

Planning Commission Staff Report

November 15, 2018



Case No:	18AMEND1000
Project Name:	Plan 2040 Reference Amendments
Location:	Louisville Metro
Applicant:	Louisville Metro Planning Commission
Jurisdiction:	Louisville Metro
Council District:	All Council Districts
Case Manager:	Joseph Haberman, AICP, Planning Manager

REQUEST

Amend the Land Development Code (LDC) to update references to the Comprehensive Plan.

SUMMARY

At a public hearing on April 16, 2018, the Planning Commission recommended that Plan 2040, a Comprehensive Plan for Louisville Metro, be adopted as an update to Cornerstone 2020. Following the recommendation, on June 14, 2018, Metro Council passed Ordinance #085, 2018 adopting Plan 2040 (see Attachment #1). Plan 2040 was also forwarded to the 12 cities with zoning authority in the Louisville Metro planning unit. The plan was formally adopted by each of the legislative bodies or deemed to have been approved by operation of law pursuant to Kentucky Revised Statutes. Plan 2040 is scheduled to become effective on January 1, 2019.

The Land Development Code contains numerous references to the Comprehensive Plan. In many instances, the Code specifically references Cornerstone 2020 as well as its Goals, Objectives, Plan Elements, and Guidelines. The amendments described in this staff report update the LDC in the following ways:

- Revises the existing definitions of *Board of Adjustment*, *Commission*, *Street*, *Zoning District*, and *Zoning District Map*;
- Adds new definitions of *Comprehensive Plan*, *Core Graphics*, and *Neighborhood Plan*;
- Updates specific references to Cornerstone 2020 and its Goals, Objectives, Plan Elements, and Guidelines to be consistent with Plan 2040;
- Updates specific references to Core Graphics; and
- Provides other necessary technical revisions to the existing wording in affected sections.

This item was reviewed by the Planning Committee on November 1, 2018. The Committee recommended that the item be docketed for review and consideration by the Planning Commission.

NOTIFICATION

Advertisement of this item was conducted in accordance with Chapter 100 of Kentucky Revised Statutes.

PROPOSED AMENDMENTS

The Planning Commission may make a recommendation to Metro Council and the legislative bodies of cities with zoning authority to approve, approve with modifications, or deny the LDC

text amendments. The following text amendment shows specific amendments to the Louisville Metro version of the Land Development Code. The 12 cities with zoning authority in Louisville Metro have different versions of the Land Development Code. Staff will assist the cities in preparing specific amendments to their Land Development Codes that reflect the nature of the changes recommended in this report.

**LAND DEVELOPMENT CODE
for all of
LOUISVILLE - JEFFERSON COUNTY
KENTUCKY**

Table of Contents

Update	July 2008 <u>January 2019</u>	Appendix 4I	Core Graphic 14 <u>Core Graphic 15,</u> <u>Potential Karst</u> <u>Areas and</u> <u>Wellhead</u> <u>Protection Zones</u>	4I-1
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1.1.1 Title

This Code shall be titled the “Land Development Code for All of Jefferson County, Kentucky”. When subsequently used within this Code, unless indicated otherwise, the terms LDC, code, ordinance or article shall refer to the Land Development Code for ~~Jefferson County~~ Louisville Metro.

1.1.3 Relationship to the Comprehensive Plan

The regulations and requirements herein set forth have been established in accordance with a comprehensive plan with reasonable consideration, among other things, to the prevailing land uses, growth characteristics and the character of the respective districts and their peculiar suitability for particular uses and to encourage the most appropriate use of land throughout the planning unit. Specifically, this Code provides regulations to implement applicable goals, objectives, ~~guidelines~~ and policies of the adopted Comprehensive Plan. References to the individual goals, objectives, ~~guidelines~~ and policies are contained in the various Chapters of this Code.

1.2.2 Definitions

Board of Adjustment -The Louisville Metro ~~or Jefferson County~~ Board of Zoning Adjustment; or its successor ~~body~~.

Commission -The Louisville Metro ~~and Jefferson County~~ Planning Commission or its successor.

Comprehensive Plan –The plan adopted in accordance with Chapter 100 of Kentucky Revised Statutes that serves as a guide for public and private actions and decisions to assure the

development of public and private property in the most appropriate relationships. The current Comprehensive Plan is *Plan 2040*, which became effective on January 1, 2019. The Comprehensive Plan was previously known as *Cornerstone 2020*.

Core Graphics - A series of maps that help interpret the Goals, Objectives, and Policies of the Comprehensive Plan. Core Graphics depict patterns of development, environmental constraints, transportation facilities, historic landmarks, and existing land uses.

Neighborhood Plan - A document prepared in accordance with Chapter 161 of the Louisville Metro Code of Ordinances and intended to address the planning needs and policy goals of the citizens of a particular geographic area of Louisville Metro. This term shall include small area studies and plans, corridor studies and plans, and other similar documents, provided the particular document is prepared in accordance with Chapter 161.

Street - Any public way or legally created private way for vehicular traffic used as a means of access to lots abutting thereon, and including the following:

- C. Collector - A street intended to move traffic from local streets and other collectors to the arterial street system. A collector street serves a neighborhood or large subdivision and should be designed so that no single family residential properties face onto it. Collector level streets are those streets either designated as such ~~by the~~ on Comprehensive Plan ~~for Louisville and Jefferson County,~~ Core Graphic 11 (Roadway Classification) or by the Director of Works.

Zoning District - Any area within ~~Jefferson County~~ Louisville Metro delineated on the Zoning District Map to which a set of regulations governing permitted land use, density and intensity of development applies.

Zoning District Map - The map setting forth the boundaries of the zoning and form districts of ~~all of Jefferson County, Kentucky~~ Louisville Metro.

2.4.2 C-R Commercial Residential District

The C-R Commercial Residential District is primarily intended as a specialized district to promote the reuse of structures located in urban areas of ~~Jefferson County~~ Louisville Metro that had been constructed for mixed commercial and residential use, which may be currently under used or vacant, and which are located at street corners or on blocks with a significant number of retail business uses. C-R zoning may also be appropriate for new construction where a mixture of business and residential use is found to conform with the Comprehensive Plan and with any neighborhood plan covering the site.

