

Planning Commission

Staff Report

September 3, 2015



Case No: 15NEIGHPLAN1000 & 15NEIGHPLAN1001

Project Name: Jacobs Neighborhood Plan

Applicant: Louisville Metro Advanced Planning

Jurisdiction: Louisville Metro

Council District: 15 (Marianne Butler)

Case Manager: Kendal Baker, AICP

REQUEST

- Review and Approval of Jacobs Neighborhood Plan
- Executive Summary of Plan to be Amendment to Cornerstone 2020

CASE SUMMARY

Background

The Jacobs Neighborhood Plan was initiated at the request of Councilwoman Marianne Butler (District 15) and managed through the Office of Advanced Planning. The neighborhood is located in the South End and is bounded by Interstate 264 and Wattersen Lake Park on the south, Berry Boulevard on the north, Taylor Boulevard on the east and Seelbach Avenue on the west. The Jacobs Neighborhood is primarily single-family residential area that serves as a gateway to the neighborhoods surrounding Iroquois Park. The neighborhood, while stable, is experiencing negative impacts from vacant and abandoned properties. The neighborhood leadership, along with Councilwoman Butler, recognized the opportunity to reverse these negative impacts and fully capture the assets of the area. The Jacobs Neighborhood Plan is intended to create a common vision for the neighborhood and identify implementation steps to achieve that vision.

Scope of Plan

During the pre-planning phase of the project, the following key issues and goals were defined as the scope of work for this plan:

- Identify strategies to stabilize homeownership.
- Attract more neighborhood-focused commercial development on Taylor and Berry Boulevards
- Enhance connections to area assets including Wyandotte Park and Iroquois Park
- Address issue of vacant properties

Advisory Group Process

An advisory group consisting of area stakeholders was appointed to assist with the planning process. The group met for the first time in June 2015. The Center For Neighborhoods was hired to complete the plan components and implementation phases of the neighborhood plan. The Advisory Group met five times in June and July 2015. Two public charrette-style workshops were held on June 20th and July 11th. The final draft plan was presented at a public meeting on July 29, 2015.

Given the relatively small geographic size of the area and in an effort to increase public participation and reduce planning fatigue, the process for this plan took less than six months to complete. The expedited time frame public participation did not wane during the planning process.

NEIGHBORHOOD PLAN ELEMENTS

In accordance with Chapter 161 (the Louisville Metro Neighborhood Plan Ordinance), a neighborhood plan must contain two mandatory components: Land Use/Community Form and Mobility. Other optional plan components may also be included in a neighborhood plan. The Jacobs Neighborhood Plan contains the following plan elements: Land Use/Community Form and Mobility.

Land Use/Community Form Recommendations

The Land Use/Community Form plan element is focused on evaluating land uses and promoting policies that will preserve the neighborhood character. These recommendations are meant to assist in the development of community centered place-making that promotes cultural diversity, encourages economic vitality and enhances the quality of life.

The Jacobs Neighborhood Plan is a composition of residential, commercial and institutional land uses in a Traditional Neighborhood Form District. The neighborhood is predominately zoned R-5. For the most part, zoning is consistent with current and future land use. The primary goals of the plan are to encourage homeownership, enhance the neighborhood's commercial corridors and stabilize the neighborhood. To accomplish these goals, the plan makes the following recommendations:

- Preserve the existing Traditional Neighborhood form of the Jacobs Neighborhood
- Encourage development of neighborhood-friendly commercial land use along Taylor and Berry Boulevards
- Rezone select parcels on Taylor Boulevard, south of Conn Street to match existing use and encourage future redevelopment with neighborhood-focused commercial (Pages 42-43).
- Improve the former Charles D. Jacob Elementary School

Mobility Recommendations

The Jacobs Neighborhood Plan seeks strategies to improve mobility within the neighborhood by evaluating existing transportation patterns and general connectivity to identify service gaps. The Jacobs Neighborhood faces some challenges that need to be addressed to improve residents' mobility. Neighborhood leaders and residents wish to create a safe, walkable community that is designed for pedestrian connections to nearby assets. The primary goals for improving mobility include improving safety along primary streets, improving pedestrian, bicycle and transit access and improving connectivity to area parks and community facilities. The Jacobs Neighborhood Plan makes the following mobility recommendations:

- Provide safe pedestrian access to local amenities and community facilities including Jacob Elementary School, Watterson Lake Park and Wyandotte Park
- Provide infrastructure improvements to support alternative transportation modes within the Jacobs Neighborhood and along Taylor and Berry Boulevard.
- Improve infrastructure and signage to reduce conflicts and enhance pedestrian and vehicle safety.

