

Louisville Metro Comprehensive Plan



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The Comprehensive Plan

- A comprehensive plan establishes a framework to guide public and private decisions about future growth, preservation and changes within a local government.
- By looking at multiple topics over an extended time horizon, a comprehensive plan is an important tool for coordinating local decision making.
- A comprehensive plan is the legal foundation that legitimizes local development regulations.

QUICKNOTES


The Local Comprehensive Plan

The local comprehensive plan, sometimes referred to as the general plan or the master plan, is the foundational policy document for local governments. It establishes a framework to guide public and private decisions about future growth, preservation, and change within a municipality or county over the next 20 to 30 years. While the comprehensive plan has traditionally focused primarily on physical development, many contemporary comprehensive plans also discuss a wide range of economic, environmental, and social topics that affect the sustainability of a community.

Background

All states either allow or require local governments to prepare comprehensive plans. However, there is no consensus about what, precisely, constitutes a comprehensive plan. This is largely due to the fact that many state enabling laws are still rooted in the U.S. Department of Commerce's Standard Zoning Enabling Act (SZEa) and Standard City Planning Enabling Act (SCPEa), published in 1926 and 1928, respectively. The SZEa stated that zoning regulations must be "in conformance with a comprehensive plan" but did not define the term. Subsequently, the SCPEa purposely avoided defining the comprehensive plan (or master plan in the act's language), choosing instead to give examples of the subject matter that should be covered in the plan.

This PAS QuickNotes was prepared by David Morley, AIC, senior research associate at APA and APA's PAS coordinator.



Comprehensive plans cover a wide range of topics of communitywide concern.



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Comprehensive Plan Elements Required by KRS

Required Elements include:

- Goals and objectives
- Land use plan
- Transportation plan
- Community facilities plan
- Optional Elements are allowed, such as:
 - Community renewal, Housing, Flood Control, Pollution, Conservation, Natural Resources, Regional Impact, Historic Preservation, Health



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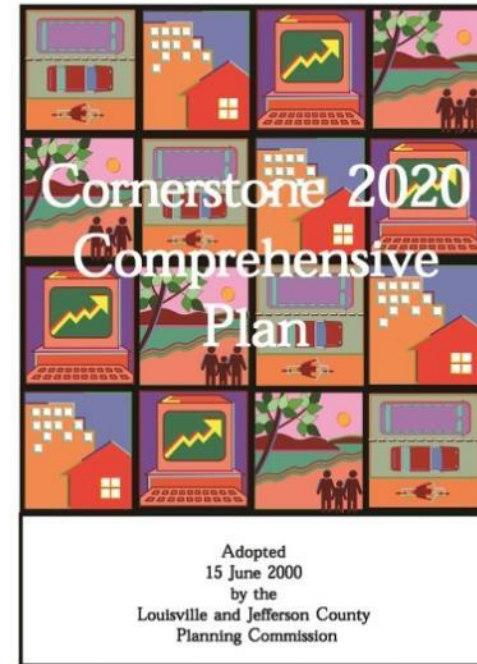
Louisville Metro's Comprehensive Plan

- Louisville Metro's current Comprehensive Plan, *Cornerstone 2020*, was adopted in 2000.
- The Comprehensive Plan represents the vision of Louisville and Jefferson County and its goals are intended to create a more livable community.



Cornerstone 2020's Elements

- Goals and Objectives
- Community Form/Land Use
- Marketplace
- Mobility and Transportation
- Livability & Environment
- Community Facilities



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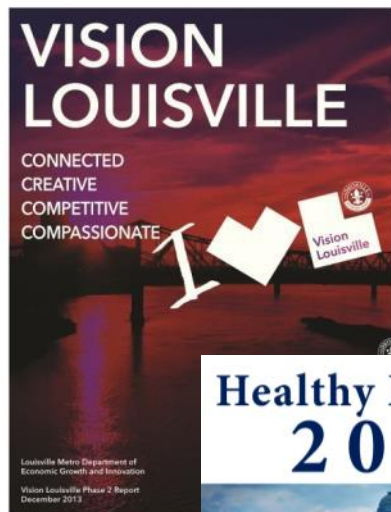
Why Now?

- *Cornerstone 2020* sunsets in 2020.
- The needs of the community are changing.
- Build on and implement other recent initiatives.



