



Dixie Highway Town Centers – Lower Hunters Trace Plan



Docket No: 18NEIGHPLAN1002 & 1003
Case Manager: Kendal Baker, AICP

Planning Commission Public Hearing: August 16, 2018

Metro Council Planning, Zoning and Annexation Committee: September 18, 2018



DEPARTMENT OF
DEVELOP
LOUISVILLE
LOUISVILLE FORWARD

BACKGROUND

Plan initiated at the request of Councilman Rick Blackwell, District 12

Plan managed through Louisville Metro Office of Advanced Planning

Citizen stakeholder group was assembled to provide input and advise the process

Urban 1, Concepts21, and Booker Design Collaborative were selected as consultants to assist with development of plan

Dixie Highway Vision



A safe and functional corridor for all users

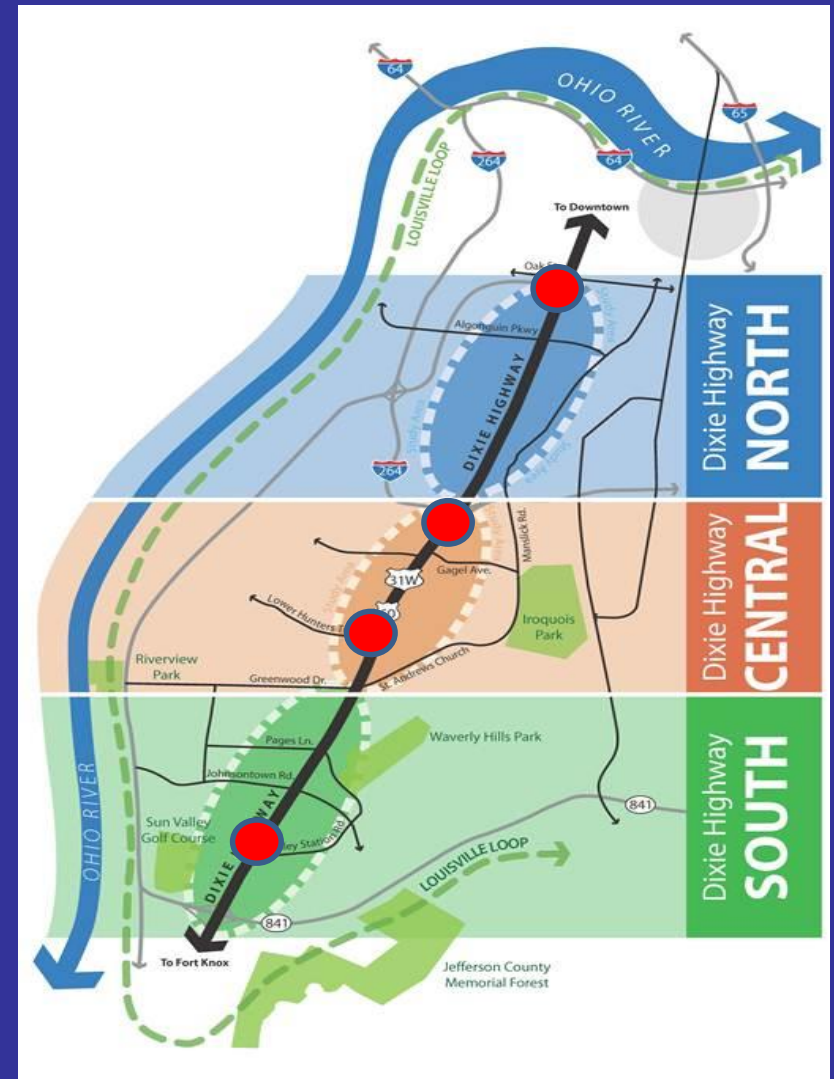
A successful commercial corridor

A corridor with a unifying and distinct character

**Dixie Highway
Town Centers**

Four New Town Centers Proposed:

- 1) Oak Street
- 2) I-264/Rockford Lane
- 3) Lower Hunters Trace
- 4) Valley Station