2.6.1 EZ-1 Enterprise Zone

A. Permitted Uses:

Upon the recommendation of the Director of Works, the off street parking regulations may be altered in accordance with a district development plan that the Planning Commission finds to conform to the ~~guidelines of~~ applicable provisions of the Comprehensive Plan.

2.7.1 Planned Village Development (PVD) District

A. Intent.

The purpose of the PVD District is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The PVD District implements the following provisions of Cornerstone 2020:~~

Goals	Plan Elements
Mobility Strategy Goals I1, I2, I3, I4, I5 Livability Strategy Goals B1, E2, E3, E4, F3, H2, J1,	Guidelines 2, 3, 4, 5, 9

D. Procedures.

4. Requirements of the Master Plan.

- d. Master Plan Report - This report shall be a part of the Master Plan, and shall include:
 - i. a statement indicating the purpose and intent of the project and the applicant's statement of how the project complies with the ~~comprehensive plan~~ Comprehensive Plan and with the guidelines specified for the PD option;

2.7.2 Planned Transit Development (PTD) District

A. Intent.

The purpose of the PTD District is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The PTD District implements the following provisions of Cornerstone 2020:~~

Goals	Plan Elements
Marketplace Strategy Goal D2, Mobility Strategy Goals A1, A2, B1, C1, D1, E1, E2, E3, G1, H1, H2, I1, I3, I4, I5, I6	Guidelines 2, 3, 6, 7, 8, 9, 12

F. Procedures

2. Overview of Process

- a. There are Four Steps in Establishing a PTD District:

- iv. Step 4 – Detailed Development Plan Application & Approval Once the Zoning District Map Amendment process is complete, and the PTD District is in place, individual property owner(s) shall submit a Detailed Development Plan for each project proposed within the PTD District. The Detailed Development Plan shall demonstrate how the proposed development is consistent with the requirements of the PTD Ordinance and the adopted Master Plan, as well as the ~~County's~~ Comprehensive Plan. Final approval of the Detailed Development Plan must be received from the Planning Commission.

4. Master Plan Preparation and Requirements

- d. Master Plan Report – This report shall be a part of the Master Plan and shall include:
 - i. A statement indicating the purpose and intent of the project and the applicant's statement of how the project complies with the ~~comprehensive plan~~ Comprehensive Plan and with the guidelines specified for the PTD Ordinance;

2.7.3 Planned Residential Development (PRD) District ¹

A. Intent.

The purpose of ~~this section~~ PRD District is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes, by providing ~~provide~~ flexibility in design of residential developments ~~in a manner that promotes the implementation of Cornerstone 2020~~. The section allows zero lot line, townhouse, cluster housing, reduced lot sizes and building setbacks, and other innovative designs which meet the intent of the Comprehensive Plan. ~~The PRD District implements the following provisions of Cornerstone 2020:~~

Goals	Objectives	Plan Elements
Community Form Goals C2, K1 Livability Goals E2, F1	Community Form C2.7, C3.1, K1.2, K2.1; Livability E2.2, F1.2	Guidelines 3, 4

B. Required Features.

Planned residential developments shall meet at least two of the following criteria. Applicants shall include a justification statement as part of the application. The justification statement shall explain how the proposed development fulfills the five criteria listed below. ~~Cornerstone 2020~~ The Comprehensive Plan strongly supports provision of fair and ~~and appropriate~~ housing throughout the community. If applicants for developments creating 50 or more dwelling units do not reserve 10% of proposed dwellings for this purpose (at least 5% of dwellings are Diversity Level Units 1 or 2, remainder of the 10% are Diversity Level Units 3 or 4, as defined in Chapter 4 Part 5), the justification statement shall address how the proposal complies with the housing elements in relationship to other ~~guidelines and policies~~ Goals, Objectives, and Policies of the Comprehensive Plan.

2.7.4 Traditional Neighborhood Zoning District – General Provisions

A. General Standards

1. Relationship to the Comprehensive Plan.

The purpose of the ~~The~~ Traditional Neighborhood Zoning District (TNZD) ~~implements the community form strategy of the Comprehensive Plan is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes~~. In particular, the TNZD implements ~~Goal C1~~ provisions of the Comprehensive Plan by providing standards which preserve and enhance existing traditional neighborhoods which are eligible for the TNZD zoning classification in

order to ensure that development and redevelopment in such neighborhoods is compatible with the organization and pattern of the Traditional Neighborhood Form and of the district; ~~Goal J1~~ by providing a means to integrate and reuse community facilities; and ~~Guideline 5, Policy 2~~, by providing for land use regulations which encourage preservation and reuse of historic buildings and other features in distinctive areas.

C. Procedures

3. Requirements of the TNZD Plan.

- b. TNZD Plan Report. The TNZD Plan Report shall include the following:
 - i. a statement indicating the purpose and intent of the plan, the basis for the zoning request, and a statement of how the plan complies with the ~~comprehensive plan~~ Comprehensive Plan, the TNZD pattern, and the requirements of this Chapter; and

2.8.1 Planned Development (PD) District

A. Intent.

The purpose of the PD District is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The PD District implements the following provisions of Cornerstone 2020:~~

Goals	Plan Elements
Community Form Strategy: A1, A2, A3, B1, B2, B3, B4, C1, C2, C3, C4, D1, D2, D3, D4, E1, E2, E3, E4, F1, F2, F3, F4, G1, G2, G3, G4, H1, H2, H3, H4, K4 Mobility Strategy: A1, F1, H1, H3, I1, I2, I3, I5, I7 Marketplace Strategy: A1, D1, D2	Guidelines 1, 2, 3, 6, 7, 9

2.8.5 Application Requirements

A. PD-Development Plan:

- 2. Contents of PD-Development Plan. A PD – Development Plan shall include the following required components:

- c. PD Design Guidelines that include the following minimum standards:
 - i. a statement indicating the purpose and intent of the PD District and the basis or justification for the zoning request. The statement shall include a statement on how the PD District proposal complies with the ~~comprehensive plan~~ Comprehensive Plan and the requirements of this ~~part~~ Part.

