



# Highview Town Center/PDD Areawide Rezoning

Case Manager: Ken Baker, AICP, Planning Manager

Docket No: 16AREA1004

Public Hearing: November 17, 2016



DEPARTMENT OF  
**DEVELOPMENT**  
LOUISVILLE FORWARD

# BACKGROUND

**Highview Neighborhood Plan initiated at the request of Councilman James Peden, District 23, in Summer 2014. Plan adopted November 2015 by Louisville Metro Council.**

**In December 2015, Metro Council approved a resolution to initiate Highview Town Center/Planned Development District area-wide rezoning.**

**In April 2016, contract approved for consultants, Gresham Smith & Partners, to lead PDD development process, working with Louisville Metro Advanced Planning, Office of Metro Council District 23/James Peden, and Highview Neighborhood Advisory Group.**

## 2015 Neighborhood Plan

Approved on 10/1/15

### Recommendations For:

- Land Use (13)
- Community Form (7)
- Mobility (9)

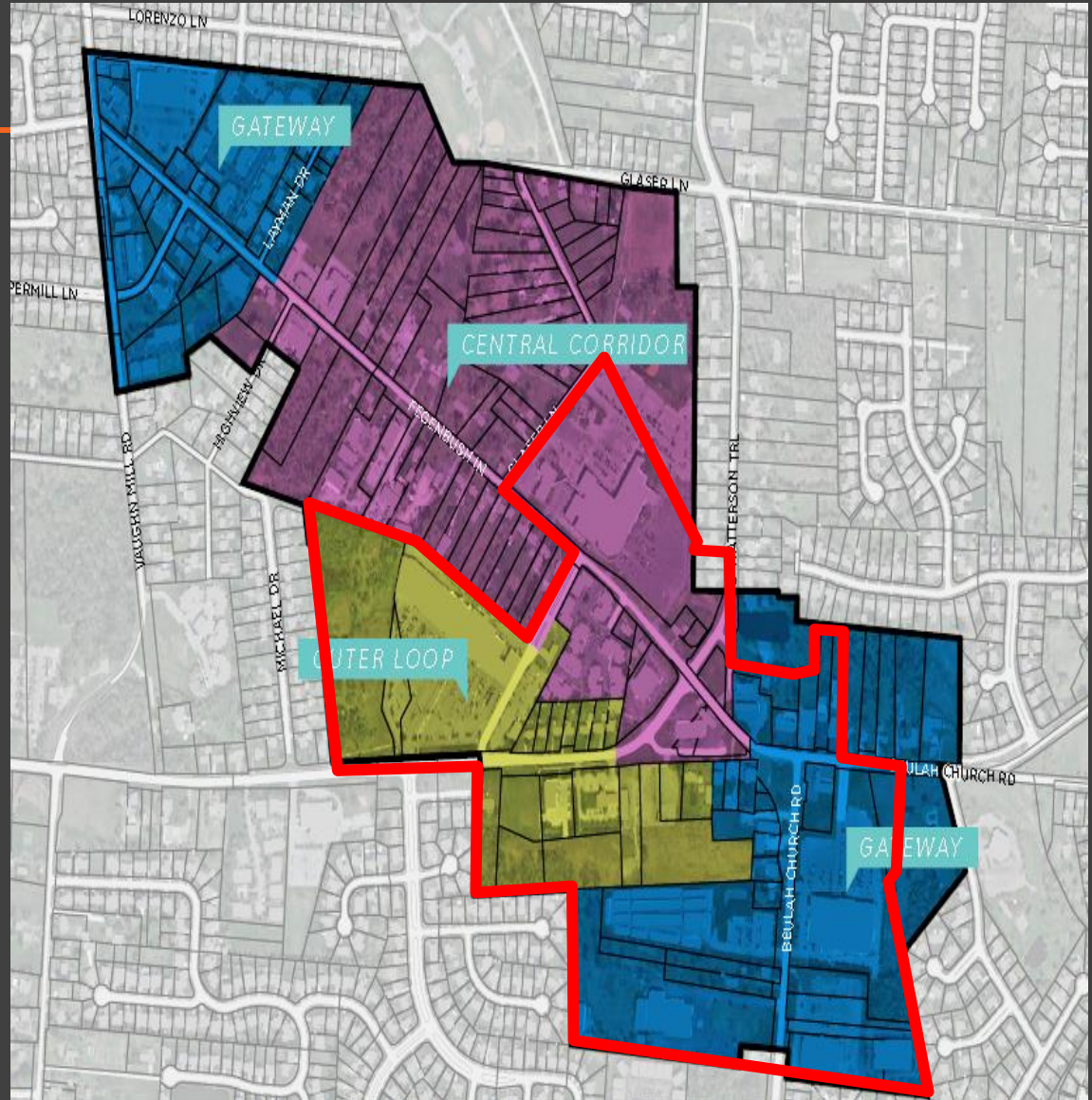


# Highview Neighborhood

## Land Use

LU1

Revise Town  
Center Form  
District  
Boundaries



Community Form

CF2

Adopt a Planned Development District (PDD) that incorporates Town Center Architectural Design Standards and uses



