Planning Commission
Staff Report
November 16th, 2023

Case No:	23-AREA-0003
Project Name:	Clifton & Crescent Hill Area Plan
Applicant:	Louisville Metro
Jurisdiction:	Louisville Metro
Council District:	9 – Andrew Owen
Case Manager:	Rachel Casey, Senior Planner

REQUEST(S)

- Approval of the Clifton & Crescent Hill Area Plan

- Adoption of the Clifton & Crescent Hill Area Plan Executive Summary as an Amendment to Plan 2040

CASE SUMMARY

Background

The Clifton & Crescent Hill Area Plan was initiated by Metro Councilmember Bill Hollander and then continued by Metro Councilmember Andrew Owen after elections in 2022. The study area comprises the Clifton and Crescent Hill neighborhoods in the northeast portion of the Urban Services District. The plan was developed by the planning and design firm Taylor Siefker Williams Design Group, in collaboration with Louisville Metro's Office of Planning.

The planning process began in May 2022 and continued through August 2023. The goal of the process was to engage the residents of the study area and proactively articulate a vision for the future. Primary topics of discussion were pedestrian and bicycle safety, maintaining the Clifton Local Preservation District, prioritizing affordable housing, supporting local businesses, and improving green spaces.

Advisory Group/Community Engagement Process

In accordance with Chapter 161 of the Louisville Metro Code of Ordinances (Neighborhood Development Plans), the Office of Planning established a 20-person Advisory Group, in collaboration with the District 9 Metro Council office and the Clifton and Crescent Hill Community Councils. The Advisory Group met a total of four times during the planning process, at the Crescent Hill Library.

In an effort to meet residents in their community, public engagements and charrettes were planned in conjunction with existing events. The first open house was held in August 2022 at Bingham Park, at the same time as an Olmsted Parks Conservancy event, to gather information about the neighborhoods and establish a vision for the future. The planning team also hosted an informational table and engagement activity during the CycLOUvia on Frankfort Avenue in August 2022. After this initial visioning phase, a second public open house was held in January 2023 at the Crescent Hill United Methodist Church to review and prioritize the vision statement, goals, and objectives for the plan.

As Clifton and Crescent Hill are highly engaged online communities, much of the feedback received for the plan was through the plan website. The website hosted an interactive map where residents could pinpoint specific strengths and opportunities, as well as two distinct online surveys. The interactive map had a total of 294 comments and the total number of responses for both online surveys was 269.

The final Advisory Group meeting in May 2023 helped refine the plan, and a full draft was released to the public in August 2023. The draft plan and a comment form were hosted on Louisville Metro's website for a period of 5 weeks. After this comment period, the draft plan was updated to reflect input from the public and other government agencies.

Vision Statement

The vision statement was created from the input gathered at the first public open house and online survey. The vision statement reads as follows:

The Clifton and Crescent Hill neighborhoods welcome people of all ages, backgrounds, and abilities with compassion and respect, where fairness, equity, and personal responsibility are core values of the residents and businesses. Our historic character, small businesses, esteemed institutions, and unique environment create places where people love to live, work, and visit.

Plan Components

In accordance with Chapter 161 of the Louisville Metro Code of Ordinances (Neighborhood Development Plans), a neighborhood plan must contain three mandatory components: Land Use/Community Form, Mobility, and Housing. Other optional plan components may also be included in a neighborhood plan. The Clifton & Crescent Hill Area Plan contains four plan components: Mobility, Land Use and Community Form, Housing, and Quality of Life. This section will describe the Goals for each Plan Component – however, there are additional Objectives and Action Items that can be reviewed in the plan.

Mobility Recommendations

The Clifton & Crescent Hill Area Plan seeks strategies to improve mobility within the area by evaluating existing transportation patterns and general connectivity. Final recommendations are based on the study and analysis of existing conditions, issues and opportunities, and public input from the planning process. The Mobility Goals are as follows:

MI1   Improve safety and accessibility for pedestrians

MI2   Improve safety and accessibility for bicyclists

MI3   Improve road conditions

MI4   Upgrade public transit

MI5   Develop sustainable infrastructure

Land Use & Community Form Recommendations

The Land Use & Community Form plan component is focused on evaluating land uses and promoting policies that will preserve the character of the area and enhance quality of life. Land Use & Community Form recommendations are based on the study and analysis of existing conditions, issues and opportunities, and public input from the planning process. The Land Use & Community Form recommendations are as follows:

LU1   Preserve historic aesthetics

LU2   Enhance neighborhood-scale business corridors

Housing Recommendations

The Housing plan component is focused on supporting the Housing goals in Plan 2040. In the Clifton & Crescent Hill Area Plan, the themes of the Housing component are maintaining and promoting historic assets, and increasing affordability. These recommendations are based on the study and analysis of existing conditions, issues and opportunities, and public input from the planning process. The Housing recommendations are as follows:

H1   Encourage an equitable housing market

H2   Preserve historic residential structures

Quality of Life Recommendations

The Quality of Life plan component is focused on primarily policy and programming recommendations to strengthen community bonds, maintain and increase green space, enhance the tree canopy, and support local businesses. Quality of Life recommendations are based on the study and analysis of existing conditions, issues and opportunities, and public input from the planning process. The Quality of Life recommendations are as follows:

QoL1   Activate streetscapes

QoL2   Expand the tree canopy

QoL3   Provide high quality green spaces

QoL4   Enhance community spaces

QoL5   Strengthen community bonds

PLANNING COMMITTEE

The Clifton & Crescent Hill Area Plan went before Planning Committee on October 23rd, 2023. Two community members were in attendance and spoke in support of the plan. The Planning Committee had questions related to tree canopy, transit, and housing, and the plan was generally well-received by the Committee. Members voted unanimously to recommend the plan for a public hearing of the Planning Commission.

STAFF FINDINGS – PLAN 2040

The Clifton & Crescent Hill Area Plan is in conformance with Plan 2040. More specifically, the recommendations support the following goals of the comprehensive plan:

Community Form Goal 1
The proposed recommendations guide the form and design of development to be responsive to the distinctive physical, historic and cultural qualities of the Clifton and Crescent Hill area.

Community Form Goal 2
The proposed recommendations encourage sustainable growth and density around corridors.

Community Form Goal 3
The proposed recommendations enhance the Clifton and Crescent Hill area by protecting and integrating open space, watersheds and other natural resources.

Community Form Goal 4
The proposed recommendations promote the historic resources that contribute to the Clifton and Crescent Hill area's authenticity.

Mobility Goal 2
The proposed recommendations promote a safe, accessible and efficient transportation system.

Mobility Goal 3
The proposed recommendations encourage land use and transportation patterns that connect the Clifton and Crescent Hill area and support future growth.

Community Facilities Goal 2
The proposed recommendations support community facilities to improve quality of life.

Community Facilities Goal 3
The proposed recommendations support updates and improvements to multiple parks within the Clifton and Crescent Hill area.

Livability Goal 3
The proposed recommendations promote equitable access to land use planning and policy-making resources.

Housing Goal 1
The proposed recommendations guide future growth and development in Clifton and Crescent Hill to ensure diverse housing options.

Housing Goal 3
The proposed recommendations are founded in supporting housing affordability for all.

<u>TECHNICAL REVIEW</u>

Plan 2040
LMCO Chapter 161

<u>INTERESTED PARTY COMMENTS</u>

Staff received a letter of support from the Clifton Community Council on October 20, 2023. No other comments have been received since the public comment period ended in September 2023.

<u>STANDARD OF REVIEW FOR NEIGHBORHOOD/AREA PLANS</u>

<u>Criteria for approving neighborhood/area plan and adopting neighborhood/area plan Executive Summary as an amendment to Plan 2040:</u>

1. <u>The proposed neighborhood/area plan complies with the applicable guidelines and policies in Plan 2040.</u>

REQUIRED ACTIONS:

- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the Clifton & Crescent Hill Area Plan.
- **RECOMMEND** that the Louisville Metro Council **APPROVE** or **DENY** the adoption of the Clifton & Crescent Hill Area Plan Executive Summary as an amendment to Plan 2040.

Based upon the information in the staff report, the testimony and evidence provided at the public hearing, the Planning Commission must determine if the proposal is in conformance with the Comprehensive Plan.

NOTIFICATION

Date	Purpose of Notice	Recipients
11/07/2023	Hearing before PC	Registered Neighborhood Groups in Council District 17
11/08/2023	Hearing before PC	Legal Advertisement in the Courier-Journal

ATTACHMENTS

1. Clifton and Crescent Hill Neighborhood Plan

2. Executive Summary of the Clifton and Crescent Hill Neighborhood Plan