Chapter 3 Special Districts

Part 1 Floyds Fork Special District

Floyds Fork DRO Guidelines

Applicability: The following guidelines would apply to new development, including subdivisions, new construction, clearing and grading of land. Existing homes, farms and undeveloped property are not required to meet these standards. Before a building permit or subdivision is approved, the proposed plans would be reviewed for compliance with these standards. [Note: Environmental constraints referenced within these guidelines are shown ~~in~~ on the Comprehensive Plan Core Graphics ~~Section of the Comprehensive Plan, copies of which are available at the Planning Commission~~].

Chapter 4 Generally Applicable Development Standards

Update	July 2008 <u>January 2019</u>	Appendix 4I	Core Graphic 14 <u>Core Graphic 15,</u> <u>Potential Karst</u> <u>Areas and</u> <u>Wellhead</u> <u>Protection Zones</u>	4I-1
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4.1.2 Factory Built Housing

D. The Planning Commission may approve factory built housing that does not conform to one or more of the standards listed in sub-sections 4.1.2.B or C, above, if the Commission finds that the proposed housing:

- complies with applicable standards of the form district in which it is located; and conforms to applicable provisions of ~~Cornerstone 2020~~ the Comprehensive Plan.

4.1.3 Lighting

A. Purpose and Intent

The purpose of this section is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes, to appropriately regulate outdoor lighting in Louisville ~~and Jefferson County~~ Metro to reduce the effects of light trespass and glare, provide clear guidelines for the installation of outdoor lighting to maintain and compliment the community's character, and to provide a safe nighttime environment for pedestrians, motorists, and properties. ~~This regulation will implement the following Cornerstone 2020 Community Form Strategy Goals and Objectives: A3.1, A3.4, B2.6, C2.5, C4.6, D4.3, E2.4, E4.3, F4.4, G2.4, G4.3, H2.5, and H4.3.~~

4.2.1 Intent and Applicability

Certain land uses due to their extent, nature of operation, limited application, or relationship to natural resources are considered as exceptional cases. The uses listed in this Part may be

permitted in certain districts by Conditional Use Permit following a public hearing before the Board of Zoning Adjustment provided such uses will not have an adverse effect on neighboring property, are not in conflict with the ~~goals and plan elements of~~ Goals, Objectives, and Policies the Comprehensive Plan, the proposed uses are essential to or will promote the public health, safety, and the general welfare in one or more zones, and are in compliance with the listed standards and requirements.

4.2.20 Doctor, Dentist, Chiropractor or Other Licensed Health Care Provider Office

One office for one physician osteopath, or podiatrist licensed under KRS Chapter 311; chiropractor licensed under KRS Chapter 312; dentist licensed under KRS 313; optometrist licensed under KRS Chapter 320; advanced practice registered nurse licensed under KRS Chapter 314; or other health care practitioner as determined by the department by administrative regulations promulgated under KRS Chapter 13A may be allowed on a lot in the R-4, R-5, R-5A, R-5B, R-6, and R-7 districts where the ~~premises~~ property is situated on an arterial or collector level street, as designated ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works, for all of Jefferson County, Kentucky, upon the granting of a Conditional Use Permit and compliance with the listed requirements.

4.2.21 Drive-In Theaters

- B. There shall be no direct access to a major or minor arterial, as designated ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works, for all of Jefferson County, Kentucky, where there is a possibility of access to a lesser road.

- E. The picture screen shall not face or be placed to be viewed from any major or minor arterial, as designated ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works, for all of Jefferson County, Kentucky, and shall be screened from view by trees or fences from any adjacent road.

4.2.22 Earth Excavation, Filling, and Refuse Disposal Operations, Major

- D. Information to be Filed:
1. Drawings - A plan drawn at a scale of not less than 100 feet to the inch showing the following:

- i. Adjoining Property Owners The plan shall show the names and addresses of the owners of the site and all adjoining properties, the name and address of the engineer who prepared the plan, scale, north point, the geographical relationship of the site to existing public ways and major or minor arterials as designated ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works for all of Jefferson County, Kentucky.

4.2.26 Funeral Homes

- A. Funeral homes shall abut on an arterial or collector level street as designated ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works ~~for all of Jefferson County, Kentucky.~~

4.2.35 Mini-warehouses

Mini-warehouses may be allowed in the C-2 District where the premises abut on a roadway classified as a collector or major or minor arterial as designated ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works, ~~for all of Jefferson County, Kentucky,~~ upon the granting of a Conditional Use Permit and compliance with the listed requirements.

4.3.12 Off-premises Signage (Outdoor Advertising Signs)

- B. Illuminated Outdoor Advertising Signs - An illuminated or non-illuminated outdoor advertising sign of less than three hundred thirty (330) square feet shall be allowed if:

3. Located along a major or minor arterial highway ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works;

- C. Illuminated/Non-Illuminated Outdoor Advertising Sign 330-750 Square Feet - An illuminated or non-illuminated outdoor advertising sign of greater than or equal to three hundred thirty (330) square feet but less than seven hundred fifty (750) square feet shall be allowed if:

3. Located along a major or minor arterial highway as designated ~~in the~~ on Comprehensive Plan Core Graphic 11 (Roadway Classification) or by the Director of Works;

4.4.2 Antenna Towers for Cellular Telecommunications Services or Personal Communications Services

- A. New Antenna Towers

1. General Provisions:

- c. Procedure: After an applicant's submission of a completed uniform application to construct an antenna tower, the Planning Commission shall:

- iii. Advise the applicant in writing of its final decision within sixty (60) days commencing from the date that the completed uniform application is submitted to the Planning Commission or within a date certain specified in a written agreement between the Planning Commission and the applicant. If the Planning Commission fails to issue a final decision within sixty (60) days and if there is no written agreement between the Planning Commission and the applicant to a specific date for the Planning Commission to issue a decision, the uniform application shall be deemed approved.

If the Planning Commission disapproves of the proposed construction, it shall state the reasons for disapproval in its written decision and may make

suggestions which, in its opinion, better accomplish the ~~objectives~~ Goals, Objectives, and Policies of the Comprehensive Plan and the Land Development Code. No permit for construction of a cellular or personal communications services antenna tower shall be issued until the Planning Commission approves the uniform application or the sixty (60) day time period has expired and the Planning Commission has failed to issue a decision.

