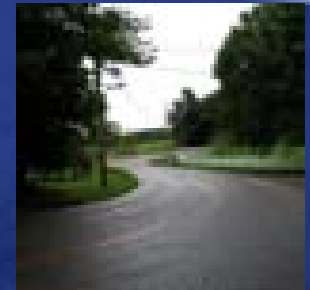
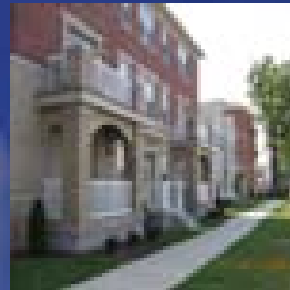




Form Districts and Centers



Planning and
Design Services

Community's Vision

In our vision of 2020, Louisville and Jefferson County is a community widely recognized for its *high quality of life, sense of tradition and competitive spirit*. Our children have inherited a livable, vibrant and economically diverse community. We have clearly recognized that the quality of life depends upon continued success in the economic marketplace and an ongoing commitment to the conservation of environmental resources which define our heritage and enhance the livability of our community.

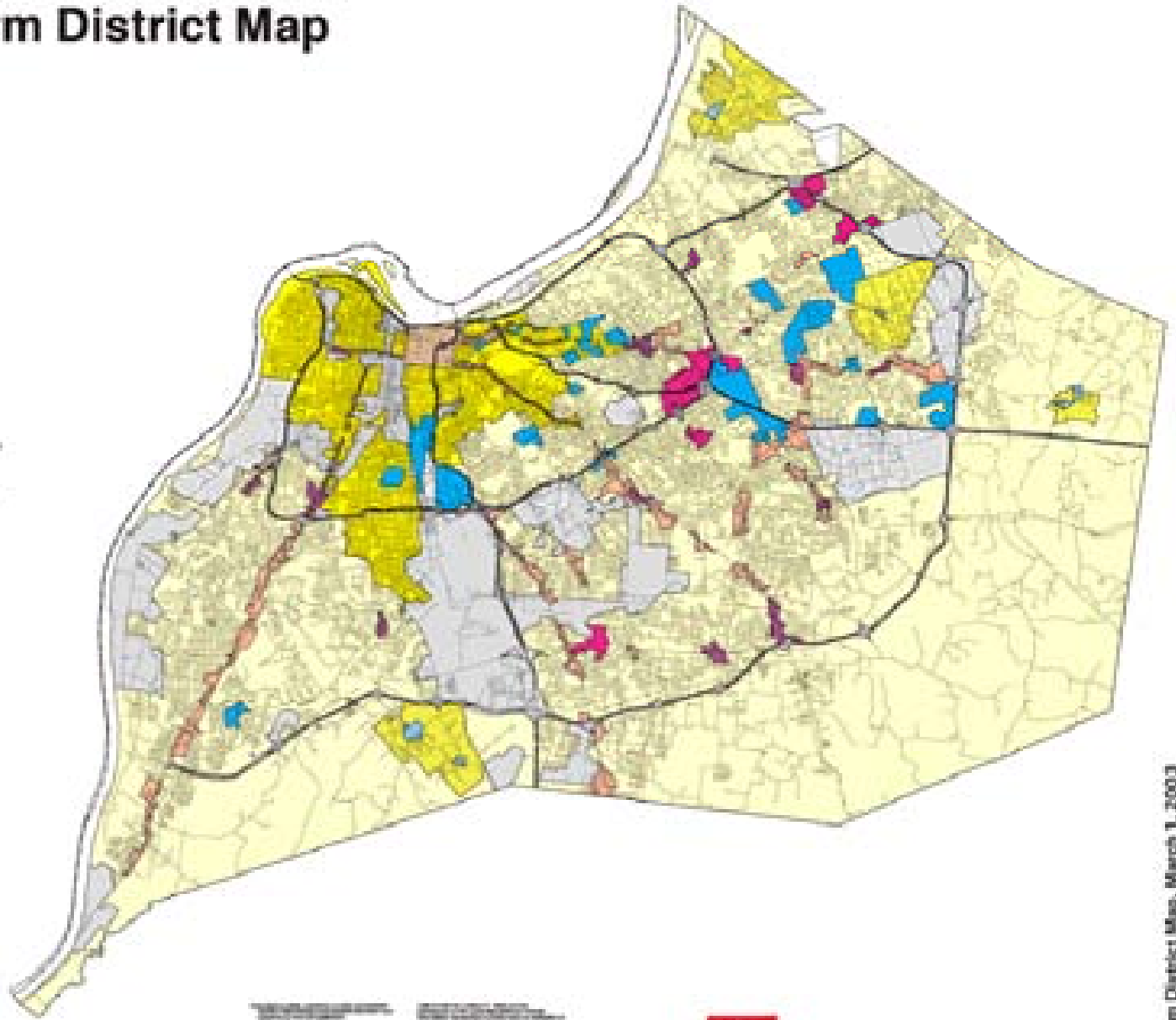
Louisville Metro

“Form District” Concept

- Started with the development of new Comprehensive Plan in 1993 called Cornerstone 2020
- Development and sharpening of a shared vision for the community

