proposed rezoning of select parcels along Taylor Avenue to C1-commercial consistent with:

- Traditional Neighborhood Form District
- Current use of parcels
- Neighborhood desire for more neighborhood friendly commercial



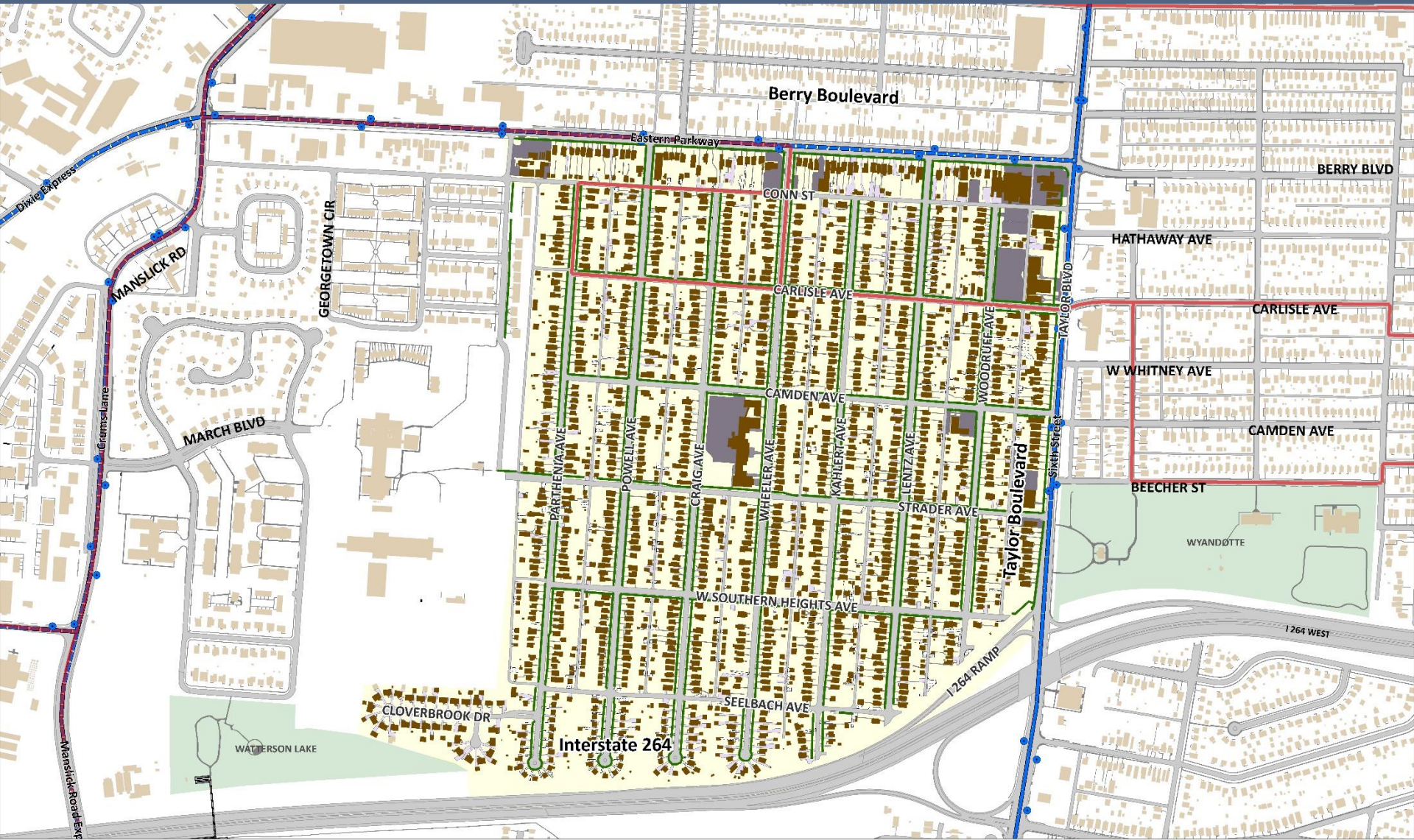
# Jacobs Neighborhood Plan Area

Proposed Zoning



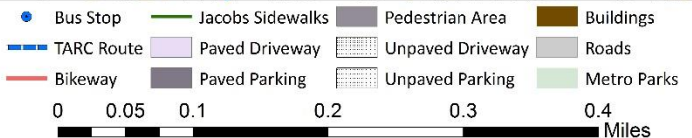
# Plan Components: Mobility

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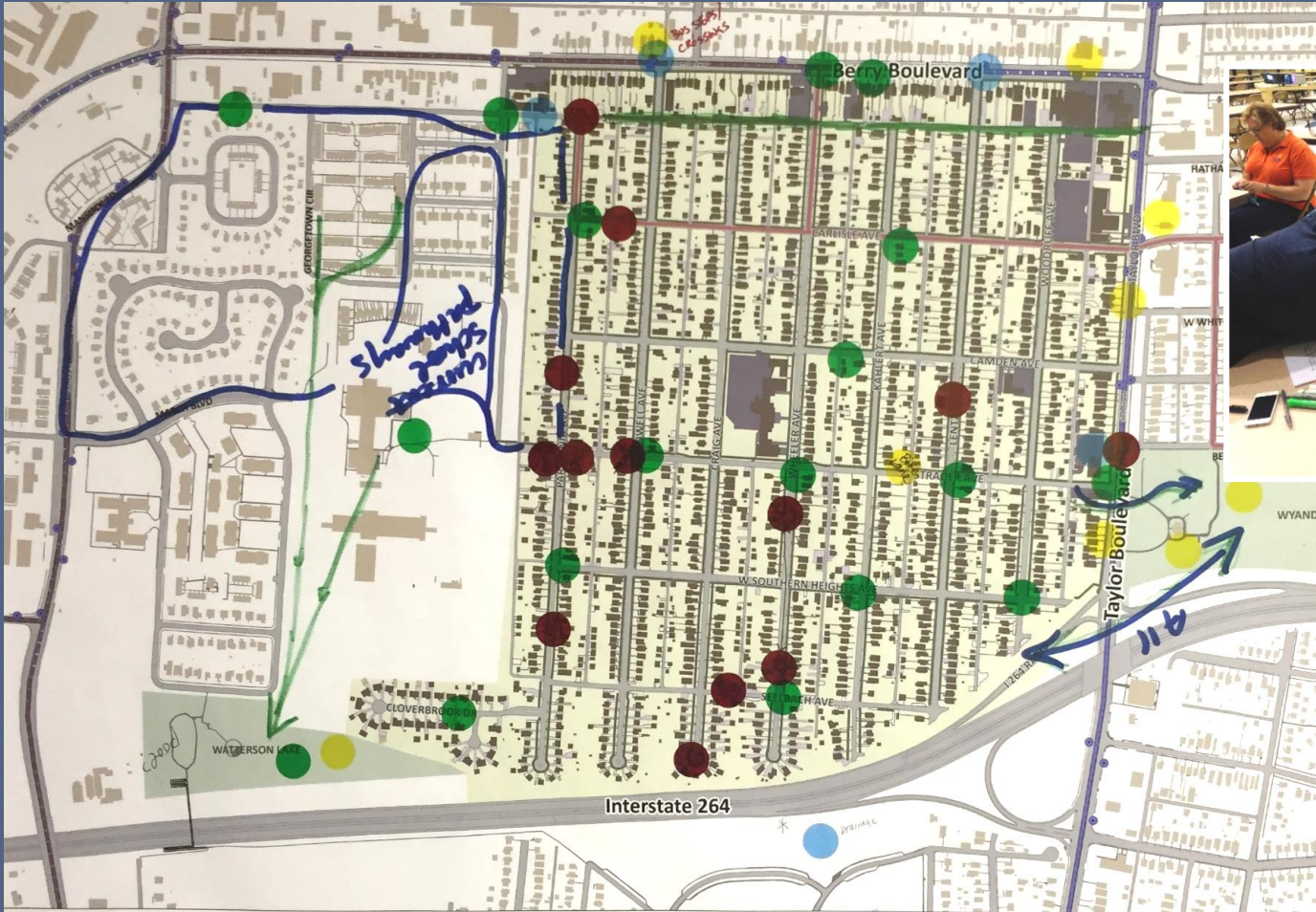


# Jacobs Neighborhood Plan Area

## Transportation Network





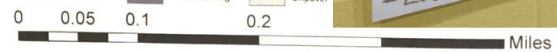