Chapter 4 Part 5 Alternative Development Incentives

Commentary: This section provides incentives for developers who provide open space, housing that reinforces income diversity, and other community benefits in keeping with the ~~goals-of~~ Cornerstone-2020 Goals, Objectives, and Policies of the Comprehensive Plan. In brief, in return for these community benefits, ~~this-section~~ the incentives in this Chapter will permit developers to reduce lot sizes in subdivisions and more closely approximate the allowable density under the applicable zoning district regulations. The greater the benefits offered, the higher the density allowed, within the limit established by the site's zoning classification.

4.5.1 Purpose

The purpose of this Section is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. The intent of these alternative development incentives is to foster residential development in furtherance of the ~~Cornerstone-2020 Plan~~ Comprehensive Plan. This section sets forth a menu of development incentives that, while maintaining current zoning district densities, allows reduction of lot sizes in return for provision of open space, housing diversity, preservation of cultural resources, and efficient land use (building near major transit corridors and building on brownfields) in larger residential developments. ~~This regulation implements the following portions of~~ Cornerstone-2020:

~~Community Form Goals and Objectives C1, C2, C2.6, C2.7, C3, C3.1, C3.2
Community Form Goals and Objectives K1, K1.2, K2, K2.1
Livability Goals and Objectives F1, F1.2, F2, G1, G1.3
Guidelines 3, 4 and 5.~~

4.5.3 Basis for Incentives

- H. Future Roadway Accommodation: Land dedicated for right-of-way for future roadways shown ~~in~~ on the Comprehensive Plan Core Graphics, the six-year plan, or an approved road alignment study, and with approval from Louisville Metro Director of Works, shall be eligible for incentive points. For purposes of calculating incentive points, the area dedicated as right-of-way may be combined with common or public open space lands. Right-of-way dedication for widening of existing roads in accordance with Table 6.2.1 shall not qualify for incentive points.

4.6.2 Determination of Sites with Environmental Constraints

- A. Identification of Environmental Constraints

7. Steep slopes 20% or greater.
Unstable soils as determined by the Natural Resources Conservation Service and depicted on Core Graphic ~~5~~ 6 (Environmental Constraints).

Chapter 4 Part 7 Development On Steep Slopes

The purpose of this ~~part~~ Part is to guide development in steeply sloped or unstable hillside areas consistent with ~~Cornerstone 2020 Comprehensive Plan guidelines~~ the Goals, Objectives, and Policies of the Comprehensive Plan, to protect natural areas and features and to locate development, where possible, in areas that do not have severe environmental limitations.

4.7.2 Applicability & Exemptions

A. Applicability

2. Properties that contain soils rated as “unstable” on Core Graphic ~~5~~ 6 (Environmental Constraints).

4.7.4 Land Disturbing Activity on Unstable Soils.

- A. Land disturbing activity on unstable soils (as depicted on Core Graphic ~~5~~ 6 (Environmental Constraints)) is permitted only in accordance with the Comprehensive Plan and in keeping with the following:

4.8.1 Purpose & Intent

This ~~part~~ Part is intended: (i) to promote, preserve, and enhance the important hydrologic, biological, ecological, aesthetic, recreational, and educational functions that river and stream corridors, lakes and other critical waterways, wetlands, and their associated riparian areas provide in Jefferson County; (ii) to guide development on sites with environmental constraints consistent with the ~~Cornerstone 2020~~ Comprehensive Plan; (iii) to locate development, where possible, in areas that do not have severe environmental limitations and to protect natural areas and features as a part of development planning, by designating buffer areas that will guide future development adjacent to protected waterways; (iv) to minimize water pollution, including sediment and other pollutants in surface runoff; to promote bank stabilization; to protect riparian wetlands and their wildlife habitats; (v) generally to promote land use policies which will maintain or improve water quality levels; (vi) to implement goals of the Clean Water Act.

4.9.1 Purpose & Intent

The purpose of this ~~part~~ Part is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes, to guide development in karst terrain areas consistent with ~~Cornerstone 2020 Comprehensive Plan guidelines~~ the Comprehensive Plan, to protect natural areas and features, and to locate development, where possible, in areas that do not have severe environmental limitations. The intent of this ~~part~~ Part is to regulate karst terrain development in order to protect the public health, safety and welfare by regulating the development and use of environmentally constrained lands to proceed in a manner that promotes safe and appropriate construction, storm water management and ground water quality. More specifically, these regulations are intended to:

5.1.1 Relationship to the Comprehensive Plan

The purpose of the Form District regulations is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~Form District Regulations implement the following Comprehensive Plan Goals, Objectives and Plan Elements.~~

Goals	Objectives	Plan Elements
Community Form Goals A1; A2; A3	Community Form Objectives A1.1; A1.2; A1.3.; A1.4; A1.5; A1.6; A2.1; A2.2; A2.3; A2.4; A2.5; A2.6; A2.7; A3.1; A3.2; A3.3; A3.4; A3.5; A3.6	Guidelines 1, 2, 3, 4, 6, 7, 8, 9

5.1.7 General Requirements

- E. The following noise requirements are applicable to property in the non-metropolitan area as delineated in Chapter 1 which is in proximity to expressways, as designated on Core Graphic ~~10~~ 11 (Roadway Classification).

5.2.1 Downtown Form District

- A. Relationship to the Comprehensive Plan

The purpose of the Downtown Form District (DT or DFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The Downtown Form District implements the following Comprehensive Plan Goals and Objectives:~~

~~Community Form Goals B1; B2; B3; B4~~

~~Community Form Objectives B1.1; B2.1; B2.2; B2.3; B2.4; B2.5; B2.6; B2.7;
B2.8; B2.9; B3.1; B3.2; B4.1; B4.2; B4.3~~

5.2.2 Traditional Neighborhood Form District

- A. Relationship to the Comprehensive Plan

The purpose of the Traditional Neighborhood Form District (TN or TNFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The Traditional Neighborhood Form District implements the following Comprehensive Plan Goals and Objectives:~~

~~Community Form Goals C1; C2; C3; C4~~

~~Community Form Objectives C1.1; C1.2; C2.1; C2.2; C2.3; C2.4; C2.5; C2.6;
C2.7; C3.2; C3.5; C3.6; C3.7; C4.1; C4.2; C4.3; C4.4; C4.5; C4.6; C4.7
Plan Elements Guidelines 1, 2, 3, 4, 7, and 9~~

- D. Alternative Housing Styles

Alternative Housing Styles, including zero lot line, duplexes, and townhouses, are encouraged in the ~~Cornerstone 2020 Plan~~ Comprehensive Plan to provide housing choices for people of varying ages and incomes.