Official Form District Map

-  Suburban Form District
-  Traditional Neighborhood Form District
-  Neighborhood Form District
-  Village Form District
-  Village Center
-  Town Center Form District
-  Regional Center Form District
-  Traditional Workplace Center Form District
-  Suburban Workplace Center Form District
-  Traditional Workplace Form District
-  Suburban Workplace Form District
-  Campus Form District
-  No Form District in Effect



LEGEND

Form Districts

Form Districts in Effect

Form Districts Not in Effect

Form Districts in Process

Form Districts to be Deleted

Form Districts to be Added

Form Districts to be Revised

Form Districts to be Re-evaluated

Form Districts to be Re-considered

Form Districts to be Re-examined

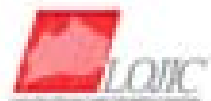
Form Districts to be Re-assessed

Form Districts to be Re-analyzed

Form Districts to be Re-visited

Form Districts to be Re-visited

Form Districts to be Re-visited



Conventional Zoning

- Focus is on the use of land, particularly on separating different types of uses
- Requires separation of shopping centers, work places and residences



Form-Based Zoning

- Avoids regulating development based solely on use
- Sets broad parameters for use, allowing a mixture of different uses
- Form-based code focuses on promoting a community's design vision



Form-Based Zoning



- Focus is on building form as opposed to use
- Detailed regulations related to building height, bulk, design, orientation, setback/build-to-lines, parking, signs, lighting, and landscaping to ensure compatibility of different uses

Form-Based Zoning

- Desirable patterns of development do not typically conform to conventional zoning codes
- Form-based zoning recognizes distinct and desirable forms of development and makes it easy to do



