

SUBJECT: COMPREHENSIVE PLAN DISCUSSION

DATE: MARCH 17, 2025

**PRESENTED BY: JEFF HIRT, AICP, PLANNING MANAGER
ROB ZUCCARO, AICP, COMMUNITY DEVELOPMENT DIRECTOR**

PURPOSE

The purpose of this agenda item is to update the HPC on the status of the Comprehensive Plan (“Plan”) and request targeted feedback on the Plan’s goals and strategies to inform the Plan’s drafting.

BACKGROUND

The City is updating its Comprehensive Plan that will be adopted by City Council and required by state law. The Louisville Municipal Code (LMC) Section 17.64.050 also requires a Plan update at least every ten years. The last Plan update was in 2013. The Plan update is an opportunity for the community to refresh the City’s overall vision, values, and policies on a range of topics including but not limited to land use, development, and infrastructure. The time horizon the Louisville Comprehensive Plan will address is about 20 years. The Plan is not the City’s official zoning map and is not regulatory, but it does articulate official City policy that guides a range of decisions.



The Community Development Department is managing the Plan update in close coordination with City Council, Planning Commission and numerous other City boards, commissions, and departments with a consultant team led by Design Workshop with subconsultants Fehr and Peers (transportation), Economic and Planning Systems (economics analysis), and Spirit Environmental (sustainability, resilience, etc.).

The project is approaching its final stages with a target adoption date of late Summer 2025. To date, several thousand residents have provided input on the Plan. This input guided development of the Plan’s [Vision Statement and Core Values](#) and is guiding the Plan’s drafting. Link 4 is a summary of the Plan’s most recent community engagement.

City Council has also recently provided direction on the Plan’s future land use framework that will identify areas where there is a desired change (or not) in land use and development to implement City policies, including but not limited to the Louisville Housing Plan and economic vitality goals. Attachment 2 provides a more detailed summary of this direction.

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The Community Development Department is seeking input from several boards and commissions in March as the project team is starting to draft the Plan. Specifically, the primary purpose of these discussions is to address the goals and strategies of the Plan that are aligned with the board or commission's role.

HPC Discussion – February 12, 2024

The project team asked for HPC input on the top issues the Plan should address when the project kicked off in early 2024. The HPC had the following general comments:

- Gateway areas to Louisville outside of downtown are important to address
- Consider updates to the Old Town Overlay Zoning District and downtown design guidelines.
- Affordable housing is a top priority for the city.
- Consider stronger incentives to landmark structures.

HPC Related Goals and Strategies

Attachment 1 includes a summary table of the potential goals and related strategies that may be in the Comprehensive Plan related to the HPC's role. Specifically, those goals or strategies related to historic preservation. These goals and strategies will be part of a broader Plan framework of goals and strategies that will be organized around the Vision Statement and Core Values.

The purpose of these goals and strategies is to articulate City policy on specific topics. The Plan is a policy document and not regulatory, but these statements will guide City decision making on a range of topics like budgeting, programming, capital projects, and land use decisions.

SCHEDULE AND NEXT STEPS

The project team is seeking input from several City boards and commissions in March to inform the Plan's drafting, followed by continued discussions with Planning Commission and City Council. Following this input the project team is working towards a June public review draft period. At that time there will be extensive community notification of the draft availability and opportunities for input. The target adoption of the Plan by City Council is late Summer 2025.

The City Council has also allocated funds for a comprehensive Development Code update that is planned to start immediately after the Comprehensive Plan adoption.

REQUESTED HPC FEEDBACK

City staff are requesting feedback from the HPC on the relevant draft, preliminary goals and strategies in Attachment 1. Specifically:

- What are the most important things to capture in describing the goal or strategy in the Comprehensive Plan?

HPC COMMUNICATION

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- What goals and strategies within HPC's role are missing from the list below that should be included in the Comprehensive Plan?

ATTACHMENTS/LINKS:

1. Goals and Strategies Worksheet for HPC Input
2. Comprehensive Plan Future Land Use Framework Draft Summary
3. [Comprehensive Plan Vision Statement and Core Values](#)
4. [December 2025 Community Engagement Summary](#)
5. [Project Website](#)
6. [2013 Comprehensive Plan](#)
7. [Louisville Preservation Master Plan \(2015\)](#)

Attachment 1: Comprehensive Plan Goals and Strategies (for HPC)

The purpose of this document is to seek input from the HPC on the Comprehensive Plan's potential goals and strategies. The table below includes select potential goals and strategies related to HPC's role. These will evolve and be part of a broader articulation of City goals and strategies on a range of topics in the Plan.