Lower Hunters Trace Town Center Study Boundary

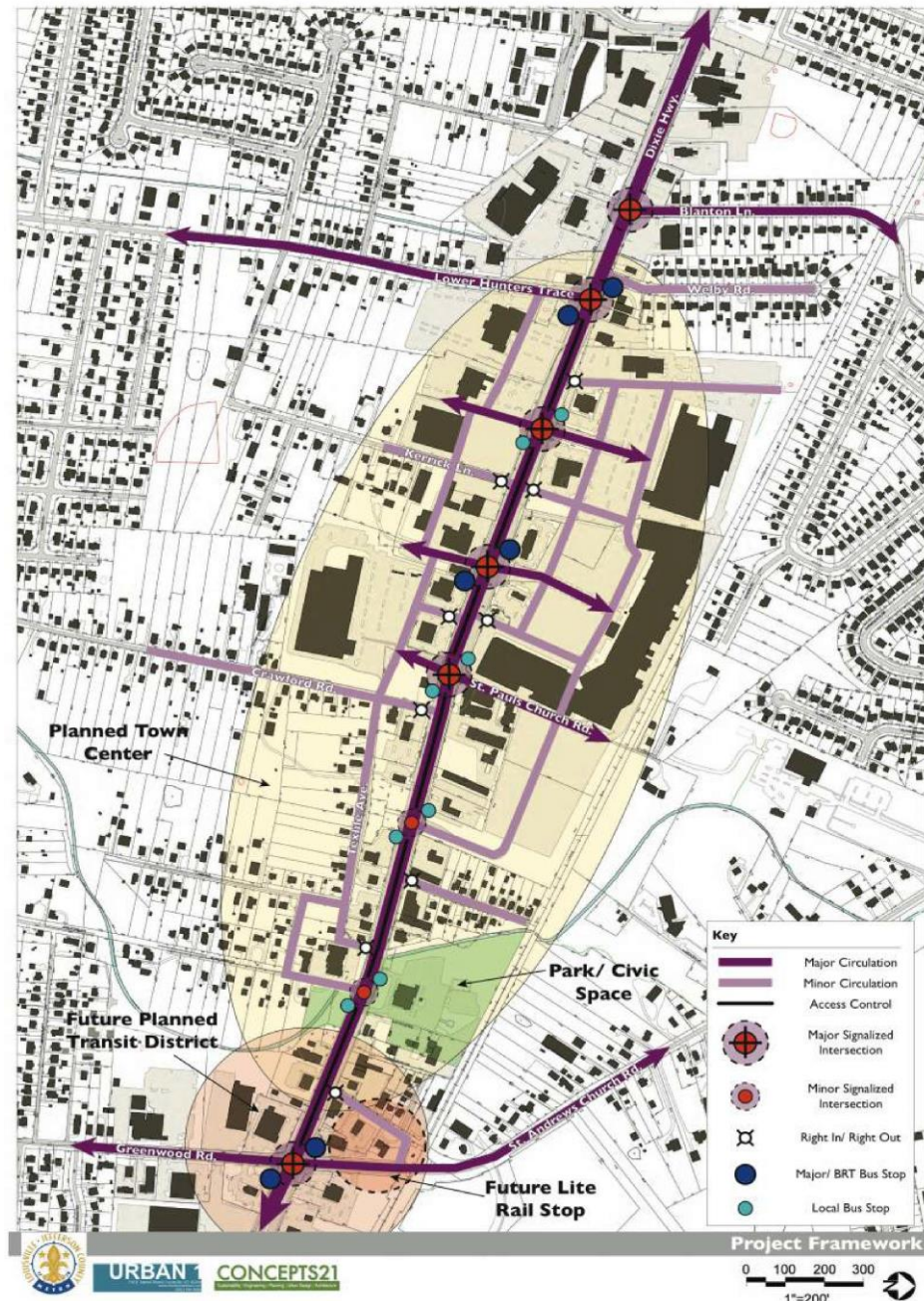


Community Engagement



Dixie Highway Town
Centers

A
connected
grid of
shopping
and access
streets



Dixie Highway Town
Centers

Pedestrian friendly



Dixie Highway Town
Centers

Bicycle friendly



Dixie Highway Town
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Transit friendly