Seaside, Florida



Kentlands, MD

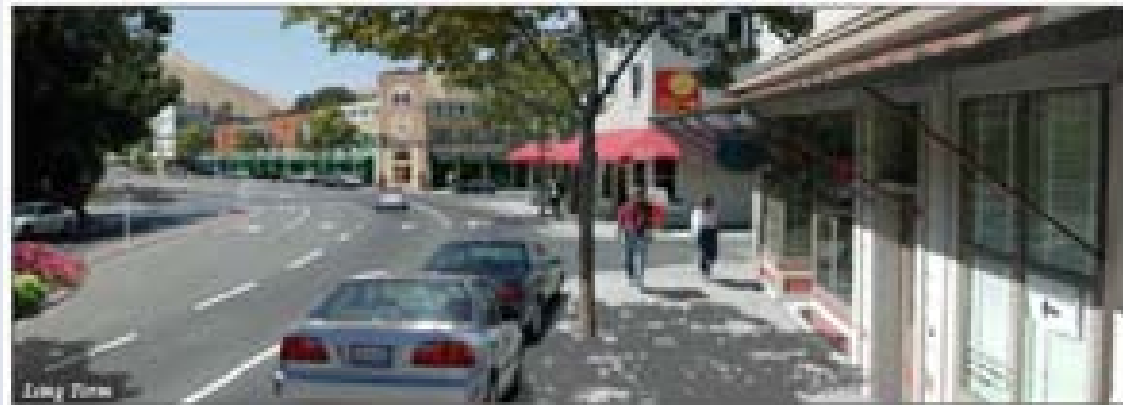


Celebration, Florida



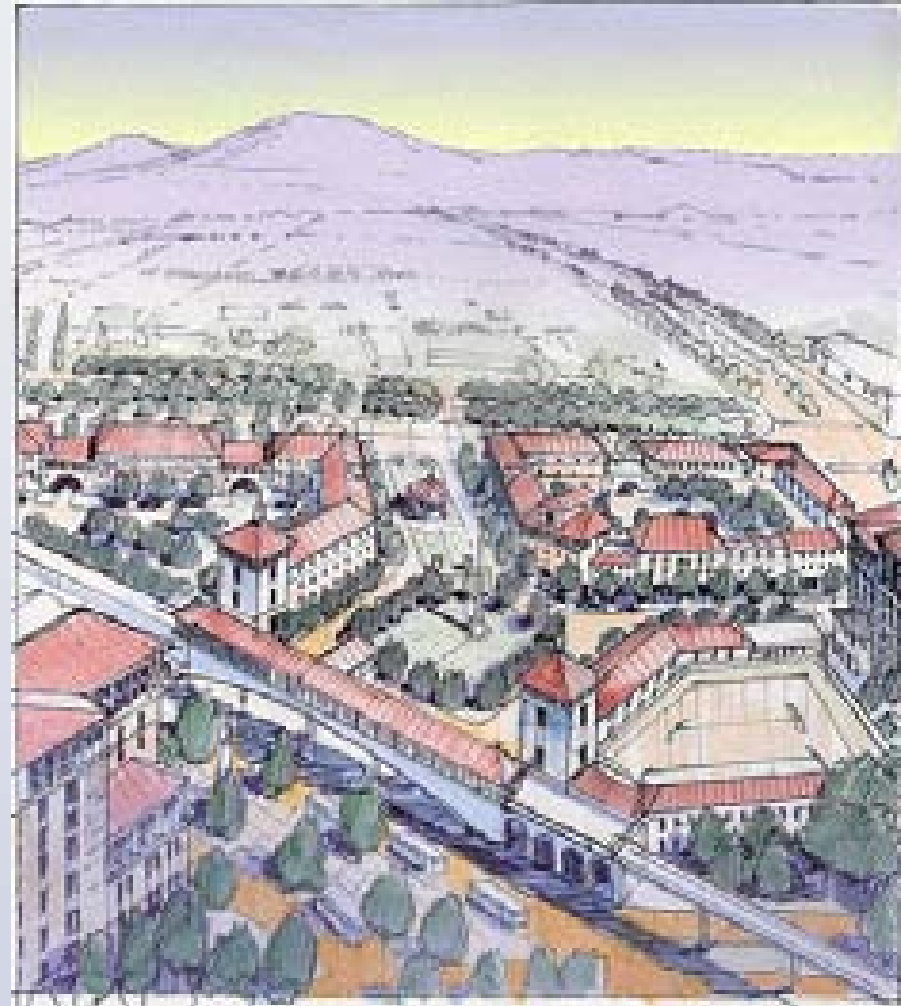
Hercules, California

- Neighborhood center, interconnected living, shopping, and employment
- Pedestrian friendly walkable development



Pleasant Hill, California BART Station

- Redevelopment of a 140 acre mass transit station
- Currently, dominated by a 7-story parking garage and acres of parking – over 6,000 BART riders travel through each day





DOWNTOWN

Traditional Neighborhood

Traditional Workplace

Traditional Marketplace
Corridor

Neighborhood

SUBURBAN
MARKETPLACE
CORRIDOR

REGIONAL
MARKETPLACE
CENTER

CAMPUS

SUBURBAN
WORKPLACE

Form Districts

- Land Development Code (LDC) identifies two major patterns of development

Traditional

Trad. Neighborhood
Trad. Marketplace C.
Trad. Workplace
Town Center
Village Center
Downtown

Suburban

Neighborhood
Sub. Marketplace C.
Sub. Workplace
Campus
Village Outlying
Regional Center

Traditional Form

- What is the pattern?
- Buildings have little or no setback from the street.
- Non-residential/Mixed Use buildings hold the corner
- Pedestrian/Transit Oriented Development
- Mixed Use development more frequent
- Connectivity
- Grid Street System
- Generally, Higher Densities
- Parking to rear or side

Traditional Neighborhood

- Predominantly residential uses
- Streets – Grid pattern with sidewalks
- Narrow and deep residential lots
- Higher density near centers
- Non-residential uses at centers or at street corners



Traditional Marketplace

Corridor

- Location – along major roadway with a pattern that is distinguished by low to medium intensity uses
- Buildings typically contain upper story residential or office uses (2-4 story structures)
- Connected street pattern with alleys
- On-street parking and enhanced streetscapes



Village

- Low to medium density residential uses
- Development patterns distinguished by open space
- Small scale village center with a mixture of uses
- Pedestrian, bicycle and transit friendly



Suburban Pattern

- What is the pattern?
- Buildings setback from the street
- Parking between building and street
- Generally, lower density
- Less pedestrian/transit oriented
- More curvilinear streets and cul-de-sacs
- More separation of uses

Neighborhood

- Predominantly residential use
- Contains a diversity of housing styles
- Contains neighborhood serving uses at activity centers
- Provide: connectivity between uses by automobile, pedestrian, bicycle and transit



Regional Center

- High intensity uses – such as regional shopping, office, services, entertainment and medium to high density residential
- Near major arterials and interstate highways
- Pedestrian activity encouraged
- Shared parking



Setback and Build-to-Line



Location of Parking



OLD
BROWNSBORO
CROSSING

FOCAL POINT ENLARGEMENT

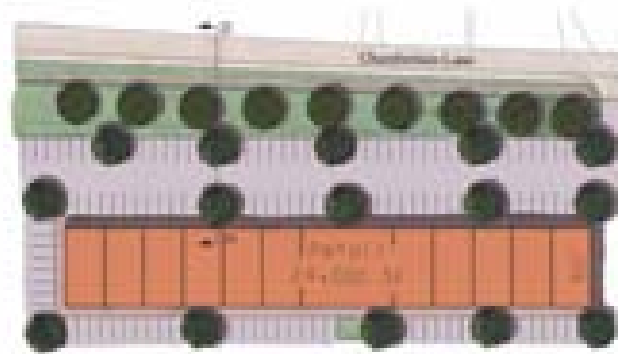
Parking Regulations



- Parking Waiver percentage cap based on Form District
- Ability to use on-street parking toward parking requirement based on Form District

Landscaping Regulations

- Size of landscape buffer areas based on Form District
- Tree canopy requirement based on Form District



OLD
BROWNSBORO
CROSSING

Sample
Landscape Buffer
Cross-Section

Sign Regulations



- Size of sign based on Form District and street characteristics
- Style requirements based on Form District
- Lighting requirements based on Form District

Cornerstone Elements in LDC

- Protect and Preserve Traditional Pattern
 1. Infill standards to protect existing pattern and promote compatibility
 2. Maximum setbacks and special corner lot requirements to promote compatibility and to protect traditional pattern of development.
 3. Require parking to be along the side and rear of principal structures.