**Key Assets +**

- Access to Waterson <sup>easy access</sup>
- Men's Club @ BBS mps
- Stability <sup>Family</sup>
- new JACOB school <sup>Longer hours to get to</sup>
- Wyandotk PARK <sup>Local Shops</sup>
- SAFE, WALKABLE <sup>Friendly</sup>
- Old JACOB school <sup>stores with 5 minutes</sup>
- MATURE TREES
- Kids out playing <sup>central</sup>
- Location <sup>quiet in neighborhood</sup>

## Jacobs Neighborhood Plan Area

### GROUP 1 Transportation Network

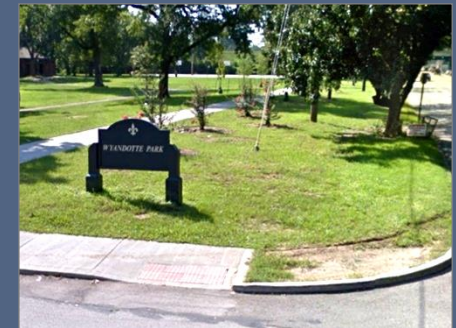


- = PLACES YOU WALK/BIKE TO
- = PLACES YOU WOULD LIKE TO WALK/BIKE TO
- = ROAD ISSUES / TRAFFIC CONFLICTS
- = PRIORITY INFRASTRUCTURE