5.2.3 Traditional Marketplace Corridor Form District

B. Relationship ~~To The~~ to the Comprehensive Plan

The purpose of the Traditional Marketplace Corridor Form District (TMC or TMCFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The Traditional Marketplace Corridor Form District (TMCFD) implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:~~

~~Community Form Goals F1, F2, F3~~

~~Community Form Objectives F1.1, F2.1, F.2.2, F2.3, F2.4, F2.5, F3.1, F3.2~~

~~Plan Element Guidelines 1, 2, 3, 4, 6, 7, 9~~

5.2.4 Town Center Form District

~~A.~~ The Town Center Form District (TCFD) represents a traditional pattern of development in Louisville and Jefferson County. Town centers are typically compact areas with a mixture of moderately intense uses that are developed around an identifiable core. They are often located at a historic crossroads or at the intersection of a major thoroughfare and collector roadway with connections to surrounding neighborhoods. Buildings are close to and oriented toward the street, and there is a connected street pattern, shared parking and pedestrian amenities. More intense commercial and residential uses are located in proximity to major thoroughfares, and the intensity of uses gradually declines toward an “edge” or “transition area” to lower density residential neighborhoods.

A. Relationship to the Comprehensive Plan

The purpose of the Town Center Form District (TC or TCFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The TCFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:~~

~~Community Form Goals D1, D2, D3, D4~~

~~Community Form Objectives D1.1; D2.1; D2.2; D2.3; D2.4; D2.5; D3.1; D3.2; D3.3; D4.1; D4.2; D4.3; D4.4~~

~~Plan Elements 1,2,3,6,7,9,12~~

5.2.5 Traditional Workplace Form District

A. Relationship ~~To The~~ to the Comprehensive Plan

The purpose of the Traditional Workplace Form District (TW or TWFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The TWFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:~~

~~Community Form Goals G1, G2, G3, G4~~

~~Community Form Objectives G1.1, G2.1, G2.2, G2.3, G2.4, G2.5, G3.1, G3.2, G3.3, G4.1, G4.2, G4.3, G4.4~~

~~Plan Element Guidelines 1, 3, 6, 7, 9~~

5.2.6 Village Form District Center

B. Relationship ~~To The~~ to the Comprehensive Plan

The purpose of the Village Form District (V or VFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. The VFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

~~Community Form Goals C1, C2, C3, C4~~

~~Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.3, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7~~

~~Plan Element Guidelines 1, 2, 3, 4, 7 and 9~~

5.3.1 Neighborhood Form District

A. Relationship to the Comprehensive Plan

The purpose of the Neighborhood Form District (N or NFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. The Neighborhood Form District (NFD) is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:

~~Community Form Goals C1, C2, C3, C4~~

~~Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.1, C3.4, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7~~

~~Plan Element Guidelines 1, 2, 3, 4, 7 and 9~~

B. Neighborhood Form Standards: Intent and Applicability

1. The Neighborhood Form District (NFD) design standards are intended to promote development and redevelopment that is compatible with and enhances the unique site and community design elements of a neighborhood. NFD design standards are also intended to promote the establishment of activity centers at appropriate locations as established in ~~Guidelines 1 and 2 of~~ the Comprehensive Plan. Activity centers should effectively integrate a mix of retail, institutional, and other non-residential uses within neighborhoods in a manner that provides convenient service to residents while protecting the character of the neighborhood.

D. Alternative Housing Styles

Alternative housing styles, including zero lot line, duplexes, and townhouses are encouraged in the ~~Cornerstone 2020 Plan~~ Comprehensive Plan to provide housing choices for people of varying ages and incomes.

5.3.2 Suburban Marketplace Corridor District

A. Relationship ~~To The~~ to the Comprehensive Plan

The purpose of the Suburban Marketplace Corridor Form District (SMC or SMCFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. The SMCFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:

~~Community Form Goals F1, F2, F3~~

~~Community Form Objectives F1.1, F2.1, F2.2, F2.3, F2.4, F2.5, F3.1, F3.2
Plan Element Guidelines 1, 2, 3, 4, 7, and 9~~

5.3.3 Regional Center Form District

A. Relationship to the Comprehensive Plan

The purpose of the Regional Center Form District (RC or RCFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The RCFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:~~

~~Community Form Goals E1, E2, E3, E4~~

~~Community Form Objectives E1.1, E2.1, E2.2, E2.3, E2.4, E2.5, E3.1, E3.2, E3.3, E3.4, E4.1, E4.2, E4.3, E4.4~~

~~Plan Elements 1, 2, 3, 7, 9, 12~~

5.3.4 Suburban Workplace Form District

- A. The Suburban Workplace Form District (SWFD) is designed to reserve land for large-scale industrial and employment uses in suburban locations. District standards are designed to ensure compatibility with adjacent form districts, to buffer heavy industrial uses from potentially incompatible uses, to ensure adequate access for employees, freight, and products, to provide services and amenities for employees, and to improve transit service.

The SWFD standards do not address permitted land uses and density or intensity of development. These aspects of land use planning are more appropriately addressed through zoning district regulations or ~~regulatory goals, and objectives and policies of~~ the Comprehensive Plan.