Cornerstone Elements in LDC

- Improve Suburban Pattern
 1. Requirements for sidewalks and connections (vehicular and pedestrian).
 2. Limits on cul-de-sacs
 3. Incentives for mixed use
 4. Promote diversity in housing types
 5. Maximum setbacks to increase pedestrian and transit orientation

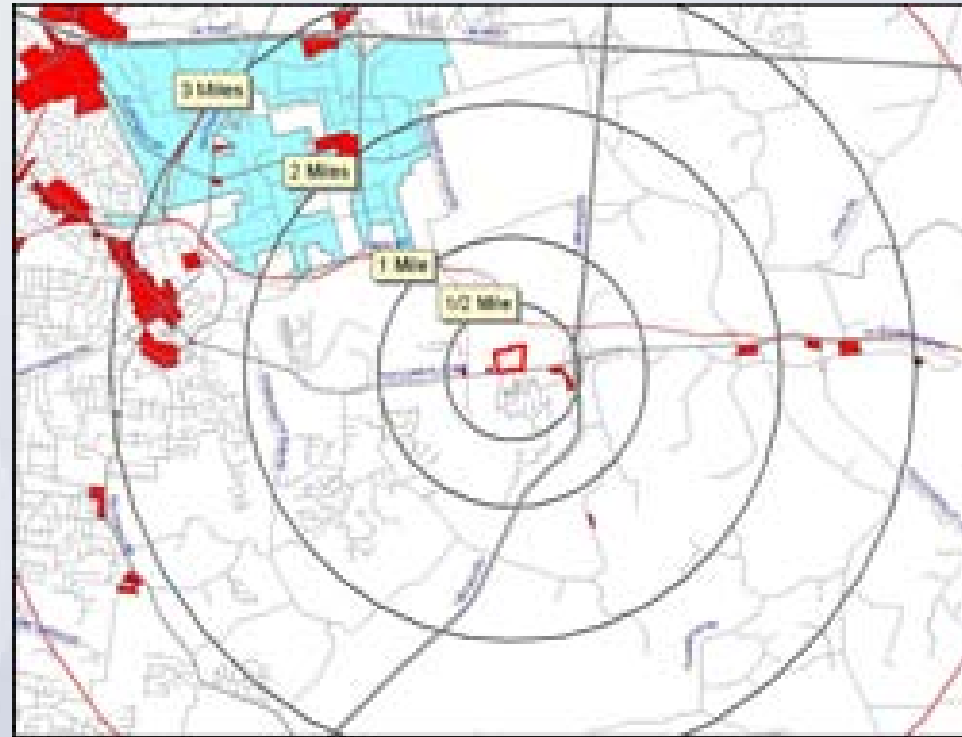
Activity Centers

- Comprehensive Plan: Required location of non-residential and high density residential within the Neighborhood Form District.
- New centers should be compact and designed to include multiple modes of travel



Importance of Activity Centers

- Locate retail commercial within activity center where it can be demonstrated that sufficient population exists to support it.
- Locate new centers in areas that are not already served.



Def. “Centers”

- “Centers” - Compact, walkable, activity areas. Centers typically contain a mixture of land uses such as retail, restaurants, services such as a post office, bank or library and sometimes residential uses (often apartments or townhouses) and places of employment (e.g. offices). The scale of a center may vary from that appropriate for a neighborhood (which may be limited to a small corner store) to a center appropriate for a regional center.



Why are centers needed?



- Eliminate new stretches of linear commercial development that promote traffic congestion, air pollution, and inefficient use of infrastructure
- Provide compact areas to be served by multiple modes of transportation such as mass transit.

Arlington, VA – Columbia Pike Special Revitalization District



Created to convert high-traffic arterial lined with strip malls, drive-thrus, and apartment complexes to classic pedestrian-oriented “Main Street”.