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BRT opportunities



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KEY SITES:

A Revitalized Dixie Manor



Dixie Highway Town Centers

Residential, Office & Commercial



Dixie Highway Town Centers

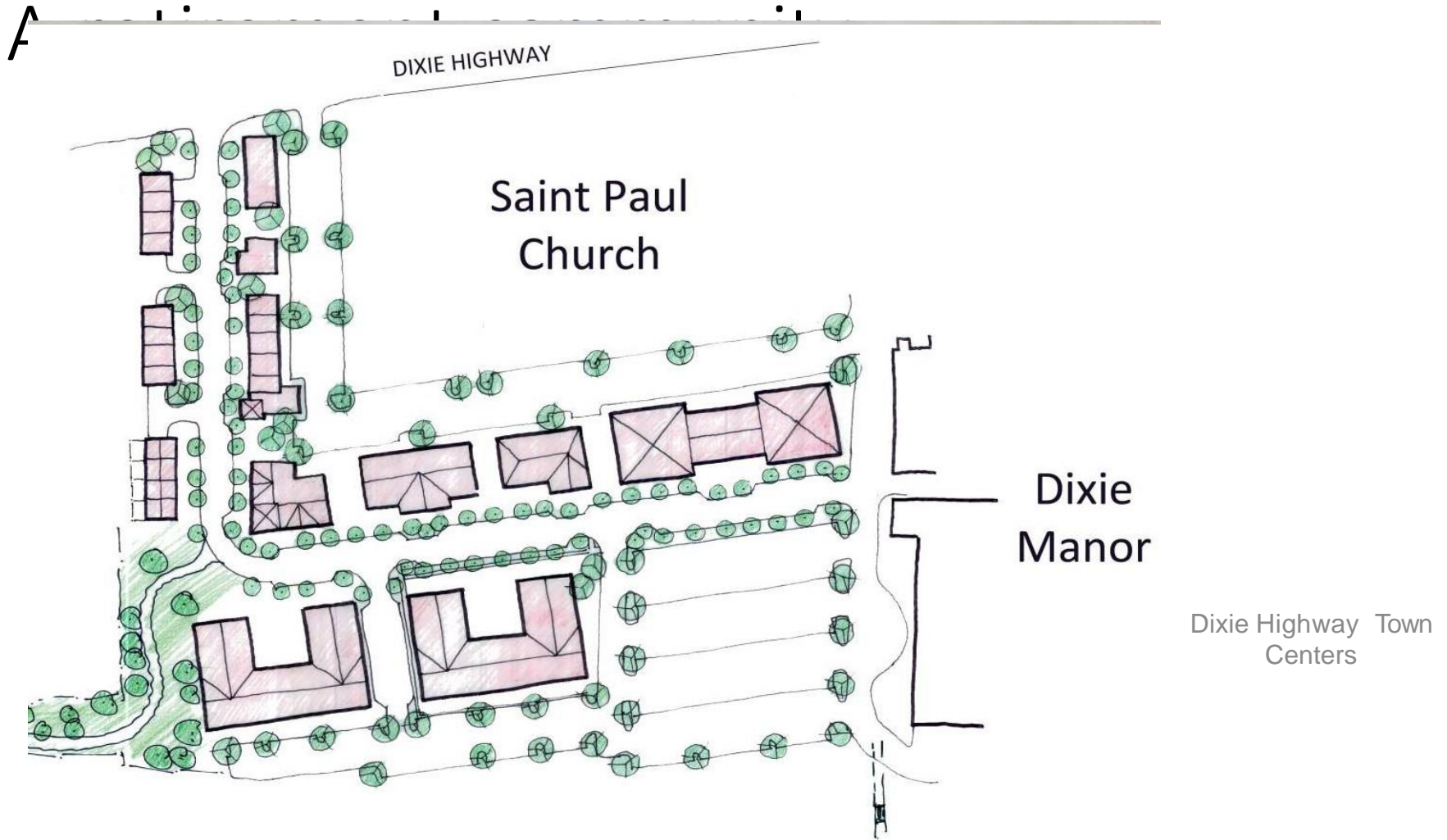
Infill over time



Dixie Highway Town
Centers

KEY SITES:

St. Paul Church / The Golden Zone



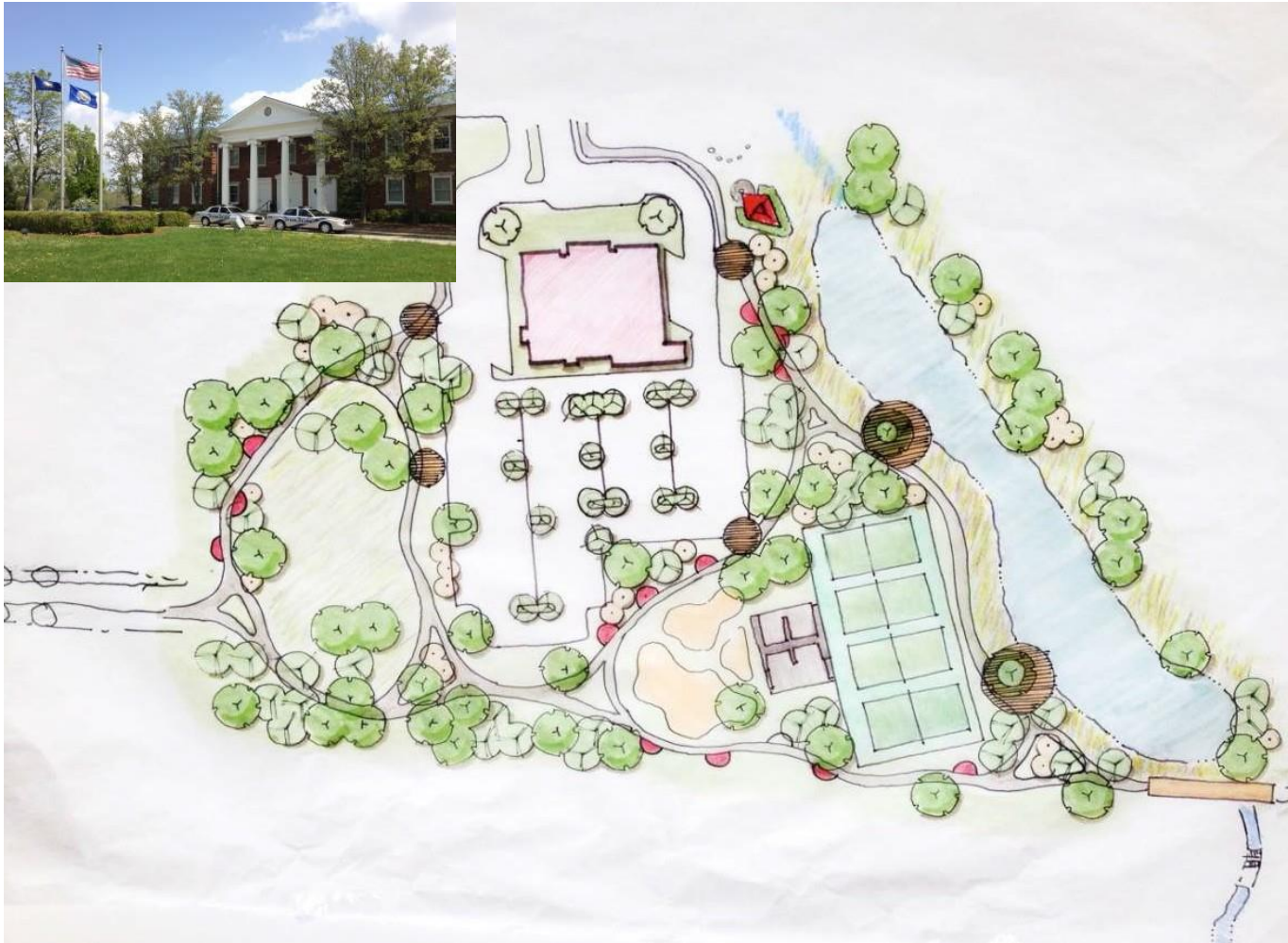
A Planned Retirement Community



Dixie Highway Town Centers

KEY SITES:

Southwest Government Center / A Recreation Opportunity



Dixie Highway Town Centers

The Great American Small Town



Dixie Highway Town
Centers

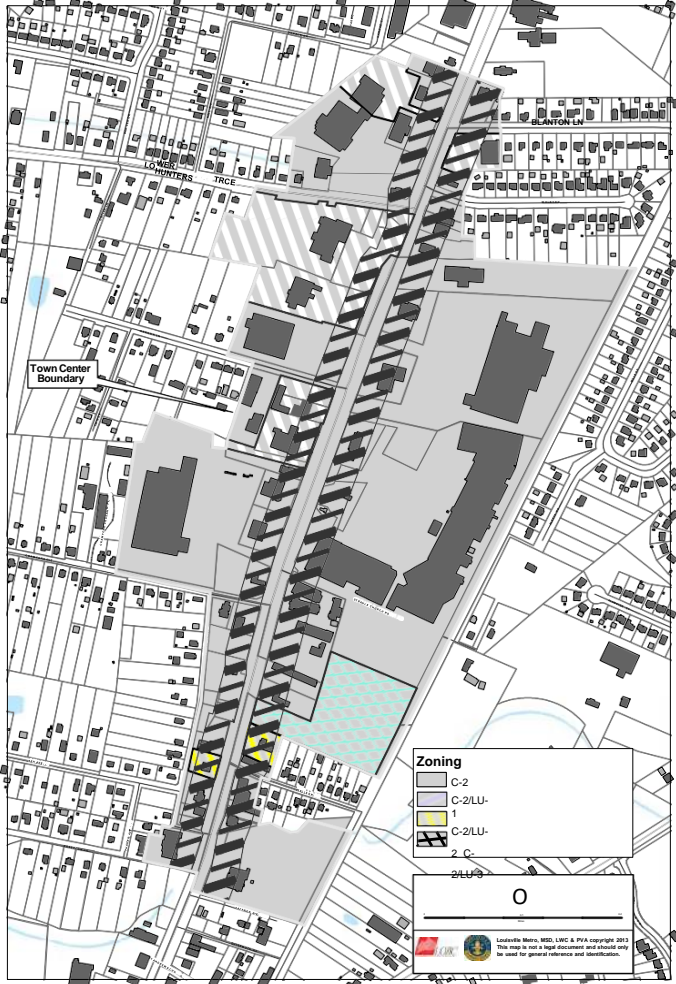
Planned Development District (PDD) Rezoning

Town Center Form District

C1 to consistent C2

FAR grows from 1 to 5

Designated Street Grid



Dixie Highway
Town Centers

Simple design standards

Boulevard Street (Dixie Highway)

- Street trees shall be located in the landscape areas as designated by the Dixie Highway Improvement Project on both sides of the Boulevard and in the center median.
- Street trees shall be tree species as designated by the Dixie Highway Improvement Project.

Shopping and Side Streets

- Street trees shall be planted along the street in the first five feet behind curb located along the outer perimeter of the sidewalk adjacent to the street.
- Street trees shall be regularly spaced and planted at a ratio of no less than 1 large tree per 40' of road frontage.
- Street trees shall be located in either large beds or in tree wells, a minimum size of 4' wide x 8' long.



The mixed use building meets the street corner where awnings, complementary of the architectural style, protect pedestrians from weather.



Trees are planted in the first five feet behind the curb, along the outer perimeter of the sidewalk, adjacent to the street.

- Shrubs shall be located to form continuous hedges that screen parking areas from the sidewalk.
- 25% of the shrubs shall be evergreen.

