

# Case No. 16AMEND1006

LDC Text Amendment – Suburban Infill



Louisville Metro Planning Commission

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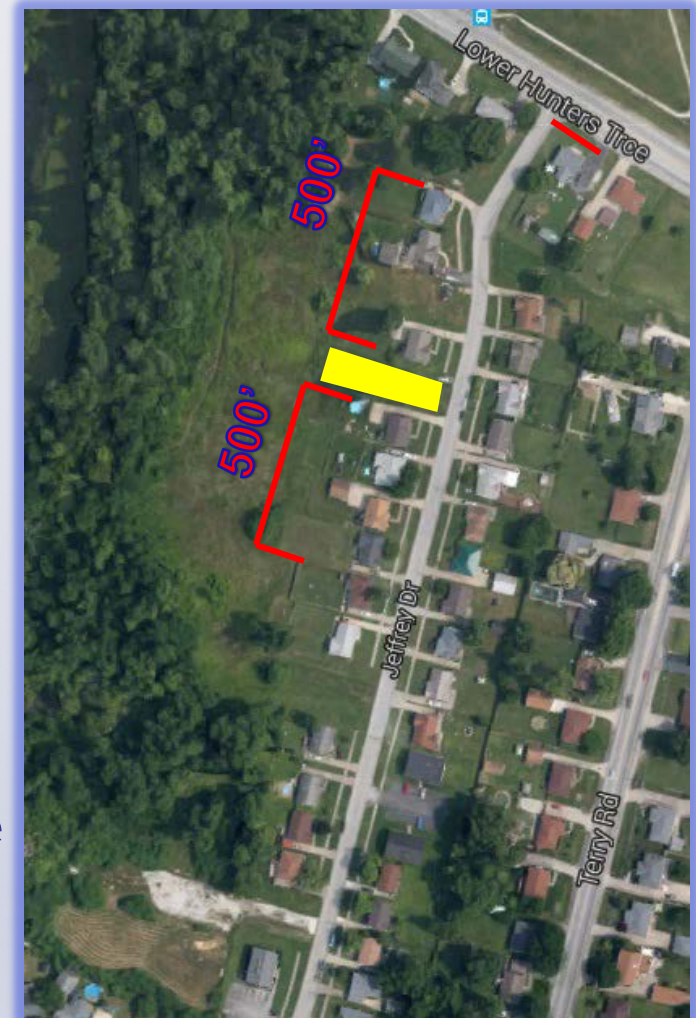
July 21, 2016

# Request

Amend Chapter 5 of the Land Development Code related to suburban infill

# Background

- “Infill Development - Development that occurs on vacant or underutilized land in an area within which a majority of the land is developed or in use.”
- Section 5.1.12 - infill regs for traditional and suburban.
- Applicability: Where 50% or more of either the lots or street frontage (lineal distance) within 500 feet of the subject site and on the same side of the street are occupied by principal structures