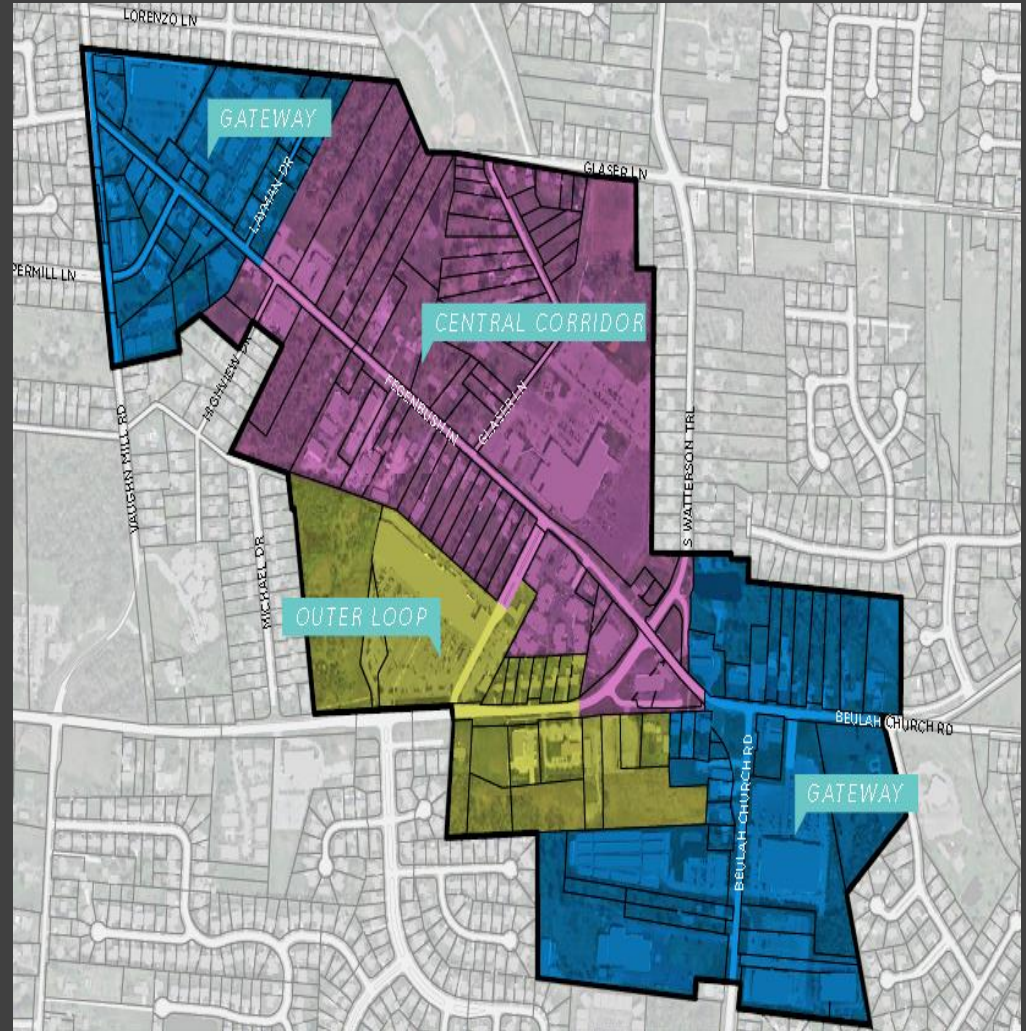
## Key Components of Highview PDD

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- Focusing the Fegenbush corridor on pedestrian scaled development including reducing setbacks, limiting the overall impact of vehicles and improving overall pedestrian and multi-modal connectivity
- Identifying key locations for auto-oriented development
- Clearly identifying transition zones to limit physical impacts of new development on existing single family and other residential uses
- Creating a series of design guidelines that promote better urban form and architectural diversity through form and materials use

## Town Center Sub Areas

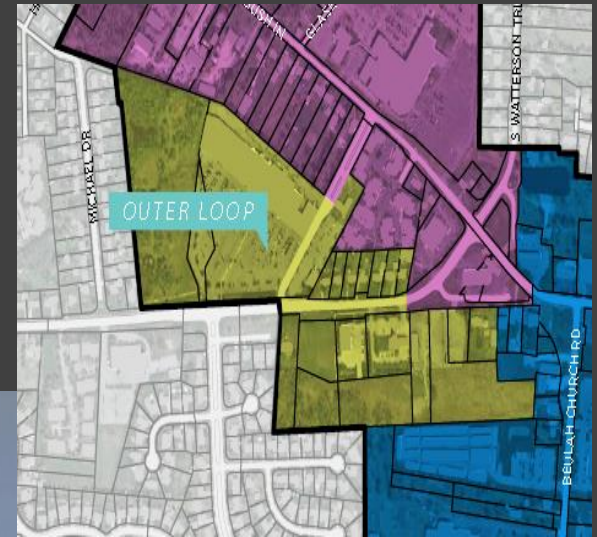
- Gateway
- Central Corridor
- Outer Loop



