

AUTHENTIC HISTORIC NEIGHBORHOOD CHARACTER

#	Plan 2040 Plan Element	Land Use & Development Policy	Finding	Analysis
1	<p>Land Use & Development Element: Community Form</p> <p>Goal 1 - Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.</p>	<p>Objectives</p> <p>b. The pattern and design of development is shaped by a preferred neighborhood character</p> <p>Policies</p> <p>2.1 Evaluate the appropriateness of a land development proposal in the context of:</p> <p>2.1.1. the description, character and function of the Form District designated for the area in which the subject site is located;</p>	-	<p>The character of the existing neighborhood is defined by the unique and authentic historical resources of the surrounding neighborhood. The proposal would introduce a non-residential use that is inappropriate and inconsistent with the character of the Neighborhood Form District and surrounding neighborhood.</p>
2	<p>Land Use & Development Element: Community Form</p> <p>Goal 4 - Promote and preserve the historic and archaeological resources that contribute to our authenticity.</p>	<p>Objectives</p> <p>b. Revitalization is supported within historic neighborhoods</p> <p>Policies</p> <p>1.0 Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, massing, scale, architectural style and placement when located within the impact area of such resources.</p> <p>2.0 Encourage preservation of distinctive cultural features including landscapes, natural elements and build features.</p> <p>3.0 Encourage preservation and/or adaptive reuse of historic sites listed on or eligible for the National Register of Historic Places and/or recognized by the Louisville Metro Landmarks Commission or other national, state or local government historic preservation agencies.</p>	-	<p>The introduction of a non-residential use of the mass, scale and height of the proposed project is inconsistent with the preservation and revitalization strategies supported within historic neighborhoods. In addition, the proposal does not attempt to preserve and/or develop adaptive reuse of the existing structure which is eligible for the National Register of Historic Places.</p>

2801 N. HURSTBOURNE PKY

Legend

 2801 N Hurstbourne Pkwy



Google Earth

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10 ft

3415 BARDSTOWN ROAD

Write a description for your map.

Legend

 4605 Wattbourne Ln



Google Earth

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9.78 ft

201 E. MARKET STREET

Write a description for your map.

Legend

- 📍 201 E Market St
- 📍 Cambria Hotel Louisville Downtown-Whiskey Row
- 📍 Capital Now Funding
- 📍 Feature 1
- 📍 Feature 2



Google Earth

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8.74 ft

Discussion Items

- Introduction
- Westport Road Study
- Impact on Surrounding Neighborhoods
- Authentic Historical Neighborhood Character
- If not THIS, then WHAT?
- Existing Similar Facilities

Introduction



Introduction

- This is a case about the appropriateness of the rezoning request – not the mitigation of impacts with Binding Elements.
- This application is an example of “Spot Zoning” and has significant implications on the character of the surrounding neighborhoods