# Current Regulations

## B. Suburban Form Districts (N, SMC, RC, SW, C, VO)

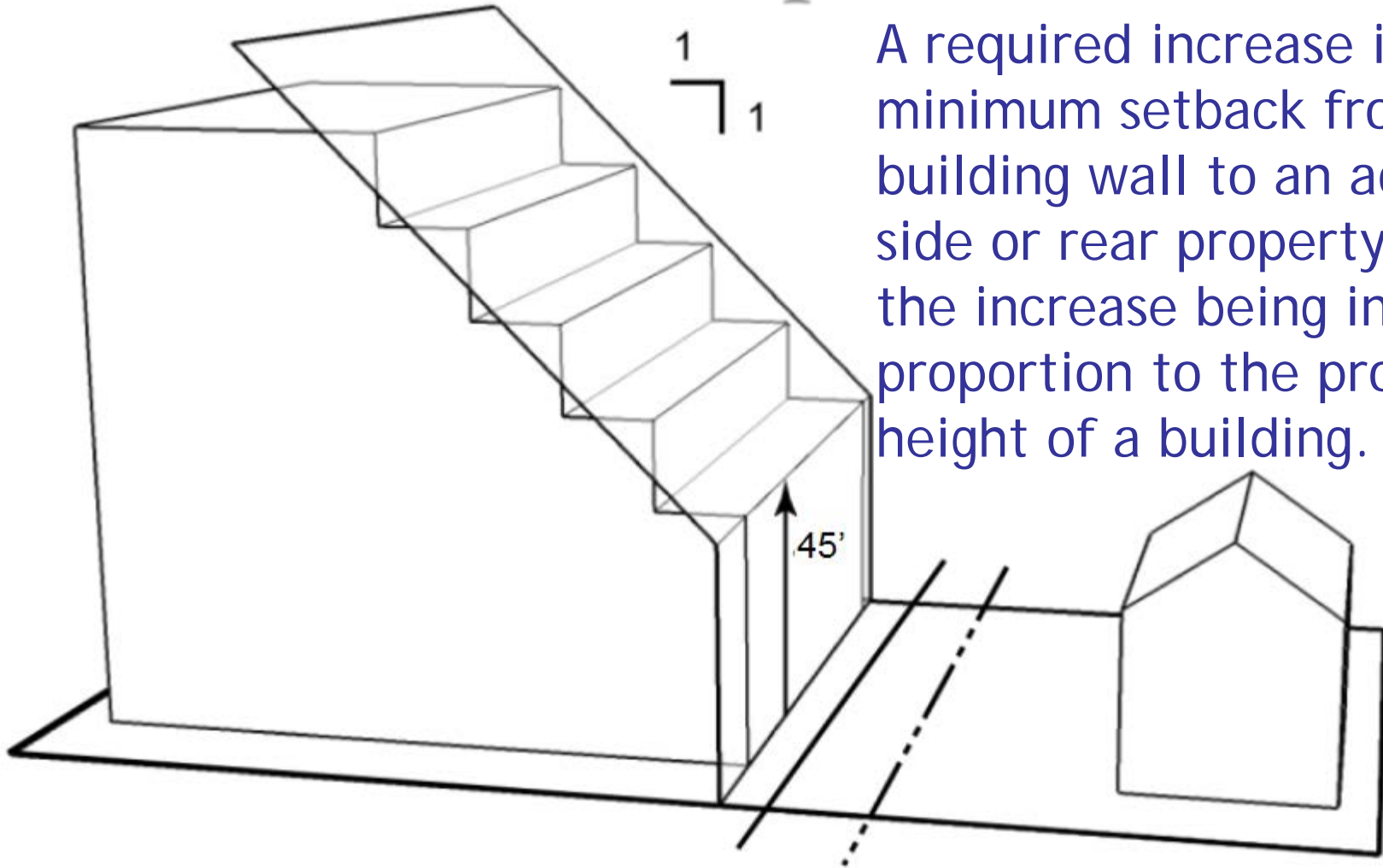
1. Where 50% or more of either the lots or street frontage (lineal distance) within 500 feet of the subject site and on the same side of the street are occupied by principal structures, the following requirements apply to proposed buildings and additions to existing buildings instead of applicable standards in Tables 5.3.1 and 5.3.2.
2. Infill Dimensional Requirements
  - a. Front Yard Setback - The front yard setback line shall fall within the range of the front yard setbacks of the two nearest lots containing principal structures within the same block face. A proposed building on an infill lot must be constructed within this established front yard setback range.
  - b. Side Yard Setback - There are no infill specific side yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the side yard setback requirement.
  - c. Rear Yard Setback - There are no infill specific rear yard setback requirements. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the rear yard setback requirement.
  - d. Building Height - There are no infill specific building height requirements for properties located within suburban form districts. Refer to the applicable form district dimensional requirements found in Chapter 5 to determine the building height requirement.

# Timeline

- December 17, 2015 - as part of Round 2 of the Land Development Code Update, Metro Council approved several changes to the Infill provisions of the code
- February 11, 2016 - Metro Council approved Resolution 005-2016 (Attachment #1), requesting PDS staff to hold a public hearing with the Planning Commission regarding the concept of a "stepback" requirement for buildings proposed on Suburban form district infill sites
- The concern from the Council was the possibility that suburban infill buildings would tower over their neighbors and possibly interfere with the neighbors' privacy.
- May 26th, 2016 - Planning Committee met and voted to forward the request to the Planning Commission, as presented by Staff, with a positive recommendation.