Executive Summary

Consistent with the format of all neighborhood/small area plans (and as required in Chapter 161, the Neighborhood Plan Ordinance), the executive summary includes the vision statement for the Jacobs Neighborhood Plan and the recommendations from the plan specifically related to Cornerstone 2020 and the Land Development Code.

Staff Findings

The Jacobs Neighborhood Plan are in conformance with the Cornerstone 2020 comprehensive plan. More specifically, the recommendations support the following plan elements and policies of the comprehensive plan:

Guideline 1 Community Form

The proposed Land Use/Community Form recommendations in the Jacobs Neighborhood Plan promote new development that will be designed to be compatible with the scale, rhythm, form and function of the existing

development as well as with the pattern of uses. The proposed rezoning (LU4) supports existing land uses and patterns of the Traditional Neighborhood Form, and preserves the traditional neighborhood character.

Guideline 2 Centers

The focus on encouraging investment/reinvestment at Taylor and Berry Boulevards, targeted for neighborhood-friendly commercial, promotes efficient use of land and investment in existing infrastructure and encourages vitality and a sense of place in the neighborhood and community.

Guideline 3 Compatibility

The plan proposes recommendations for expanding commercial opportunities while maintaining the existing residential character of the neighborhood. The proposed development locations will minimize impacts to existing residences, schools and other sensitive areas in the neighborhood.

Guideline 4 Open Space

The plan proposes recommendations for maintaining existing open spaces (Watterson Lake Park and Wyandotte Park) and enhancing neighborhood access to these community assets. The proposed recommendations seek to enhance existing open spaces serving the neighborhood.

Guideline 5 Natural Areas and Scenic and Historic Resources

The plan recommendations for redeveloping the former Jacob Elementary School, listed on the National Register, with an adaptive re-use of the building (LU2). The recommendation encourages this distinctive feature in the Jacobs Neighborhood to be preserved.

Guideline 6 Economic Development and Sustainability

The Land Use/Community Form recommendations propose strengthening the commercial node at Taylor and Berry Boulevards. The plan also supports re-use of the former Jacob School for a multi-family development. These recommendations encourage redevelopment and reinvestment opportunities that will be compatible with and stabilize the residential land uses. The proposed rezoning and redevelopment of the Jacob School are at locations where nuisances and activities of the proposed uses will not adversely impact residential land uses.

Guideline 7 Circulation

The proposed Mobility recommendations in the Jacobs Plan provide for adequate services to support exiting uses and promote growth. Implementation of the mobility recommendations will provide walking and bicycling opportunities that will decrease the use of single-occupant vehicles and improve safety.

Guideline 9 Bicycle, Pedestrian and Transit

The Mobility recommendations place an emphasis on making improvements to the current street and sidewalk networks to support access to community facilities via walking and biking. The recommendations also would provide for safer access to public transit. The Land Use/Community Form recommendations support expanding opportunities neighborhood-serving commercial uses, which could lead to a reduction in vehicle trips for retail goods and services.

Guideline 10 Flooding and Stormwater

Land Use/Community Form recommendations identify drainage and flooding issues in the neighborhood and seek to address these concerns. The proposed recommendations will not exacerbate drainage conditions in the neighborhood or surrounding area.

Guideline 12 Air Quality

The proposed Jacobs Neighborhood Plan recommendations reduce the impacts of pollution caused by vehicular traffic and land uses and encourages alternative modes of transportation by improving bicycle and pedestrian access in the neighborhood.

Guideline 15 Community Facilities

The Plan recommends enhancing connections to the Jacob Elementary School and neighborhood parks via walking and biking. As such, the plan supports the guideline's goals to have community facilities that are accessible to the adjacent neighborhoods.

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.

NOTIFICATION

Date	Purpose of Notice	Recipients
July 24 th , 2015	Hearing before Planning Committee	Metro Council District 15 Newsletter
August 10 th , 2015	Hearing before PC	1 st and 2 nd tier adjoining property owners Subscribers of Council District 15 Notification of Development Proposals
August 21 st , 2015	Hearing before PC	Legal Advertisement in the Courier-Journal Metro Council District 15 Newsletter

ATTACHMENTS

1. Jacobs Neighborhood Plan