## Town Center Sub Areas

### Outer Loop

- “marketplace corridor”
- Auto-oriented

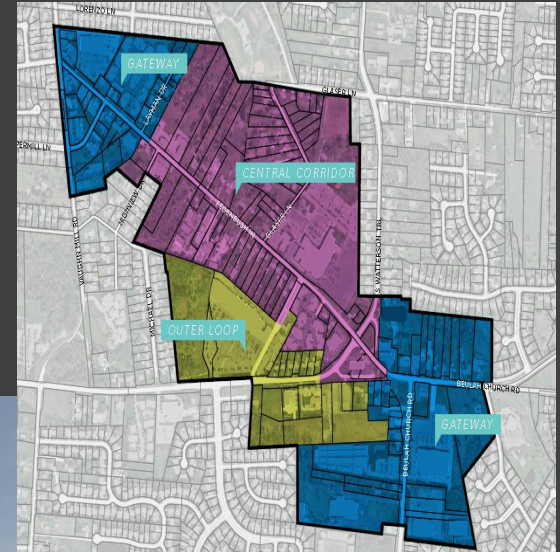




# Town Center Sub Areas

## Gateway

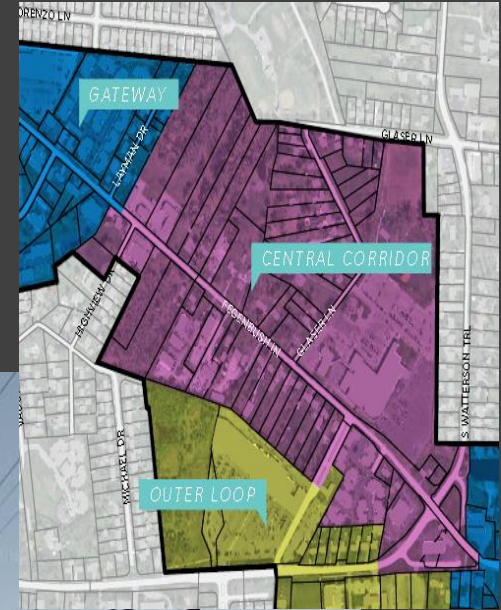
- transition



## Town Center Sub Areas

### Central Corridor

- “downtown”
- Pedestrian focus





## Design Standards

## Town Center Standards (Where We Started)

### Traditional Neighborhood Form District Standards

- Residential Use Yard Requirements/Setbacks

### C-2 Zoning District Standards

- Use Table (with some omissions)
  - LU1 most auto-oriented; LU3 least
- Lot Area/Width (no min)
- Density and Floor/Area Ratio (FAR)

### Existing Code

- Parking
- Signage
- Landscape
- Transition Zones



## Land Use Table

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### Outer Loop Sub-Area

- C-2 Uses
  - Eliminated agricultural uses
  - Added “Live/Work Units”

### Gateway Sub-Area

- All Outer Loop Area uses except applies C-1 intensities to auto related uses:
  - Auto rental agencies limited to no more than 25 rental passenger vehicles stored on site; no more than 2 service bays for cleaning or maintenance, and no repair or dispensing fuel
  - Auto service stations limited to 2 service bays

## Land Use Table

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### Central Corridor Sub-Area

- All Gateway uses except excludes:
- Auto sales agencies/service stations
- Boat Sales and related storage
- Building materials, storage and sales building
- Drive-in restaurants (consumption is inside a vehicle)
- Used car sales areas
- Drive through facilities

## Floor Area Ratio (FAR)

### Lot Standards

- Maximum Floor Area Ratio: 1.0 (C-1 FAR)

**F.A.R.** – “The square feet contained in a building divided by the square feet of the building lot.” –

Louisville  
Metro

F.A.R. = 1

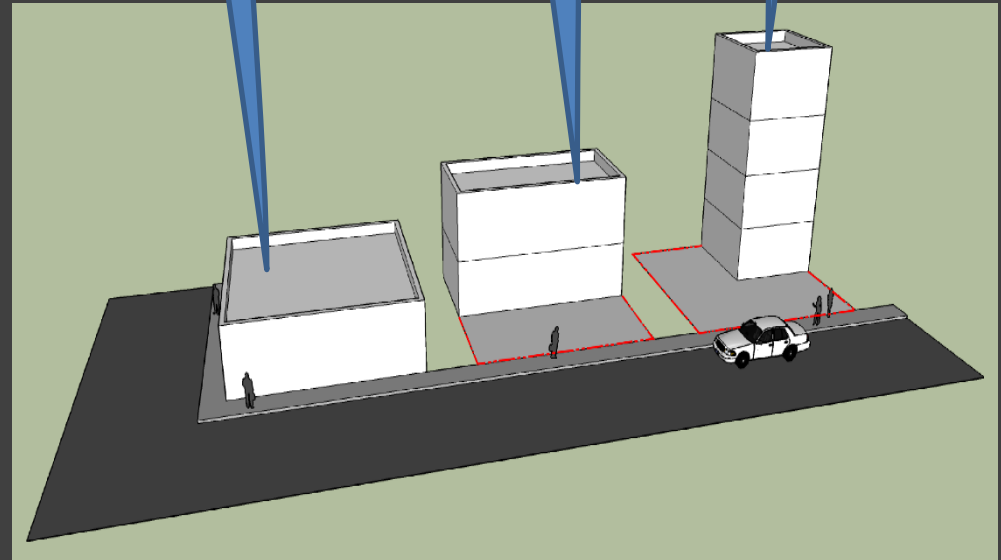
20,000 SF building covering 100% of lot.