# Stepback

A required increase in minimum setback from the building wall to an adjacent side or rear property line with the increase being in proportion to the proposed height of a building.



Nonresidential,  
Multifamily

Setback  
Line

Property  
Line

Single-Story  
Residential

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# Stepback

- Surveyed 6 comparable communities (Attachment 2)
- 1:1 (height to distance) was most common ratio
- Memphis example: Where a nonresidential or multifamily structure is proposed to abut a residential structure:
  - Maximum building height at setback is 40'
  - For every 1 foot in height over the 40 feet, the building wall must be setback an additional foot from the abutting side or rear residential property line

# Existing Height Requirements

<b>Suburban Form District</b>	<b>Maximum Residential Height (ft)</b>	<b>Maximum Nonresidential Height (ft)</b>
Neighborhood	45	45
Suburban Marketplace Corridor	45	60
Regional Center	45	150
Suburban Workplace	45	50*
Campus	45	150
Village-Outlying	45	45

\*The Suburban Workplace form district has an existing stepback requirement that reads “Additional height may be added provided that the building is stepped back one foot on all sides for each additional four feet of building height.” This provision applies whether or not the subject property abuts a residence or not.

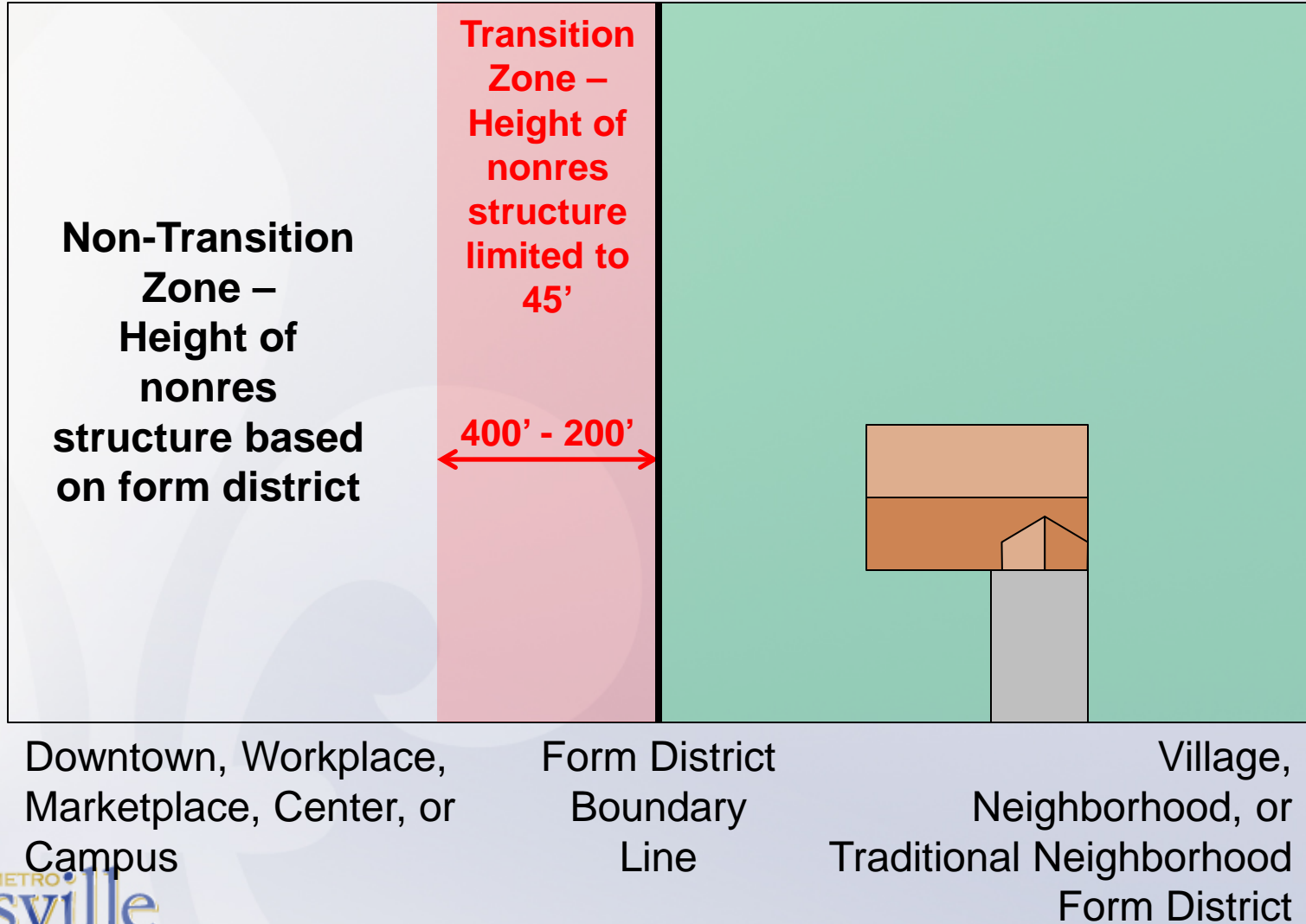


# Existing Transition Standards

**Table 5.7.1  
Form District Transition Zone Standards**

Group B Form Districts	Group A Form Districts		
	Village (VFD)	Neighbor- hood (NFD)	Traditional Neighbor- hood (TNFD)
Downtown (DFD)	400 ft.	200 ft.	100 ft.
Suburban Workplace (SWFD)	200 ft.	200 ft.	200 ft.
Traditional Workplace (TWFD)	400 ft.	200 ft.	100 ft.
Suburban Marketplace Corridor (SMCFD)	200 ft.	200 ft.	200 ft.
Traditional Marketplace Corridor (TMCFD)	400ft.	200 ft.	100 ft.
Regional Center (RCFD)	400 ft.	200 ft.	200 ft.
Town Center (TCFD)	400 ft.	200 ft.	200 ft.
Campus (CFD)	200 ft.	200 ft.	200 ft.

# Existing Transition Standards



# Existing Transition Standards

- This protection only applies when differing form districts are adjacent to one another, not when a multifamily or nonresidential infill site and residences abut within the same form district