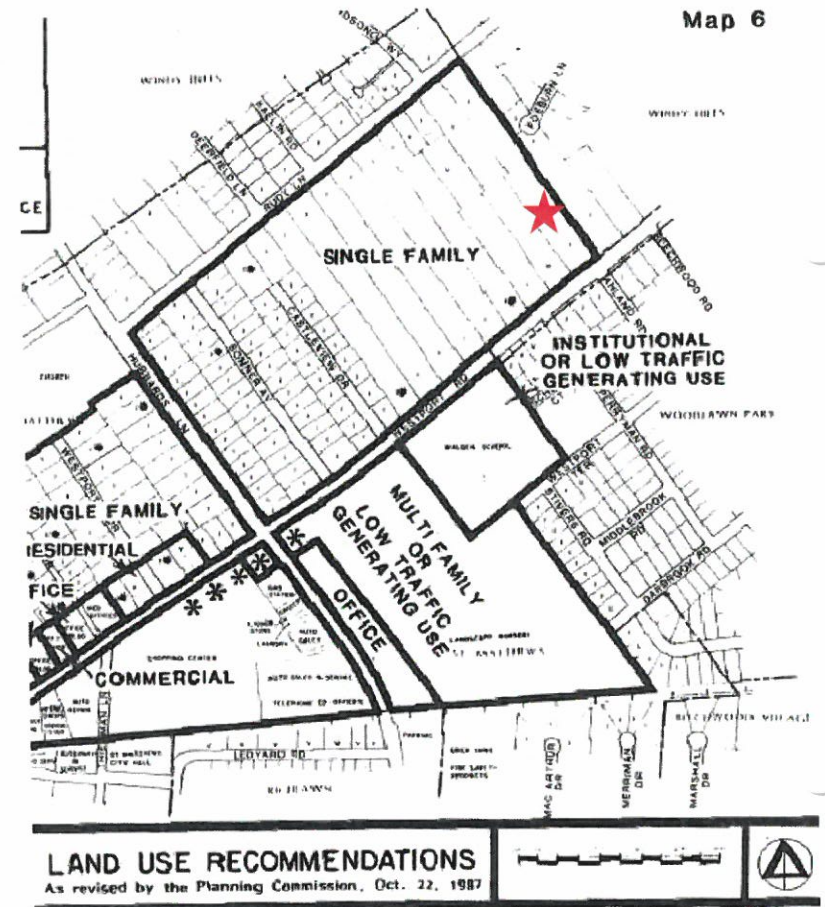


Westport Road Study

- ❑ Completed in 1987 by Planning Commission Staff at the request of the City of St. Matthews.
- ❑ Adopted by St. Matthews City Council, 1989
- ❑ Recommended Single Family use for large (approx. 2 Ac.) undeveloped tracts between Westport Rd and Rudy Ln.

Legend

★ SITE



Westport Road Study

Policies

2.6. Plans, studies and strategies adopted prior to the adoption of Cornerstone 2020 shall not be used as official policy until such plan is updated and re-adopted. However, such plans, studies and strategies may be used for planning evidence if no update has been completed or adopted.

COMMUNITY FORM

Impact on Surrounding Neighborhoods

- ❑ The staff report summarizes 11 Plan Elements and Policies which staff identifies as “Does not Meet Guideline” of Plan 2040.
- ❑ The following are additional Plan Elements and Policies which also do not appear to meet the Guidelines of Plan 2040.

Community Form - The Community Form plan element guides the shape, **scale** and character of development in ways intended to promote a connected, healthy, authentic, sustainable, and equitable built environment.

Goal 1 - Guide the form and design of development to respond to distinctive **physical**, historic and cultural qualities.

Objectives

- b. The pattern and design of development is shaped by a **preferred neighborhood character**.

Impact on Surrounding Neighborhoods

Policies

- 2.1 Evaluate the appropriateness of a land development proposal in the context of:
 - 2.1.2. - the intensity and density of the proposed land use or mixture of land uses;
 - 2.1.4. - the compatibility of the proposed use or uses with surrounding uses including the relationship of the use, mass, scale, height, materials, building footprint, orientation, setback and design of the proposed building or buildings with that of surrounding buildings.
- 4.0 Ensure new development and redevelopment are compatible with the scale and site design of nearby existing development and with the desired pattern of development within the Form District.

<u>Address</u>	<u>Area (Acres)</u>	<u>Bldg. SF</u>	<u>Bldg. Height</u>	<u>FAR</u>
4301 Westport Road	1.8	95,625	2-story w/ bsmt. (35')	1.22
Westport Rd Health Campus	5.6	58,134	1-story (25')	0.24

Authentic Historical Neighborhood Character

- ❑ *The vision statement for Plan 2040 emphasizes five overarching principles that would become the guiding force behind the development of the plan's goals, objectives and policies". These guiding principles are "Connected, Healthy, Authentic, Sustainable, and Equitable".*
- ❑ The staff report does not address the relationship between the proposed development and the **Authentic Historical** Character of the neighborhood. The following Plan Elements and Policies do not appear to meet the Guidelines of Plan 2040.

Authentic Historical Neighborhood Character

Community Form - The Community Form plan element guides the shape, scale and character of development in ways intended to promote a connected, healthy, authentic, sustainable, and equitable built environment.

Goal 1 - Guide the form and design of development to respond to distinctive physical, historic and cultural qualities.

Objectives

- b. The pattern and design of development is shaped by a preferred neighborhood character.

Policies

- 2.1 Evaluate the appropriateness of a land development proposal in the context of:
 - 2.1.1. the description, character and function of the Form District designated for the area in which the subject site is located;

Authentic Historical Neighborhood Character

Goal 4 - Promote and preserve the historic and archeological resources that contribute to our authenticity.

Objectives

b. Revitalization is supported within historic neighborhoods.