B. Relationship ~~To The~~ to the Comprehensive Plan

The purpose of the Suburban Workplace Form District (SW or SWFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The SWFD implements the following Cornerstone 2020 Comprehensive Plan Goals and Objectives:~~

~~Community Form Goals G1, G2, G3, G4~~

~~Community Form Objectives G1.1, G2.1, G2.2, G2.3, G2.4, G2.5, G3.1, G3.2, G3.3, G4.1, G4.2, G4.3, G4.4~~

~~Plan Element Guidelines 1, 3, 6, 7~~

5.3.5 Campus Form District

A. Relationship to the Comprehensive Plan

The purpose of the Campus Form District (C or CFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~The CFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:~~

~~Community Form Goals H1, H2, H3, H4~~

~~Community Form Objectives H1.1; H2.1; H2.2; H2.3; H2.4; H2.5; H2.6; H3.1; H3.2; H3.3; H3.4; H3.5; H4.1; H4.2; H4.3; H4.4~~
~~Plan Elements 1, 3, 4, 7, 9~~

5.3.6 Village Form District - Outlying

B. Relationship ~~To The~~ to the Comprehensive Plan

The purpose of the Village Form District (V or VFD) is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes.
~~The VFD is intended to implement the following Cornerstone 2020 Comprehensive Plan Goals, Objectives and Plan Elements:~~

~~Community Form Goals C1, C2, C3, C4~~

~~Community Form Objectives C1.1, C1.2, C2.1, C2.2, C2.3, C2.4, C2.5, C2.6, C2.7, C3.3, C3.5, C3.6, C3.7, C4.1, C4.2, C4.3, C4.4, C4.5, C4.6, C4.7~~

~~Plan Element Guidelines 1, 2, 3, 4, 7 and 9~~

5.4.1 Traditional Form Districts (except for DFD)

H. Traditional Neighborhood Design Alternative

The Planning Commission may approve an alternative site design pattern for developments creating three or more contiguous residential structures. Sites developed under this Traditional Neighborhood Design Alternative shall not be subject to the standards established in Paragraphs A through E of this Section. The applicant shall submit a detailed site plan and written justification for any divergence from the standards otherwise applicable in the traditional form districts. The site plan shall indicate the location of all proposed structures or buildable areas, yards and open spaces, as well as parking areas and driveways. The justification shall demonstrate how the proposed plan is compatible with adjacent development, and fulfills applicable provisions of ~~Cornerstone 2020~~ the Comprehensive Plan.

5.7.1 Transition Standards

A. General Requirements - Form District Transition Zones

If a roadway corridor separates form districts, the transition zones are reduced as follows (refer to Core Graphic ~~10~~ 11 (Roadway Classification) for classification of roadways):

5.9.2 Connections

A. Generally Applicable Standards

1. Direct pedestrian or vehicular connections are required as follows:

a. Residential Developments

- i. Existing stub streets shall be extended to serve the new development and connect with adjacent residential areas unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical constraints or when the connection would increase the street classification of the extended street inappropriately or a connection would be the primary means of access for a high density development through a low

density development, or if the connection is unnecessary because other stub connections are being provided through the development that further the Comprehensive Plan's ~~goals-of-connectivity-and-access-management~~ Goals, Objectives, and Policies related to Mobility. This requirement is not subject to the LDC waiver provision listed in Chapter 11, Part 8, however the legislative body may approved a development plan with an alternative plan for connectivity in conjunction with a change in zoning or review of Planning Commission action on a development plan pursuant to section 11.7.5 of the LDC.

5.11.1 Relationship to the Comprehensive Plan

The open space standards prescribed by this Part are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes~~-the following Cornerstone 2020 Comprehensive Plan Goals and Plan Elements.~~

Goals	Plan Elements
Mobility Strategy Goals C1; H2 Marketplace Strategy Goal D2 Livability Strategy Goals A1; B1; B2; B3; B4; E1; E2; E3; E4; F1; F2; F3; F4; G1; G2; G3; G4; H1; H2; H3; H4; H5; I2; J4	Guidelines 3, 4, 5, 10, 11, 12, 13

5.11.4 Open Space Standards

C. Standards for Natural Resource Protection / Public Health and Safety Purposes

5. Unstable soils as depicted by Core Graphic ~~5~~ 6, ~~:-“Environmental Constraints.”~~ may be utilized to meet an open space requirement or incentive.

5.12.1 Special Design Requirement

A. Suburban Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 100,000 square feet or lots that are five acres or larger shall meet the following standards:

- b. The development plan shall demonstrate how the proposed development implements applicable guidelines Goals, Objectives, and Policies of ~~Cornerstone 2020~~ the Comprehensive Plan.

B. Traditional Form Districts

1. Commercial Developments with buildings that have a total footprint of more than 80,000 square feet within the TCFD or 35,000 square feet within TMCDF, TNFD and Village Center shall meet the following standards:

- b. The development plan shall demonstrate how the proposed development implements applicable guidelines Goals, Objectives, and Policies of ~~Cornerstone 2020~~ the Comprehensive Plan.

5.12.2 Outdoor Amenities/Focal Point(s)

A. Developments in all form districts shall meet the following standard.

1. Retail, Office, and Mixed-Use developments that involve construction of a building or buildings with a total footprint greater than 60,000 square feet shall set aside an area equivalent to a minimum of 10% of the total building footprint for outdoor amenities. Outdoor amenities may be used as a way of fulfilling the focal point requirement for activity centers ~~listed~~ described within the ~~Cornerstone 2020 comprehensive plan~~ Comprehensive Plan. The applicant shall provide outdoor amenities that include any one or a combination of the following (Note: Final design of outdoor amenities shall require approval from the Planning Commission or designee):

6.1.1 Intent

The intent of this section is to manage vehicular access to land development, while preserving traffic flow in terms of safety, capacity, and speed and to promote green management practices (GMP) within the context of stormwater management techniques and reduction of impervious materials. The site access approval procedures established herein are intended to balance the right of reasonable access to private property with the right of the citizens of Louisville Metro to safe and efficient travel. These regulations are intended to implement the ~~Mobility Goals and Objectives of Cornerstone 2020, and Guideline 7 of the Plan Elements~~ Comprehensive Plan's Goals, Objectives, and Policies related to Mobility.

6.2.1 Applicability and General Standards

- C. Developments meeting one of the criteria listed above that contain land that is depicted for future roadways ~~shown in the comprehensive plan~~ on Core Graphic 11 (Roadway Classification), legislatively adopted roadway plans, or an approved road alignment study shall dedicate right-of-way as outlined within the applicable plan or study.