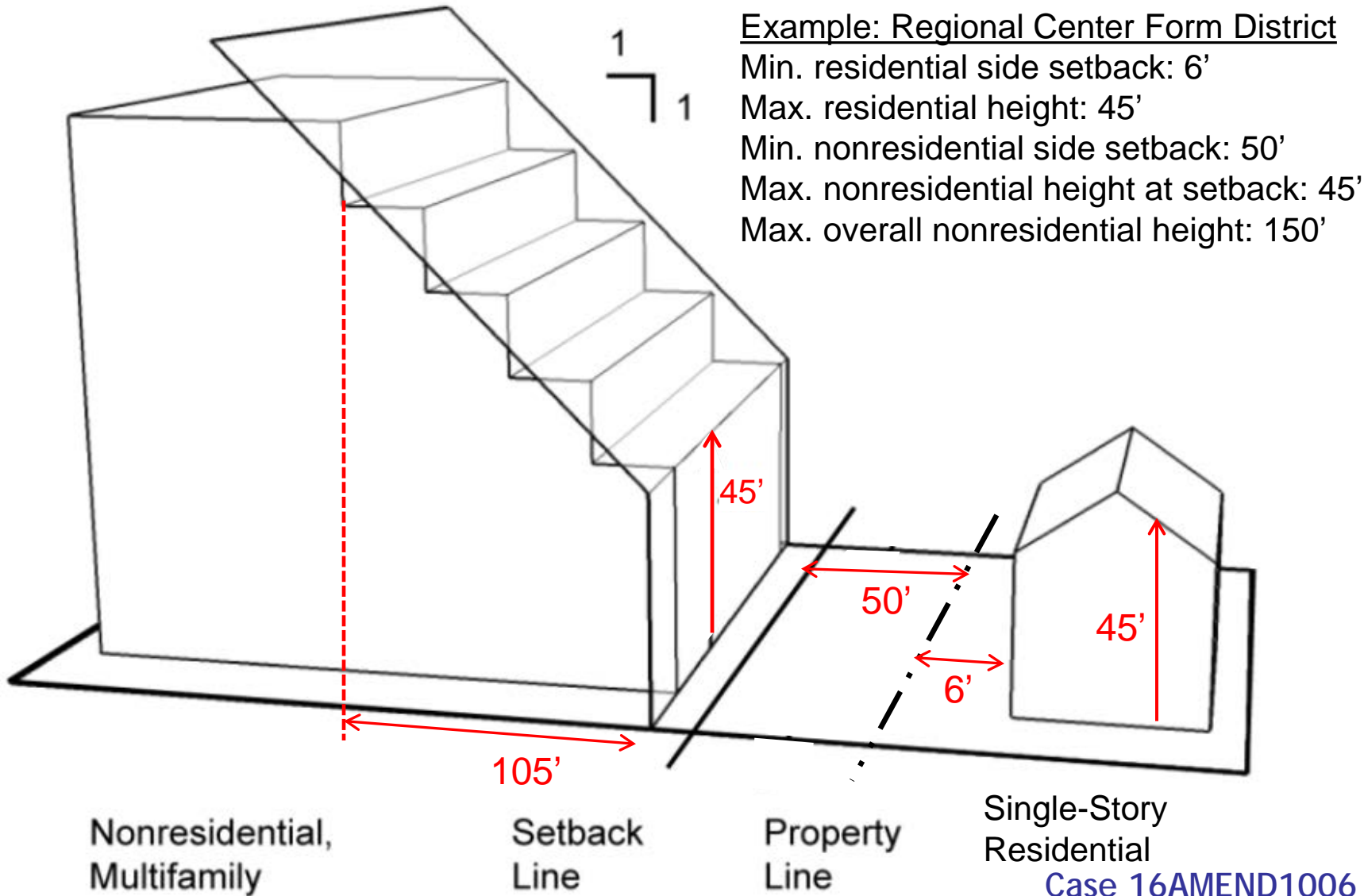


Suburban Marketplace Corridor form district potential infill area with adjacent residential in same form district

# Draft Amendment

- Allows suburban infill sites that abut a single-story residence to be a maximum of 45 feet at the required side or rear setback line.
- Requires such sites to have a one foot additional setback from the wall of the building to the side or rear residential property line for each foot in height the building is above 45 feet.