Magnolia Green site plan



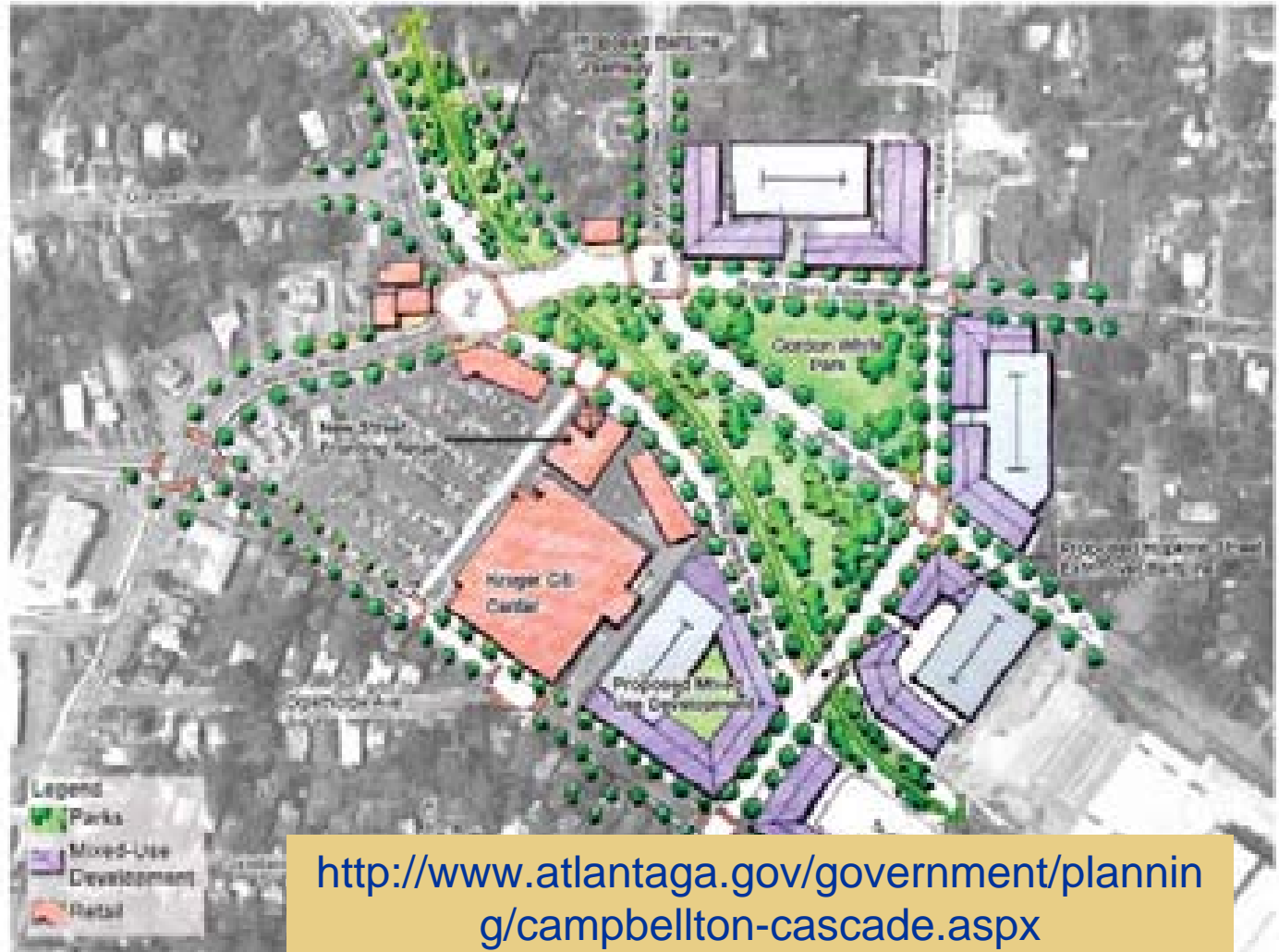
Fort Worth, TX Urban Villages

<http://www.fortworthgov.org/planning/pdf/urbanvillagept2.pdf>

Character sketch of future development



Atlanta, GA – Corridor Redevelopment

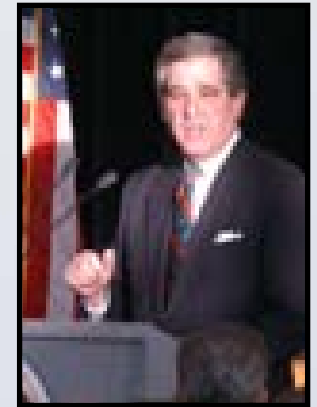


Nashville, TN – Town Centers

Metro Nashville Brentwood Town Center UDO



Mayor Abramson's Strategic Plan 2004-2007



- **Create Strong Neighborhoods**
 - Integrate strong planning, design, and code enforcement to improve neighborhoods
 - Create a housing strategy that assures adequate choice, supply, and access in neighborhoods
 - Implement a unified approach to downtown development and maintenance, and reinforce downtown as the vibrant, 24-hour hub of Louisville Metro
 - Partner with neighborhoods to develop assessments and improvement strategies
 - Coordinate government services at the neighborhood level.