- E. All new development and subdivisions having frontage on roadways proposed for bicycle facilities in accordance with the Comprehensive Plan shall provide right-of-way necessary to accommodate such facilities. The applicant shall construct the bicycle facilities, unless the Planning Director and the Director of Works determine, based on roadway conditions or the status of adjacent segments of the bicycle facility, that construction would not be appropriate.

6.3.3 Permanent Street Closing

- D. Considerations for Approval of a Street or Alley Closing

3. Comprehensive Plan – The extent to which the proposed closure is in compliance with the Goals, Objectives, and Policies ~~and Plan Elements~~ of the Comprehensive Plan.

- E. Findings for Street Closings

The Planning Commission shall make a recommendation on the proposed street or alley closing based on its findings relating to the various considerations listed in section D,

above or its designee shall review the application for compliance with ~~Cornerstone 2020 (comprehensive plan)~~ the Comprehensive Plan.

Chapter 6 Part 4 Design Standards for Transit

A. Relationship to the Comprehensive Plan

These regulations are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes ~~the Mobility Goals A2, A3 and I6 of Cornerstone 2020, and Guidelines 7 and 9 of the Plan Elements.~~

6.5.1 Traffic and Air Quality Assessment

A. Intent

These regulations are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes ~~the Mobility Goals and Objectives of Cornerstone 2020, and Guidelines 7 and 12 of the Plan Elements.~~

Appendix 6A: 1.2 Relationship to the Comprehensive Plan

This manual is intended to assist in implementing the Goals, Objectives, and Policies of the Comprehensive Plan ~~and Plan Elements of Cornerstone 2020.~~

Appendix 6A: 1.3 Access Classification System and Standards

- B. Roadways within ~~Jefferson County~~ Louisville Metro are classified for the purposes of access management as shown in Core Graphic ~~10, "Roadway Classification and Projected Corridors."~~ 11 (Roadway Classification).

Appendix 6A: 1.9 Corridor Access Management Overlay Zones

- A. Segments of a roadway corridor may be designated as corridor access management zones for the purpose of applying special access management controls that exceed the requirements and standards in this article. The purpose of this designation is to avoid significant traffic congestion problems, reduce vehicular and pedestrian conflict areas, and to ensure appropriate development within the designated area in accordance with the ~~Jefferson County~~ Comprehensive Plan.

Appendix 6E: I. INTRODUCTION

The Louisville Metro ~~and Jefferson County~~ Planning Commission requires that all traffic data and/or analysis either by a project proponent or opponent must be first reviewed by the Jefferson County Public Works and Transportation Division. This is to ~~insure~~ ensure compliance with these guidelines and the ~~comprehensive plan~~ Comprehensive Plan.

Appendix 6E: II. WARRANTS FOR REQUIRING AN IMPACT STUDY

- E. Air Quality: The proposed development is located in or will affect potential "Hot Spot" area, as identified in ~~the Core Graphics of~~ the Comprehensive Plan Core Graphics or an area of special air quality concern.

Appendix 6E: III. RECOMMENDED CONTENTS OF AN IMPACT STUDY

A. Traffic Impact

10. Programmed projects in KIPDA's Transportation Improvement Program, the Comprehensive Plan's ~~Core Graphics~~, along with travel demand estimating procedures for any assumptions relating to traffic diversion to new programmed facilities;

Appendix 6E: APPENDIX B STUDY ELEMENTS

A. Text

Part One: Traffic Impact Studies

Section 1: Introduction —this section should identify clearly the developer of the proposed development and the consultant performing the analysis. It should also provide a description of the site's location, using a location map to depict its location in Jefferson County. In addition, this section should detail the site's current zoning, any proposed zoning changes, zoning of the surrounding area and the total acreage to be developed. The Comprehensive Plan ~~recommendations for~~ provisions that relate to the proposed site should also be described in this section. In addition, this section should briefly describe the proposed project in terms of total square footage, by land use, or the number of dwelling units to be constructed. This description also should include the proposed construction schedule and the number of units, by land uses, to be constructed in each development phase.

7.3.10 Streets

- A. In or adjoining any major subdivision of land hereafter proposed, access from new lots or a new street connecting an existing street shall not be approved unless the Planning Commission, with input from the Director of Works, determines that the subdivision will be served by an adequate street network. In order to be considered adequate, the street or combination of streets providing most direct means of access to an arterial level street shall have a minimum roadway width of 18 feet of pavement. The Commission may determine, based on input from the Director of Works, that the traffic flow associated with a proposed subdivision will utilize more than one route to one or more arterial streets. As a result of such determination, the Planning Commission may require that more than one route (street or combination of streets) must have a minimum roadway width of 18 feet. In addition to the roadway width, the Planning Commission may require other off-site improvements to correct conditions that would impede the safe flow of traffic associated with the new subdivision. Subdivisions that create no more than five lots of five acres or more each are not subject to the requirements of this paragraph. (Arterial level streets are shown on Core Graphic ~~10: Roadway Classifications and Projected Corridors~~ 11 (Roadway Classification)). The provisions of this paragraph shall not apply to roads that are Designated Roads under the System Development Charges

for Roadways Ordinance [~~insert LMCO citation~~ see Chapter 164 of the Louisville Metro Codes of Ordinances].

7.3.50 Reservation of Public Areas and Roadways

Where a park, school, playground, or areas for other public uses shall be provided in the subdivision in accordance with the Comprehensive Plan, including future roadways shown ~~in the Comprehensive Plan~~ on Core Graphic 11 (Roadway Classification) with specific location determined by the Director of Works, such areas shall either be dedicated to the proper public agency or it shall be reserved for acquisition by the appropriate agency within two years of approval of the preliminary plan.