# Draft Amendment









# Protected Properties

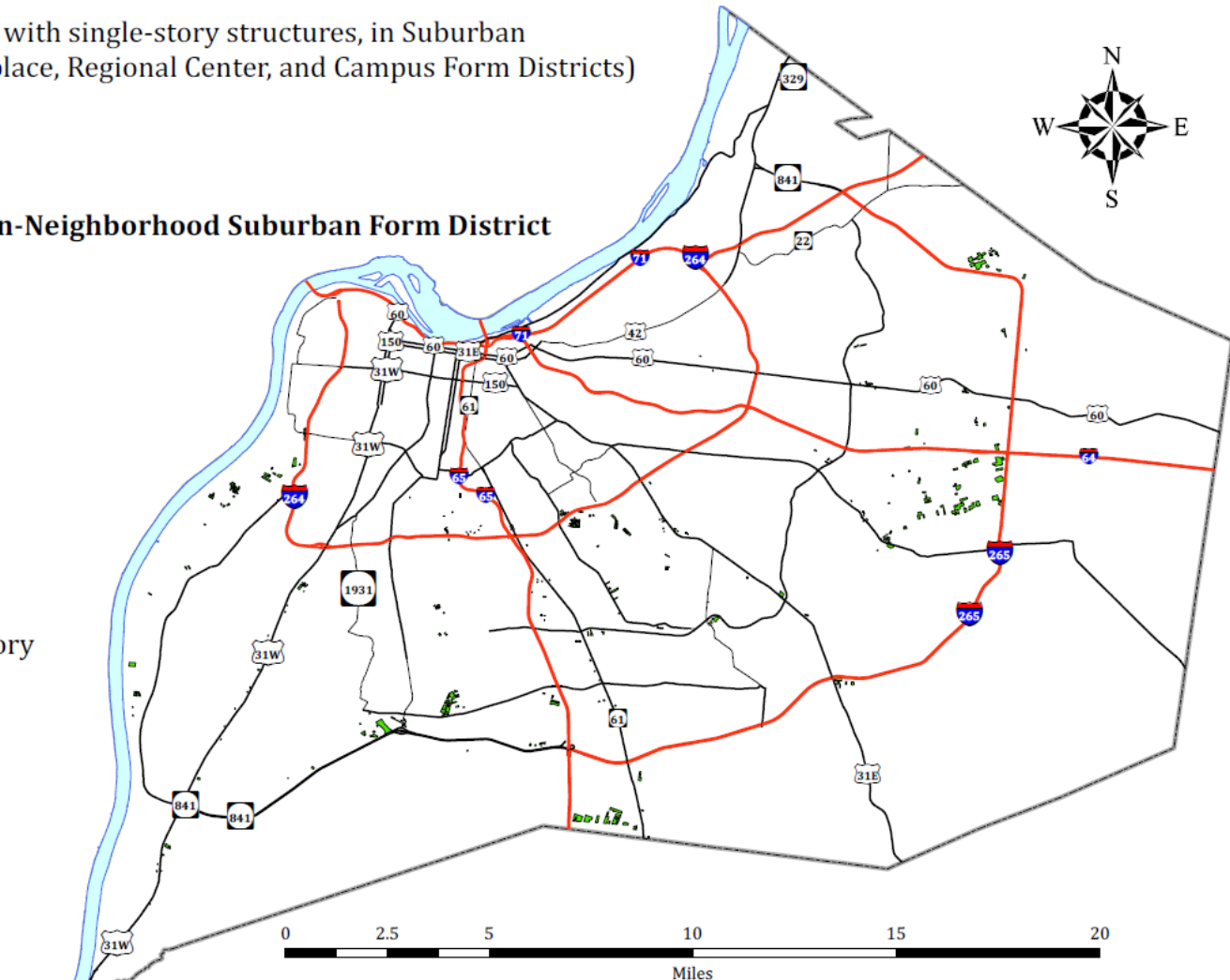
## Properties With Single-Story Residential Use, in Suburban Form Districts Other than Neighborhood

(Single-family and two-family land use, with single-story structures, in Suburban Marketplace Corridor, Suburban Workplace, Regional Center, and Campus Form Districts)

### Legend

-  Single-Story Residential Use, Non-Neighborhood Suburban Form District
-  Ohio River
-  Interstate
-  Major Arterial
-  Minor Arterial
-  Jefferson County Boundary

Total Area of Properties With Single-Story Residential Use in Non-Neighborhood Suburban Form Districts: 712 Acres





# Impacted Properties


## Properties Abutting Single-Story Residential Use, Non-Neighborhood Suburban Form Districts


(Properties that abut single-family and two-family land use with single-story structures, in Suburban Marketplace Corridor, Suburban Workplace, Regional Center, and Campus Form Districts)