Interior Landscaping

Perimeter Buffer

Buffer plantings shall be provided as required by the Land Development Code, Chapter 10 Part 2.

Vehicle Use Area Perimeter and Interior Landscape

Vehicle Use Area buffers and interior landscape planting shall be provided as required by the Land Development Code, Chapter 10 Part 2.

Tree Canopy

- Tree canopy requirements shall be met on site. Tree canopy requirements shall be provided as required by the Land Development Code, Chapter 10 Part 1.
- The Town Center shall meet the requirements for Tree Canopy Class C for all developments.

Screening Utilities and Accessory Structures

All ground mounted utility boxes, transformers, service structures,

etc., shall be screened by one, or a combination of, the following: fence (minimum of 80% opaque), wall, earth mound, or plant material.

Lighting

Street

- Town Center consistent ornamental street lighting along the street frontage is required.
- The lighting shall be adequate to provide visibility for pedestrians and drivers at night and to provide a distinct identity within the district.
- The poles shall be no greater than 16 feet in height and located in the amenity zone of the sidewalk. Lighting shall be fully shielded and directed downward.
- The lighting levels shall conform to standards found within the Land Development Code, except that lighting under canopies (drive-through or gas station canopies) shall be limited to no more than thirty foot candles.

Lot Area

- The developer or property owner shall provide adequate outdoor lighting for private parking, private and public open spaces, rear and side of buildings as required by the Land Development Code.
- The lighting shall be arranged to provide security but minimize glare and reflection on adjacent lots and public streets. Lighting shall be fully shielded and directed downward.



Modern buildings combine stone and glass facade materials, emphasizing the storefront element at grade.



Landscaping beds with trees separate parking from the sidewalk.

Building

Architectural lighting of building features is encouraged. The use of storefront glazing and show windows should be used to provide better shopping experience and encourage pedestrian activity on the Shopping Streets in the evening.

Signage

The signage guidelines should promote attractive, consistent, artistic, well proportioned and thoughtfully located signs. Signs are to be designed as integral parts of the site and architectural design of a

proposed project. Signage for the Lower Hunters Trace Town Center shall comply with the LDC Chapter 8. The following standards are additional requirements beyond those found within the LDC.

- Free standing signage shall be monument style, backlit with an opaque background, front lit, or internally illuminated channel letters.
- Signage must not include flashing text, animation, moving graphics, video, or LED.



Signage is attractive, appropriately scaled, and highly visible. Projecting wall signs may not project more than 4 feet.

- Attached building signage shall be backlit with an opaque background, front lit, or internally illuminated channel letters. Projecting wall signage may not project more than 4'-0" from the buildings facade wall.
- Projecting banner signage must not project more than 30" from the buildings facade wall.
- Directional signage is used to direct pedestrian or vehicular traffic. No more than (1) image, logo, or text combined with the "entry" or "exit" text is allowed on each directional sign.
- Directional signage can not exceed 3'-0" in height above finished grade and five square feet in area.

TOWN CENTER LAND USES

The C-1/C-2 land use list below is from the Louisville Metro Land Development Code (LDC). It has been edited for Lower Hunters Trace Town Center, based on community input and an analysis of existing and future development patterns. Uses that have been omitted are excluded from the Lower Hunters Trace PDD.

Permitted Uses

- ABC licensed establishments, holding a license that allows consumption of alcoholic beverages on the premises.
- Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use.

Dixie Highway Town Centers

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 12	Air Quality
Guideline 13	Landscape Character
Guideline 15	Community Facilities

NOTIFICATION

Date	Purpose of Notice	Recipients
August 10, 2018	Hearing before PC	Subscribers of Council District 12 Notification of Development Proposals

PLANNING COMMISSION ACTIONS

1. 18NEIGHPLAN1002: Planning commission unanimously recommended approval of Lower Hunters Trace Town Center Plan

2. 18NEIGHPLAN1003: Planning commission unanimously recommended Executive Summary of Lower Hunters Trace Town Center Plan be adopted as an amendment to Cornerstone 2020 Comprehensive Plan