7.11.1 Relationship to the Comprehensive Plan

The standards prescribed by this Part are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. ~~In conformance with the state enabling legislation, this Part's relationship to the Comprehensive Plan is as follows:~~

Goals	Objectives	Plan Elements
Community Form: A3, C2, C3, Mobility: C1, D1, H2 Livability: B1, B2, B4, E2, E3, E4, F1, F2, F3, F4, G2, G3, G4, H2, H3, H4, I1, I2, J4	Community Form: A3.1, A3.5, C2.3, C2.4, C2.5, C2.6, C2.7, C3.6, C4.1 Mobility: C1.4, C1.5, D1.1, H2.4 Livability: B1.4, B1.8, B2.5, B4.2, E2.1, E2.2, E2.4, E3.1, E4.1, E4.2, F1.2, F2.2, F3.1, F3.2, F4.1, G2.1, G3.2, G4.1, G4.2, H2.1, H2.2, H3.1, H3.2, H3.4, H4.1, H4.2, I1.1, I1.1, I2.1	Guidelines: 1, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13

7.11.3 Purpose

The purpose of this Part is to:

- A. Achieve a balance between well-designed residential development, meaningful open space conservation, and natural resource protection in Louisville Metro by permitting conservation subdivisions, a form of residential development that allows for reduced lot sizes in exchange for the preservation of natural, historic and cultural features on-site, as a form of residential development that is an alternative to conventional subdivisions and that fulfills ~~multiple goals and objectives outlined in Cornerstone 2020~~ Goals, Objectives, and Policies of the Comprehensive Plan;

7.11.7 Conservation Areas

- A. Half Credit Conservation Areas
 1. The following features are established as Conservation Areas but are already protected by other provisions in this LDC or other local, state, or federal regulations. As such, they shall receive 50 percent credit when calculating the minimum required Conservation Area for a conservation subdivision.

- c. Unstable soils as determined by the Natural Resources Conservation Services and depicted in Core Graphic ~~5~~ 6 (Environmental Constraints);

8.1.1 Relationship to the Comprehensive Plan

The sign standards prescribed by this Chapter are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. The On-premises Sign Regulations implement the following Cornerstone 2020

Goals	Objectives	Elements
Community Form Goals A3, C1, D1, E1, F4, G2, H4	Community Form Objectives A3.1, A3.4, C2.5, C4.5, D2.4, E2.4, F4.4, G4.3, H4.3	Guidelines 1, 3, 13

Appendix 8B Exceptional Sign Review Design Guidelines

Variance Reviews

- A. Will the proposed sign adversely affect the public health, safety or welfare, will it alter the essential character of the general vicinity, will it cause a hazard or a nuisance to the public, or will it allow an unreasonable circumvention of the requirements of the zoning regulations. The following design guidelines further clarify this criterion:

2. The proposed sign is in compliance with the underlying form district and form area as described within ~~Cornerstone 2020~~ the Comprehensive Plan, typically the type of neighborhood, character of the area and traffic speeds should be considered in the design of a sign.

Waiver Reviews

- B. The waiver will not violate the Comprehensive Plan. The following design guideline further clarifies this criterion:
 1. The proposed sign is in compliance with the underlying form district and form area as described within ~~Cornerstone 2020~~ the Comprehensive Plan, typically the type of neighborhood, character of the area and traffic speeds should be considered in the design of a sign.

9.1.1 Relationship to the Comprehensive Plan

The parking and loading standards prescribed by this Part are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes. the following Cornerstone 2020 Comprehensive Plan Goals and Plan Elements.

Goals	Plan Elements
Community Form Strategy A3	Guidelines 2, 3, 7

9.2.1 Relationship to the Comprehensive Plan

The bicycle parking standards prescribed by this Part are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes ~~the following Cornerstone 2020 Comprehensive Plan Goals and Plan Elements.~~

Goals	Plan Elements
Mobility Strategy Goal I7	Guideline 9

Chapter 10 Part 1 Tree Canopy

The intent of this Part is to protect, conserve, preserve and replace trees in order to enhance community character, provide wildlife habitat, maintain air and water quality, decrease stormwater runoff, prevent soil erosion, provide noise buffers, and enhance property values. This Part is also intended to provide several alternative means to the Planning Commission to further the ~~goals and objectives~~ Goals, Objectives, and Policies of the Comprehensive Plan by providing for flexible tree canopy requirements subject, however, to specified standards and findings. Tree canopy standards shall be met on site to the maximum extent feasible and tree preservation is the preferred means of accomplishing canopy objectives.

10.1.1 Relationship to the Comprehensive Plan

The tree canopy regulations prescribed by this Part are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes ~~the following Cornerstone 2020 Comprehensive Plan Goals and Plan Elements.~~

Goals	Plan Elements
Livability Strategy Goals F2; F3; F4; G4	Guidelines 3, 10, 13

10.2.1 Relationship to the Comprehensive Plan

The landscape design regulations ~~proscribed~~ prescribed by this Part are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes ~~the following Cornerstone 2020 Comprehensive Plan Goals and Plan Elements.~~

Goals	Plan Elements
Community Form Goals C4; D4; E4; F4; G4; H4; J4	Guidelines 1, 2, 3, 13
Livability Strategy Goal F2	

10.3.1 Relationship to the Comprehensive Plan

The standards prescribed by this Part are intended to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes ~~the following Cornerstone 2020 Comprehensive Plan Goals and Plan Elements.~~

Goals	Plan Elements
Mobility Strategy Goals C1; D1	Guidelines 3, 8, 13
Livability Strategy Goals F2; F4; H3; J4	

10.5.2 Relationship to the Comprehensive Plan

The streetscape master plan review process and design manual implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes ~~the following objectives and policies of the comprehensive plan: Objectives C2.5, D2.4, E2.4, F2.4, G2.4, and H2.5, and Policies 8.4 and 8.12.~~

11.4.7 Plan Certain Development

E. Amendments to Binding Elements and Plan Certain Development Plans

2. Scope of Planning Commission Review

- f. Conformance of the development plan with the Comprehensive Plan and Land Development Code. Revised plan certain development plans shall be evaluated for conformance with the non-residential and mixed-use intent of the form districts and ~~comprehensive plan~~ Comprehensive Plan.

11.8.8 Designation to Planning Director

In the event of a direct conflict between two requirements in the Land Development Code, the Planning Director shall have the authority to resolve the conflict by waiving one of the requirements or a portion thereof, provided such action does not create additional conflicts with: other Land Development Code requirements; Goals, Objectives, and Policies ~~policies~~ of the ~~Cornerstone 2020~~ Comprehensive Plan; or applicable section of the Kentucky Revised Statutes. The Planning Director shall provide information, including any facts or other details used to justify his or her decision to the appropriate body (i.e. the Planning Commission or one of its subcommittees, Board of Zoning Adjustments).