Policies

- 1.0 Preserve buildings, sites, districts and landscapes that are recognized as having historic or architectural value and ensure that new land uses are compatible in height, massing, scale, architectural style and placement when located within the impact area of such resources.**
- 2.0 Encourage preservation of distinctive cultural features including landscapes, natural elements and build features.**
- 3.0 Encourage preservation and/or adaptive reuse of historic sites listed on or eligible for the National Register of Historic Places and/or recognized by the Louisville Metro Landmarks Commission or other national, state or local government historic preservation agencies.**

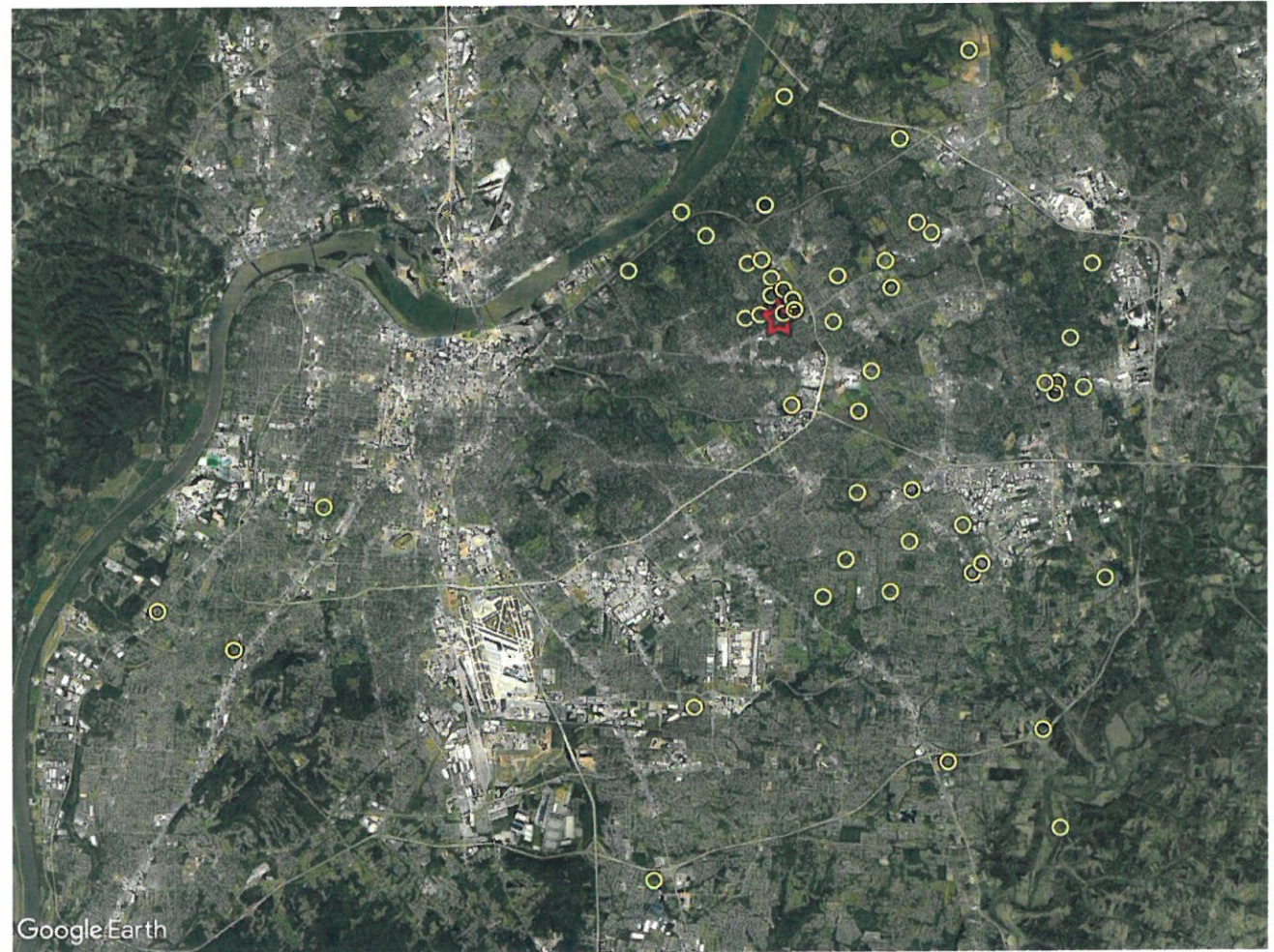
Jefferson County Historic Homes

50 Oldest Remaining Homes
1787 - 1830

Source: Historic Homes Inventory, 2000
Jefferson County Historic
Preservation & Archives