F.A.R. = 1

2 story, 20,000 SF building covering 50% of lot.

F.A.R. = 1

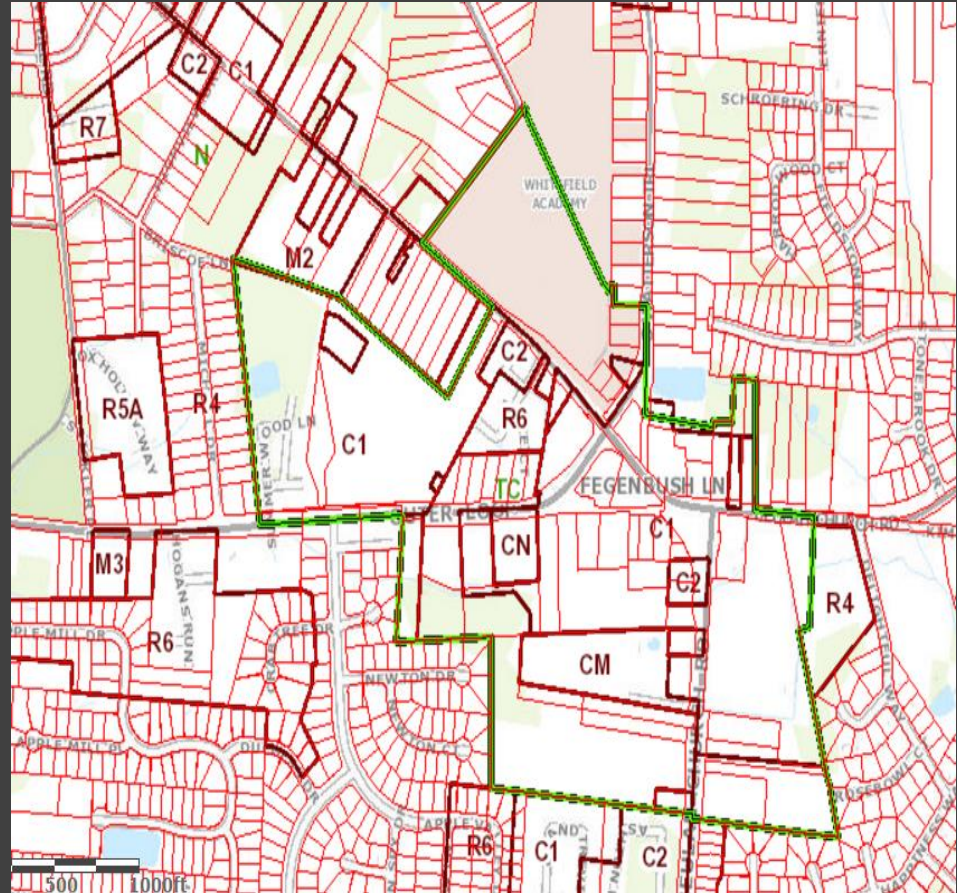
4 story, 20,000 SF building covering 25% of lot.



## Density

### Lot Standards

- Outer Loop Sub-Area  
Maximum Density:  
12.01 dwellings per  
acre (note: R5A  
equivalent)
- Gateway and Central  
Corridor Sub-Areas  
Maximum Density:  
17.42 dwellings per  
acre (note: R6  
equivalent)





## Town Center Architectural Design Standards (Added)

### Nonresidential/Mixed Use Setback

- Yard Requirements/Setbacks (unique to Central Corridor)

### Building Form

- Building Height

### Architectural Detail & Design

- Building Pattern
- Building Façade
- Building Materials

### Street Character

- Gateways
- Streetscape
- Pedestrian/Bike/Transit



# Design Standards

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## Dimensional Standards

### Outer Loop Sub-Area

Conform to the Suburban Form District dimensional standards except:

Maximum building height for any use shall be 35' or 2-stories



## Design Standards

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### Dimensional Standards

#### Gateway Sub-Area

Conform to the Suburban Form District dimensional standards except:

- Maximum building height for any use shall be 35' or 2-stories
- Minimum Front and Street Side Yard setback/build-to line of 15' from the edge of right-of-way



# Design Standards

## Dimensional Standards

### Central Corridor Sub-Area

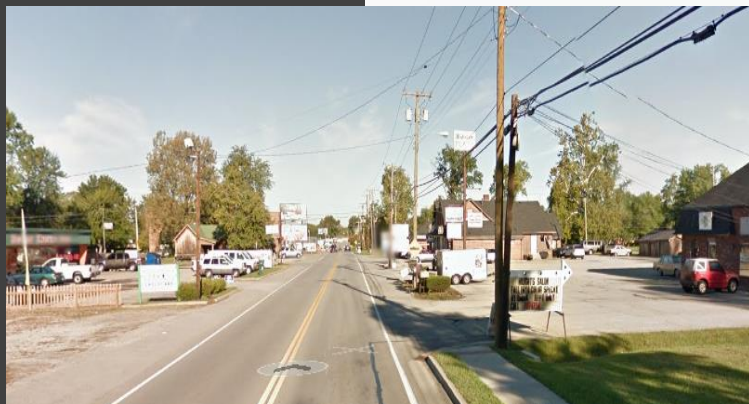
Conform to the Town Center Form District dimensional standards except:

- Maximum building height for any use shall be 35' or 2-stories
- Maximum Front and Street Side Yard setback/build-to line of 65' from the edge of right-of-way



# Central Corridor Setback

- No more than one bay of parking in front



## Design Standards

### Building Pattern

- Service areas behind buildings and screened from public streets
- Parking placement



### Building Facades

- Building facades articulated every 20 to 40 feet

### Building Materials

- Compatible with surrounding development
- of high quality, durable
- convey a sense of permanence

## Street Character

### Street Character, Gateways

- Sense of Arrival
- Connected sidewalk networks
- High visibility landscaping
- Sculptural, artistic treatments