### Legend

 **Properties in Non-Neighborhood Suburban Form District, Abuts Single-Story Residential**

 Ohio River

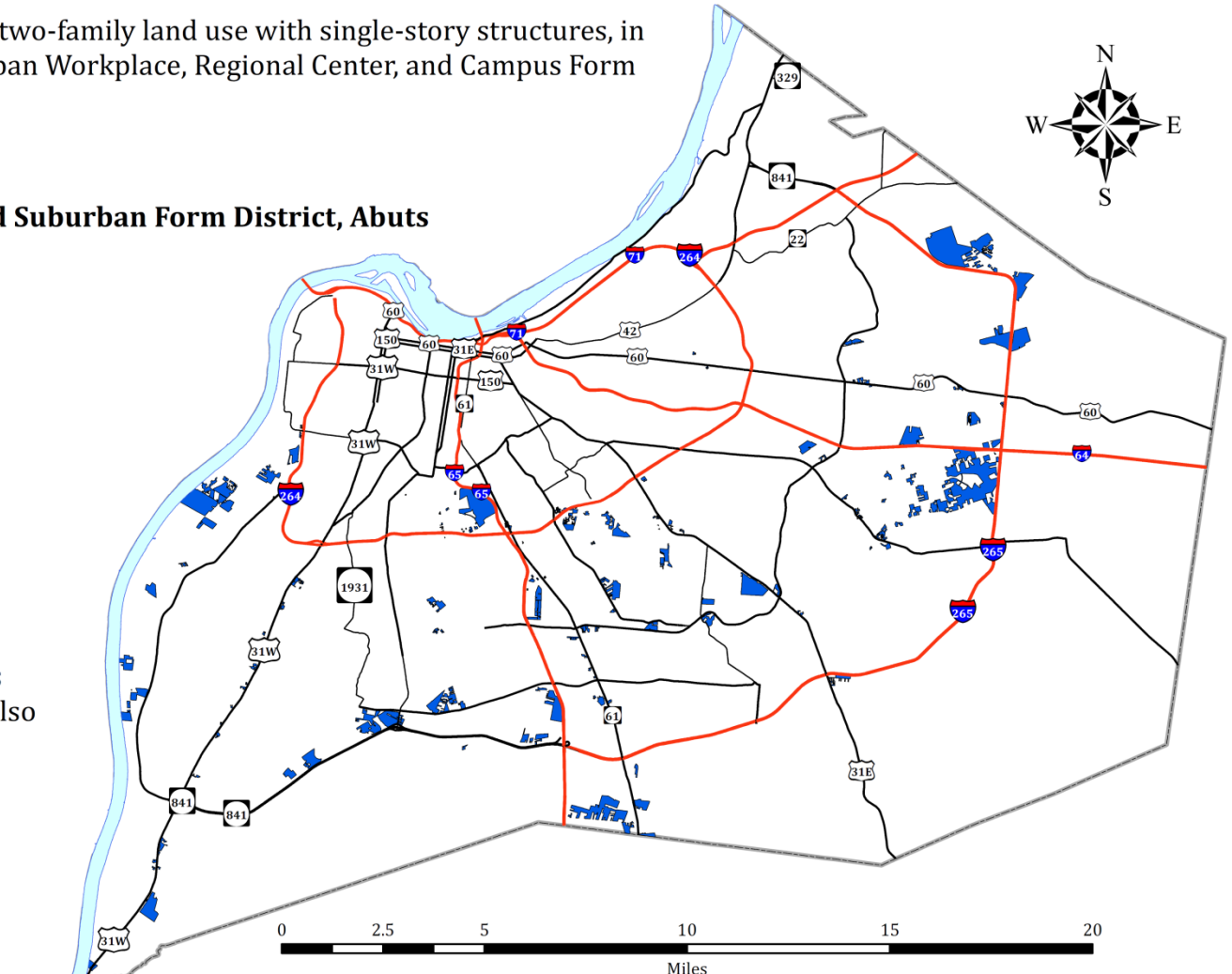
 Interstate

 Major Arterial

 Minor Arterial

 Jefferson County Boundary

Total Area of Properties in Non-Neighborhood Suburban Form Districts Abutting Single-Story Residential Use Also in Non-Neighborhood Suburban Form Districts: 5,060 Acres





# Applicable Plans and Policies

- These proposed amendments to the LDC text are consistent with the following policies of Cornerstone 2020

Plan Reference	Content
Community Form Strategy, Goal A3, Objective A3.4	Form and special district regulations should address standards necessary to achieve compatible development and redevelopment within the district...
Community Form Strategy , Goal C4, Objective C4.4	Establish a range of setbacks and lot dimensions to ensure compatibility with surrounding buildings while allowing for flexibility and creativity. Encourage new infill development to be of similar setback and orientation as the existing pattern of development.

# Required Actions

- The proposed amendments, as set forth in Attachment 3, would increase the compatibility between nonresidential or multifamily suburban infill developments and their single-story neighbors.
- The Planning Commission must make a recommendation to Metro Council and other legislative bodies to approve, approve with modifications, or deny the proposed LDC text amendment.