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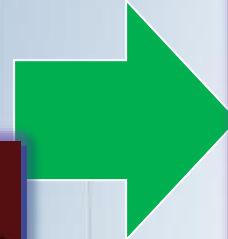
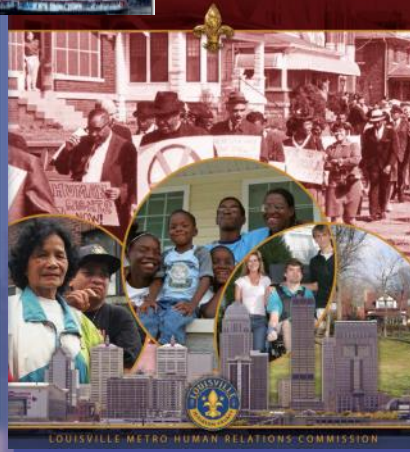
Incorporation of Other Initiatives



Healthy Louisville
2020



Making Louisville
FOR US ALL
EQUITY PLAN FOR FAIR HOUSING



Comprehensive
Plan



Research & Data

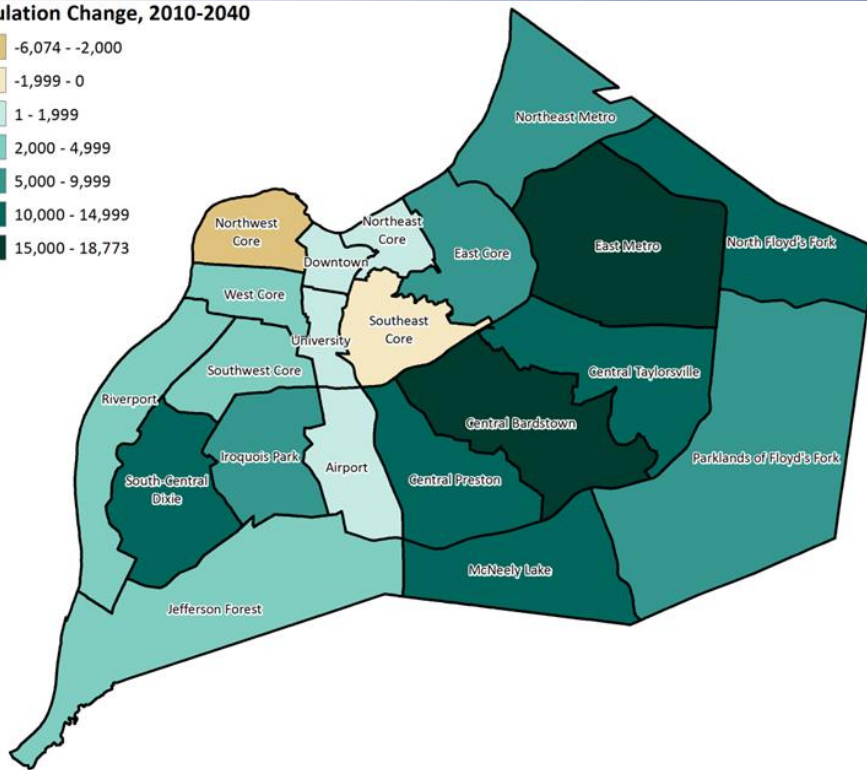
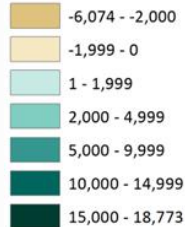
Where we are:

- Completed Projection Report
- Completed Background Research
- Review of Best Practices by Peer Cities
- Creating Public Opinion Survey