Rural Character Study

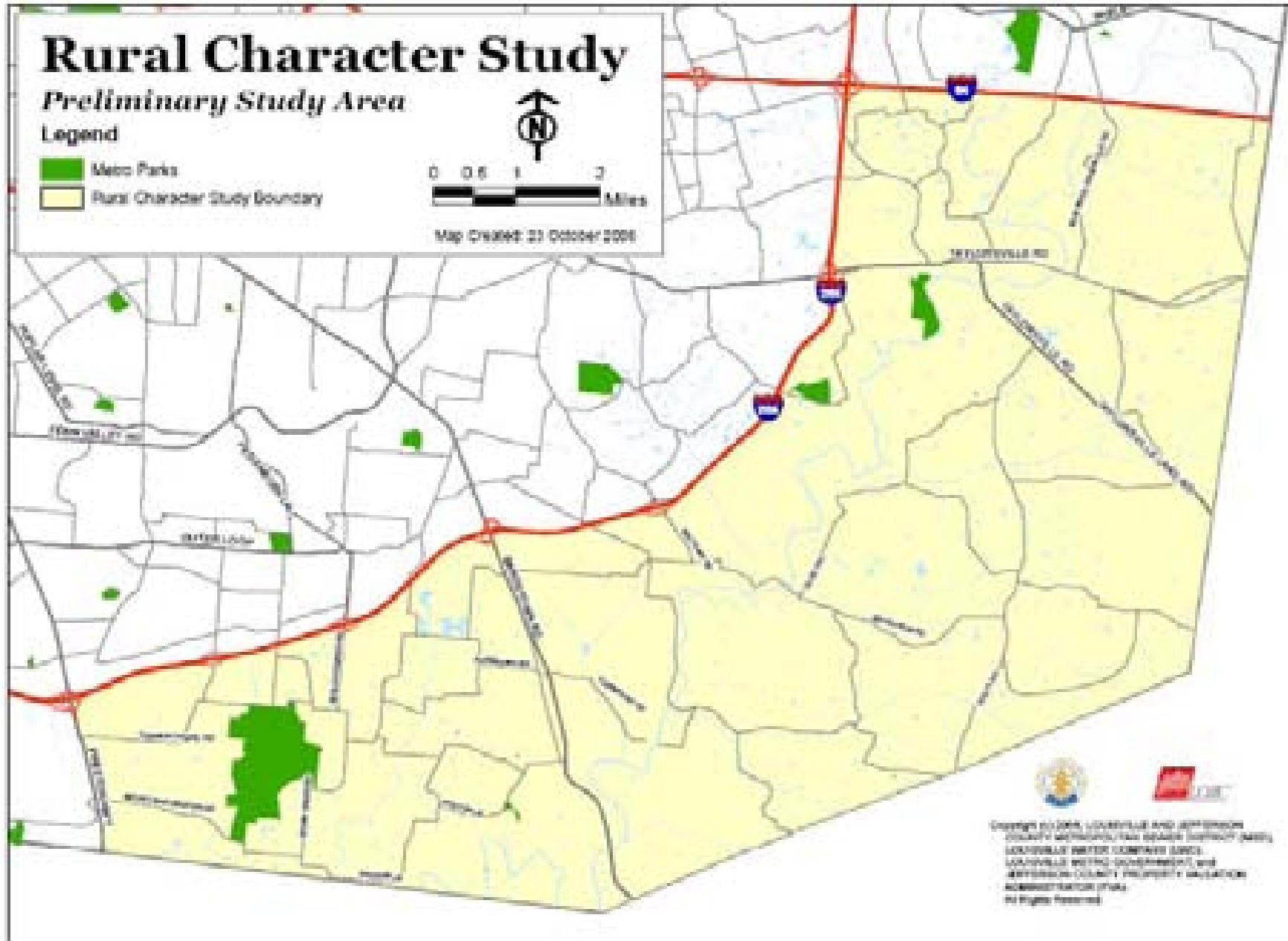
Preliminary Study Area

Legend

-  Metro Parks
-  Rural Character Study Boundary



Map Created: 21 October 2008



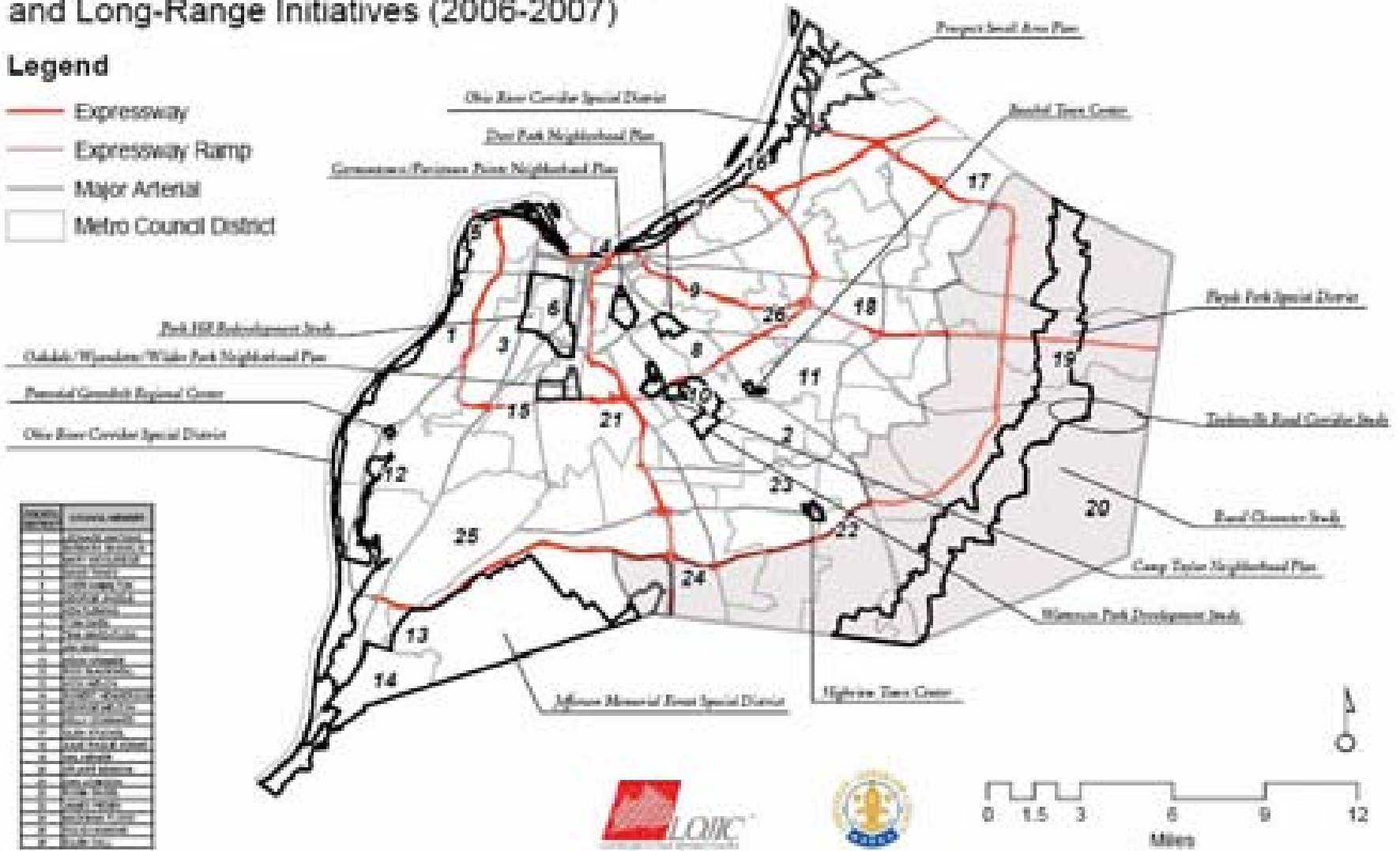
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Louisville Metro Planning and Design Services