# Priorities

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- Primary Roadways
- Pedestrian, Bicycle & Transit
- Neighborhood Connectivity



# Plan Recommendations

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**Table 4: Land Use & Community Form Recommendations**

<i>ID</i>	<i>Recommendation</i>	<i>Responsibility</i>	<i>Timeframe</i>
<b>Cornerstone 2020/LDC</b>			
LU1	Promote mixed-use, neighborhood friendly commercial development at and near the intersection of Taylor and Berry Boulevards.	Planning & Design Services, Planning Commission, Metro Councilperson, private developers	Ongoing
LU2	Redevelop the old Charles D. Jacob Elementary School site with an appropriate, adaptive reuse, including the development of housing options for seniors.	Metro Councilperson, private developers, Metro Housing & Community Development, Planning & Design Services	Medium Term - 3 Years
LU3	Maintain and enhance Wyandotte Park and Watterson Lake Park for community use and common open space.	Metro Parks	Ongoing
LU4	Rezone the parcels on Taylor Boulevard between Conn Street and Carlisle Avenue from R7 to C1 and OR2 to C1. Rezone the parcels at the southwest corner of Taylor Boulevard and Camden Avenue and at the southwest corner of Taylor Boulevard and Strader from R6 to C1. (see <i>Figure 6: Proposed Zoning Map in the Land Use &amp; Community Form section</i> ).	Planning & Design, Planning Commission, Metro Councilperson,	Short Term - 1 Year
<b>Capital Infrastructure</b>			
LU5	Improve the waste and storm water management system infrastructure in all cul de sacs adjacent to the I-264 Watterson Expressway to ensure proper drainage of roads and residences.	Metropolitan Sewer District, Metro Councilperson, Kentucky Transportation Cabinet	Long Term - 5 Years
LU6	Work with Metropolitan Sewer District to identify drainage problem areas and develop a plan to address these areas.	Metro Councilperson, Metropolitan Sewer District, residents	Medium Term - 3 Years
LU7	Work with Metropolitan Sewer District to utilize existing programs or develop a program that assists homeowners with making and paying for drainage improvements to their property.	Metro Councilperson, Metropolitan Sewer District, residents	Medium Term - 3 Years
<b>Policy/Programming</b>			
LU8	Create a neighborhood association for the Jacobs Neighborhood.	Residents, Metro Councilperson, Center For Neighborhoods	Short Term - 1 Year
LU9	Create a neighborhood watch program for the Jacobs Neighborhood.	Residents, Metro Councilperson, Louisville Metro Police Department, Center For Neighborhoods	Short Term - 1 Year

# Highlighted Recommendations

## Land Use & Community Form

- LU1 - Promote mixed-use, neighborhood friendly commercial development at and near the intersection of Taylor and Berry Boulevards.
- LU2 - Redevelop the old Charles D. Jacob Elementary School site with an appropriate, adaptive reuse, including the development of housing options for seniors.
- LU8 - Create a neighborhood association for the Jacobs Neighborhood.
- LU16 - Incorporate community/public space at the redeveloped old Charles D. Jacob Elementary School site, potentially including new green space, playground or community gathering place.

# Highlighted Recommendations

## Mobility

- M1 - Identify a location for a new, multi-use pathway from the Jacobs Neighborhood to Watterson Lake Park, and develop an implementation plan providing pedestrian and bicycle access...
- M3 - Conduct a series of meetings with appropriate stakeholders and decision makers to identify solutions for parking congestion and conflicts on narrow residential streets...
- M11 - Improve pedestrian access at the crossing of Strader Avenue and Taylor Boulevard; and past the I-264 Watterson Expressway to the south and southeast of the plan area.
- M21 - Increase the tree canopy along Berry and Taylor Boulevards to provide a more beautiful, inviting gateway to the Jacobs Neighborhood and restore the past character of the corridors.

# STAFF FINDINGS

Guideline 1	Community Form
Guideline 2	Centers
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 10	Flooding and Stormwater
Guideline 12	Air Quality
Guideline 15	Community Facilities

# NOTIFICATION

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
July 24 <sup>th</sup> , 2015	Hearing before Planning Committee	Metro Council District 15 Newsletter
August 10 <sup>th</sup> , 2015	Hearing before PC	Subscribers of Council District 15 Notification of Development Proposals
August 21 <sup>st</sup> , 2015	Hearing before PC	Legal Advertisement in the Courier-Journal Metro Council District 15 Newsletter



# STAFF CONCLUSIONS

**Staff finds that the proposed goals, objectives, recommendations in the Jacobs 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.**