## Street Character

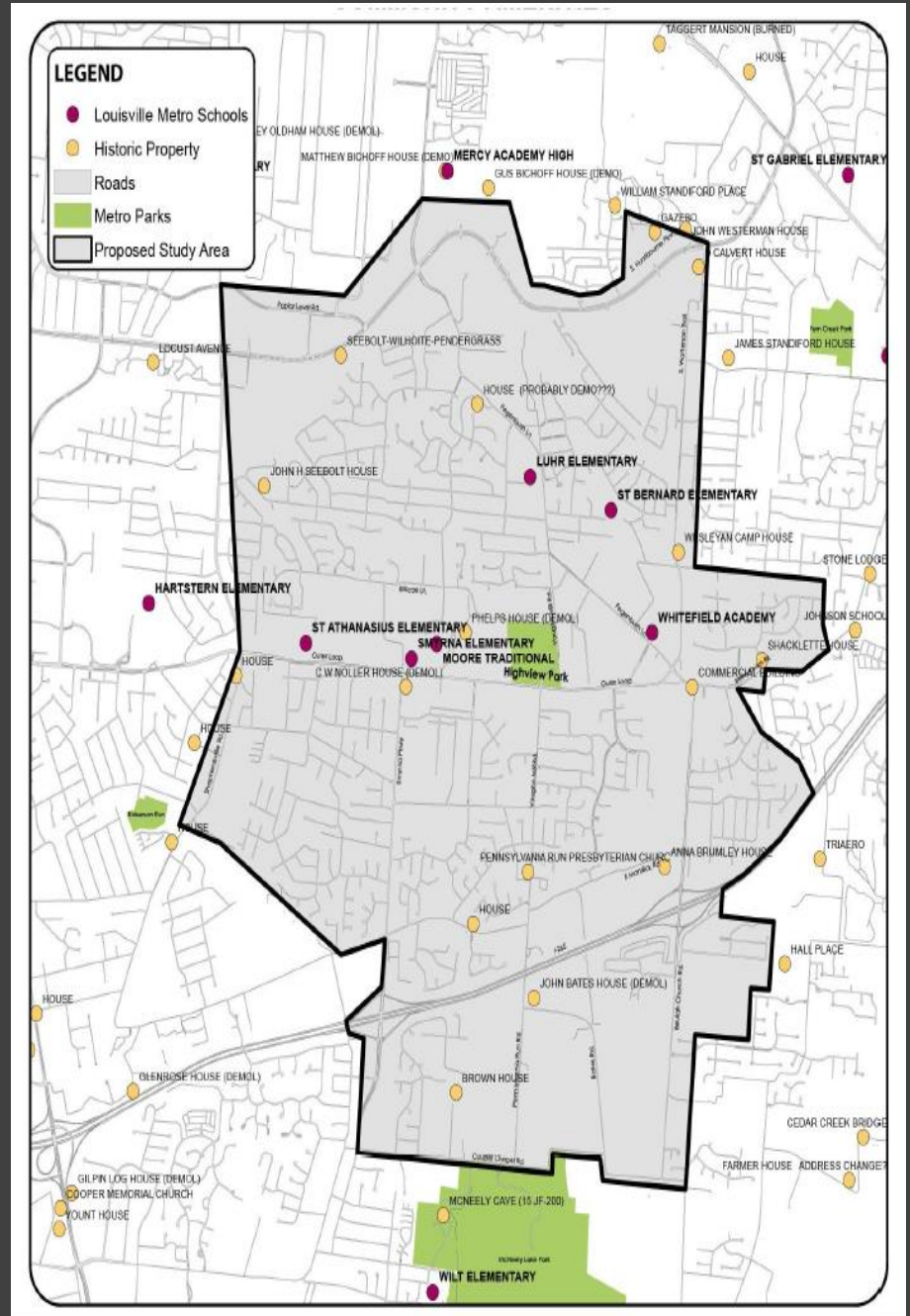
- Landscape
- Signage
- Streetscape Amenities
  - benches
  - lighting
  - Trash receptacles
  - Etc.





# Study Area

## Highview Neighborhood



# Recommended Form District Changes







# STAFF FINDINGS

The recommendations of this Highview Form District/Areawide Rezoning are supported by the following plan elements/policies of Cornerstone 2020 Comprehensive Plan:

Guideline 1	Community Form
Guideline 2	Centers
Guideline 3	Compatibility
Guideline 4	Open Space
Guideline 6	Economic Development and Sustainability
Guideline 7	Circulation
Guideline 9	Bicycle, Pedestrian and Transit
Guideline 12	Air Quality
Guideline 15	Community Facilities

# NOTIFICATION

<b>Date</b>	<b>Purpose of Notice</b>	<b>Recipients</b>
10/27/16	Hearing before LD&T on 11/10/16	Affected property owners and 1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining Property owners Subscribers of Council District 23 Notification program
10/27/16	Hearing before PC	Affected property owners and 1 <sup>st</sup> and 2 <sup>nd</sup> tier adjoining Property owners Subscribers of Council District 23 Notification program
11/9/16	Hearing before PC	Legal Advertisement in the Courier-Journal

# **STAFF CONCLUSIONS**

**Staff finds that the areawide rezoning complies with all applicable Guidelines and Policies of Cornerstone 2020, and the proposed zoning and form classifications are appropriate based on recommendations from the Highview Neighborhood Plan.**

# **REQUIRED PLANNING COMMISSION ACTIONS**

**Based upon the information in the staff report, the testimony and evidence provided at the Public Hearing:**

**Recommend to Metro Council  
Approval/Denial of Change in Zoning and  
Form Districts as described in the staff report  
and maps presented at the Planning  
Commission Public Hearing**