Legend

- ★ SITE
- Historic Homes



Public Hearing – November 9, 2022
22-ZONE-0086

Westport Road Self Storage
4301 Westport Road

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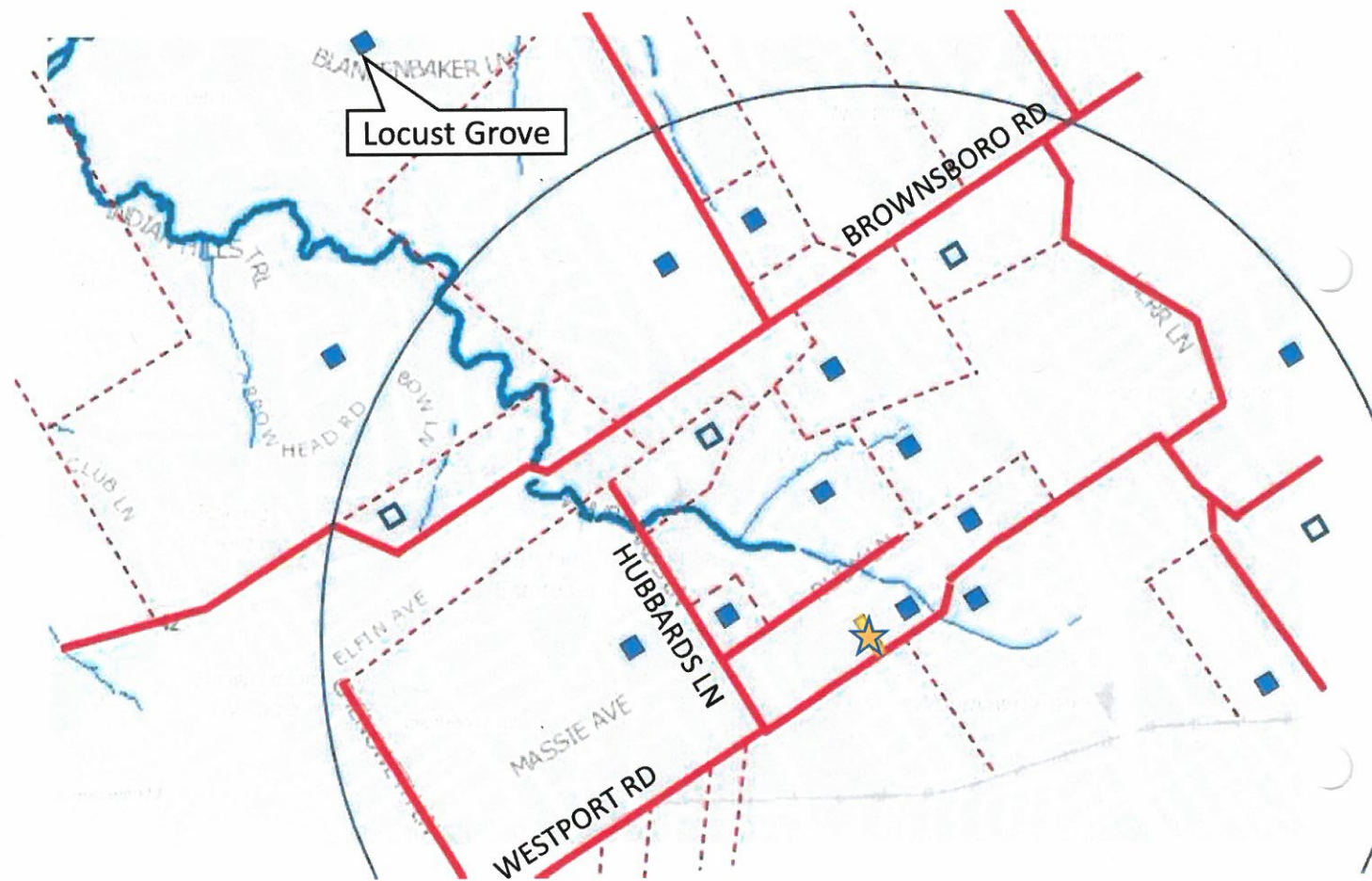
Jefferson County Historic Homes

50 Oldest Remaining Homes
1787 - 1830

*12 of the 50 oldest (24%)
remaining homes in
Jefferson County are within
1.5 miles of the site.*