Potential Future Neighborhood Plan Areas and Long-Range Initiatives (2006-2007)

Legend

-  Expressway
-  Expressway Ramp
-  Major Arterial
-  Metro Council District



Neighborhood Planning Programs

- With merger and the LDC, a new initiative was created to further review land use, mobility and other issues within neighborhoods.
- This planning effort is based on matching funds from PDS, applicable Metro Council member and neighborhood groups.

Neighborhood Plans

- These plans will be used to review in detail neighborhoods in regards to land use and community form.
- Recommendations from these plans will be used in updating the comprehensive plan, addressing infrastructure issues, initiating programs and revising the LDC.

New Tools

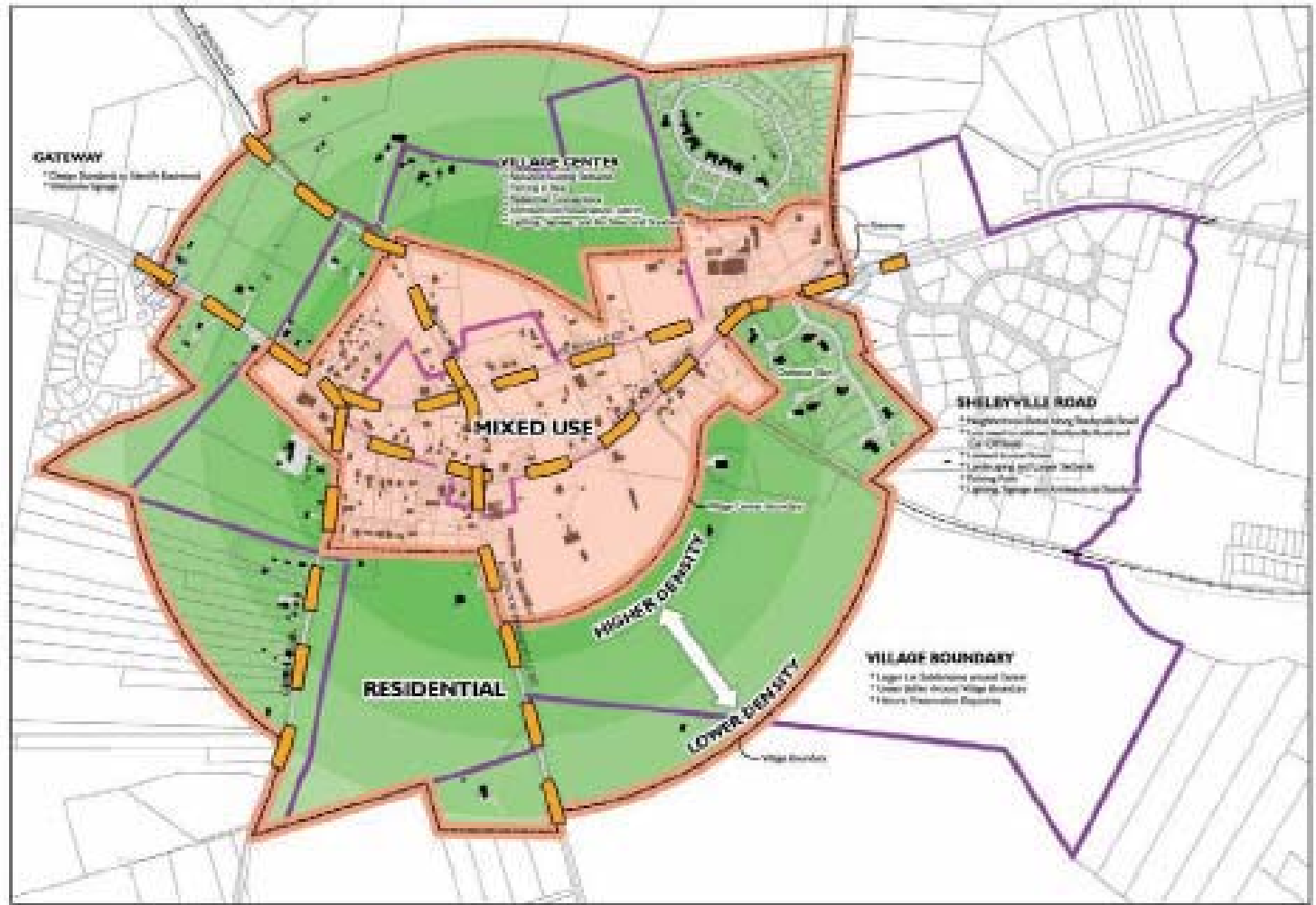
Based on current neighborhood plan work, these major recommendations are being considered:

1. Rethinking the Village Form District
2. Rural road design standards (SDC)
3. *Conservation Subdivisions*
4. *Identification of Future Potential Centers*

Fairdale Village Plan



Eastwood Village Plan



Challenges



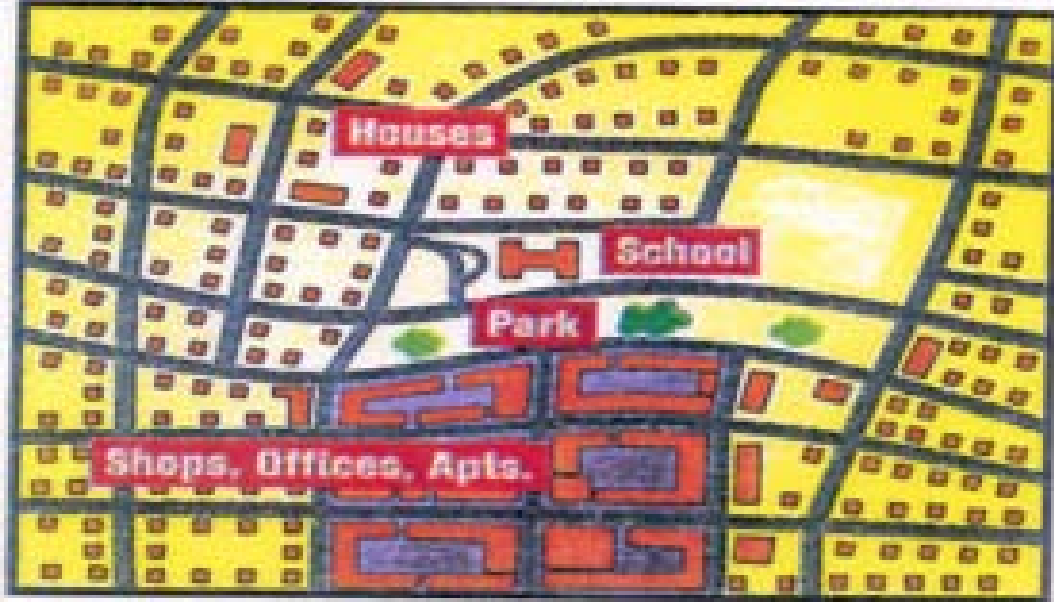
Timing



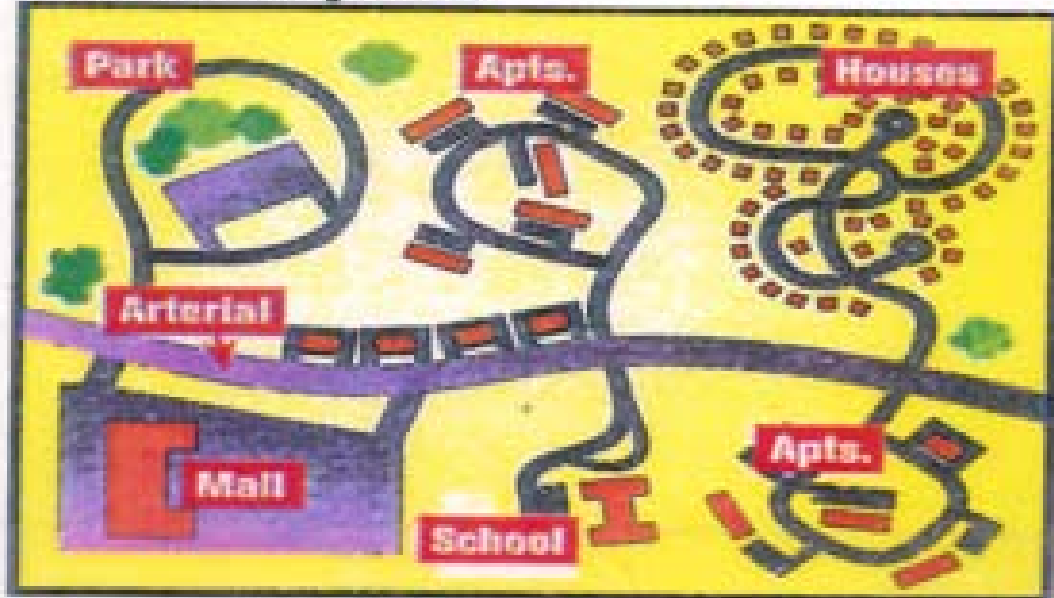
Merger

Need
to
Educate

Traditional



Suburban sprawl



Corporate Templates



Questions?



www.louisvilleky.gov/PlanningDesign/