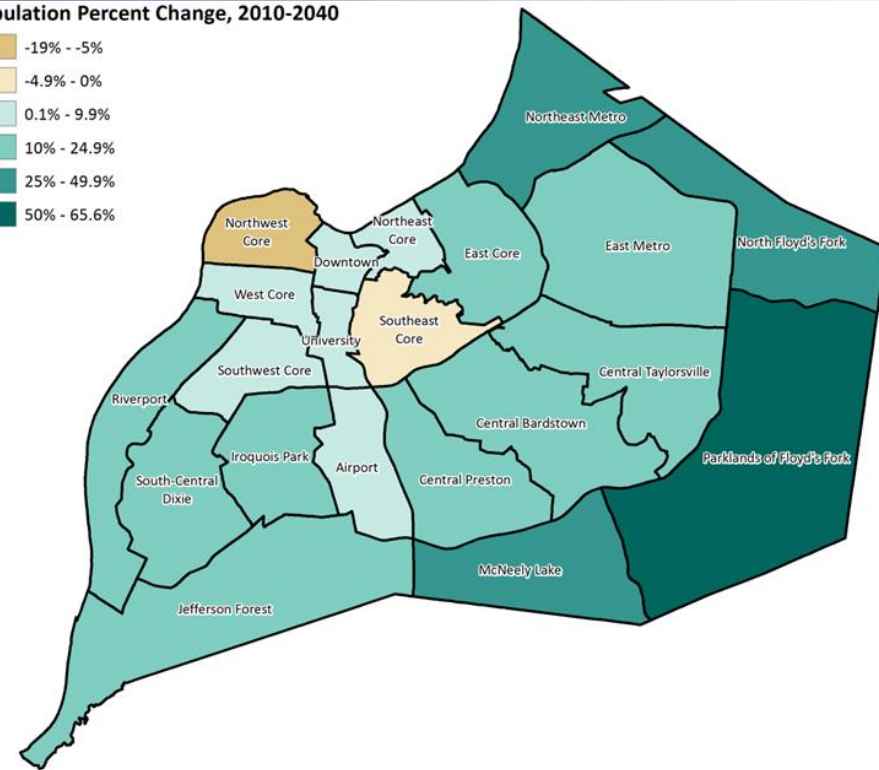
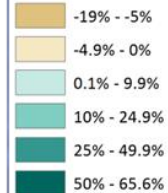


Trends-Jefferson County

Population Change, 2010-2040



Population Percent Change, 2010-2040



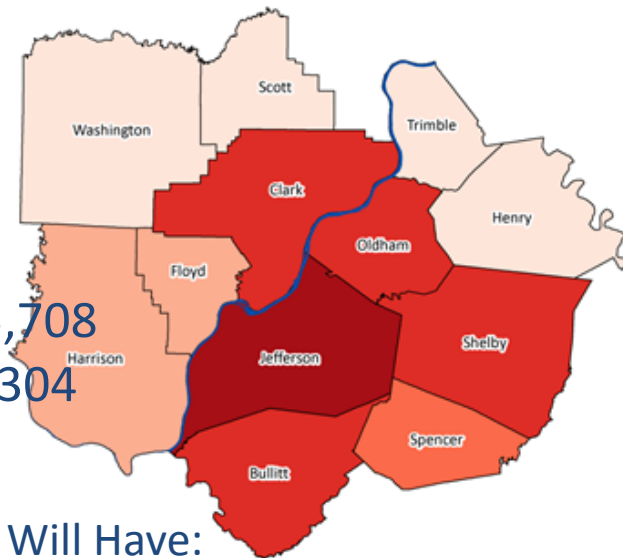
By 2040 Louisville will add:

- 130,000 new residents (18%)
- 65,000 new households (21%)
- 120,000 new jobs (21%)



Trends-MSA

Projected Population Change (2010 – 2040)
Louisville/Jefferson County Metropolitan Statistical Area



Population Change, 2010-2040

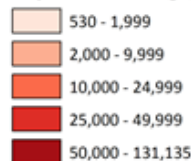
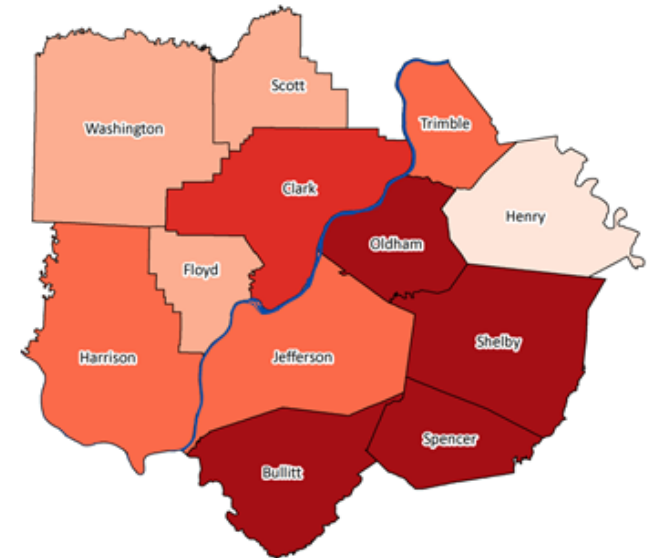


Figure 4.5. Projected population change in the Louisville MSA between 2010 and 2040 by county.