Legend




- ★ SITE
- Historic Homes
- Home Demolished
- Roadways
- - - Property Lines

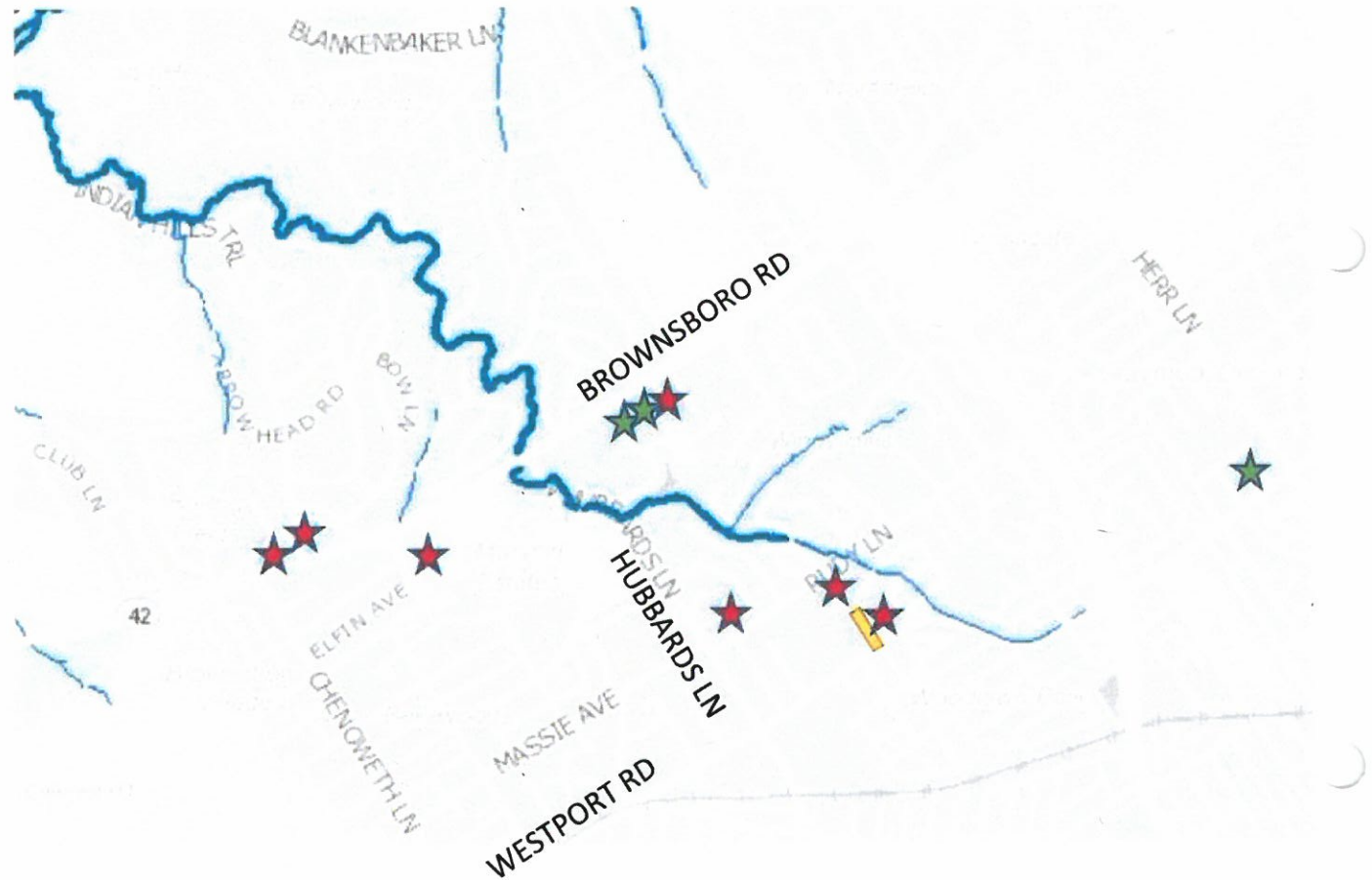


If not THIS, Then WHAT

Single Family "Infill"
Developments Constructed
on Similar Tracts in the
Vicinity of the Project

Legend

-  SITE
-  Single Family - Detached
-  Single Family - Attached



Land Use
Alternatives

Single Family “Infill”
Developments Constructed
on Similar Tracts in the
Vicinity of the Project

<u>Development Name</u>	<u>Zoning</u>	<u>Dwelling Type</u>	<u>Dwelling Units</u>	<u>Area (Acre)</u>	<u>DU/Acre</u>	<u>FAR</u>
Kirkwood Glen	R-5	Detached	21	7.51	2.8	
Ashbrook	R-3 (Innov)	Detached	19	6.08	3.1	
Stonehaven Commons	R-4	Detached	15	4.85	3.1	
Eastgate at Brownsboro	R-4 (Innov)	Detached	9	2.07	4.3	
Bonniewood	R-4 (Innov)	Detached	36	14.33	2.5	
Old Brownsboro Court	R-4 (Innov)	Detached	11	2.34	4.7	
Indian Hills Green	R-5	Detached	6	1.54	<u>3.9</u>	
				Average	3.5	
Courtyards on Brownsboro	R-5A	Attached	6	1.11	5.4	0.33
Graymoor Place	R-5A	Attached	24	3.62	6.6	0.38
4490 Brownsboro	R-5A	Attached	12	2.18	<u>5.5</u>	
				Average	5.8	