Population Percent Change, 2010-2040

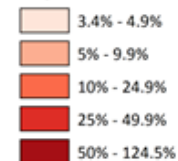


Figure 4.6. Projected percent change in total population in the Louisville MSA between 2010 and 2040 by county.

Opinion Survey: Approach

Selected Firm - ETC Institute

Sample:



- A random sample of 500 completed surveys from residents throughout the Louisville Metro area
- The overall results of 500 completed surveys would have a precision of at least $\pm 4.4\%$ at the 95% level of confidence
- A sample of this size allows the results of the survey to be analyzed by up to 4 sub-areas

Approach:

- A combination of mail, phone & web for survey administration (increases the likelihood of response)
- Maximizes the overall level of response
- By receiving the mailed survey packet, people are significantly more likely to respond to the survey because they know the survey is legitimate

Opinion Survey: Approach

Content:

- Housing Preferences
- Economic Development Preferences

Additional Non-Scientific Survey and Opinion Outreach

- Will be introduced sometime after the kick-off meeting
- Will be associated with the website
- Will include a broader range of questions and topics to comment upon
- Will provide an opportunity to provide general open-ended comments

Best Practices: Review of Peer City Plans

Staff reviewed several comprehensive plans recently created by the following cities, as well as the processes in which they followed to prepare the plans:

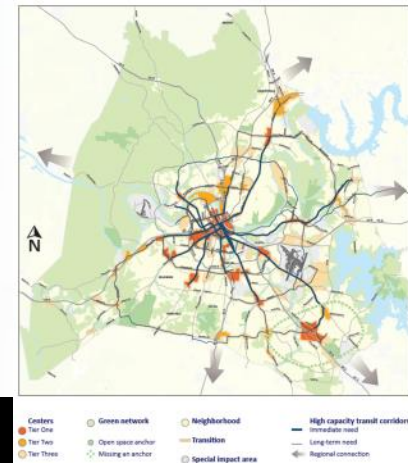
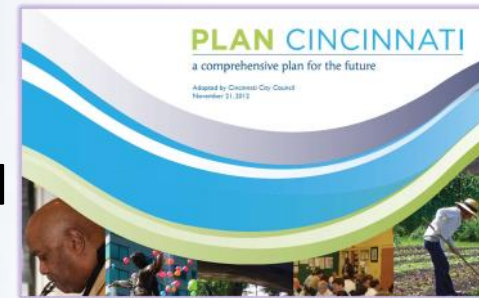


nashvillenext

A General Plan for Nashville & Davidson County

Adopted June 22, 2015

- Austin, TX
- Charlotte, NC
- Cincinnati, OH
- Denver, CO
- Indianapolis, IN
- Lexington, KY
- Miami, FL
- Nashville, TN
- Oklahoma City, OK
- Philadelphia, PA
- Portland, OR
- San Antonio, TX
- Seattle, WA



Themes and Elements

- Themes, which could be demonstrated in elements, may include broad principles such as connectivity, authenticity, sustainability, health and equity.
- Elements
 - Land Use/Community Form
 - Transportation
 - Community Facilities/Infrastructure
 - Sustainability
 - Housing
 - Economic Development



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Approach to the 2040 Plan

- Collaborative Effort with other departments within Louisville Metro and the community
- “In-House” Plan Production
- Build on Cornerstone 2020
- The new Comprehensive Plan will incorporate provisions of many other plans and initiatives, including Vision Louisville, Move Louisville, Sustain Louisville, Healthy Louisville 2020 and others.



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Approach to a Comprehensive Plan

- Committees may be needed to help build consensus and efficiently draft the new plan, such as:
 - An Advisory Committee (formation in process)
 - Technical Committee(s)
 - Internal Work Group Committee(s)
- **Kick-off Meeting Summer of 2016**

Timeline for the 2040 Plan

- Work on the new plan is underway with data collection and analysis.
- Committees will be organized by early 2016.
- The committees will regularly meet and assist in the development of the new plan.
- Layout and drafting will follow with a final draft expected in mid-2017.
- It is anticipated that by late 2017, the Planning Commission will adopt the statement of goals and objectives to act as a guide for the preparation of the elements.
- Afterwards, the statement will be presented for consideration, amendment, and adoption by each local legislative body.
- Final adoption of the elements is projected to be completed by mid-2018.

Next Steps

Kick-off:

- Scheduled for Summer of 2016

Name:

- Select 4 or 5 names in-house
- Carry out a community contest or poll to select the final name