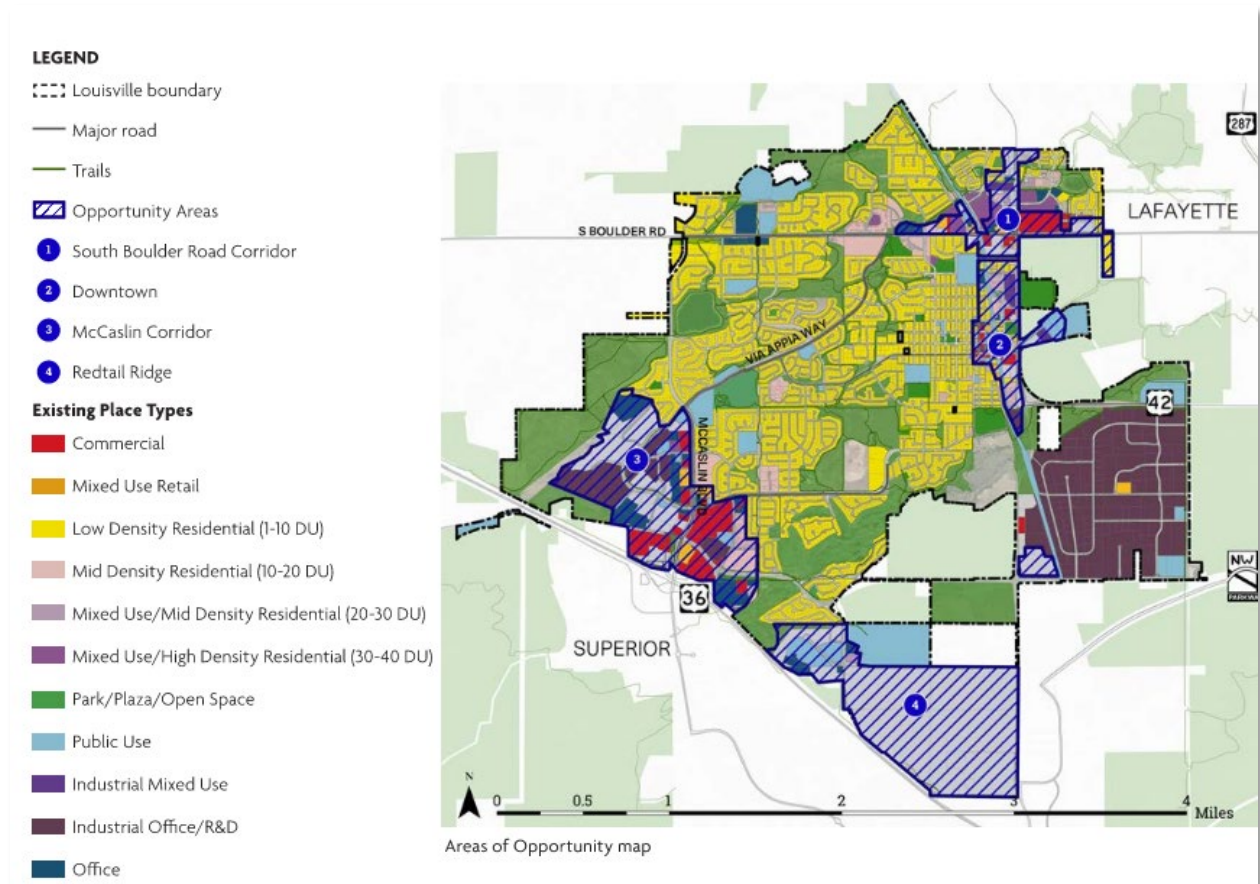
Please review the content in the table below and be ready to discuss while considering the following questions:

- *What are the most important things to capture in describing the goal or strategy in the Comprehensive Plan?*
- *What goals and strategies within HPC's role are missing from the list below that should be included in the Comprehensive Plan?*

Summary of Select Potential HPC Related Goals and Strategies in the Comprehensive Plan		
Draft GOAL	Draft STRATEGY to Implement Goal	HPC Comments
1. Preserve Community Character and Heritage	• Evaluate Historic Preservation Fund allocation criteria: ◦ Acquisition opportunities ◦ Grant program updates • Consider Update to Preservation Master Plan • Update Old Town Overlay Zoning District	TBD
2. Vibrant Downtown	• Maintain and enhance ground floor activation through design and land use (e.g., ground floor retail). • Allow residential “by right” in some areas (e.g., above ground floor commercial) to implement City housing policies and support economic vibrancy. • Integrate land use, development, and transportation recommendations with the Downtown Vision Plan. • Evaluate improvements to Downtown Framework Plan.	TBD

Attachment 2: Louisville Comprehensive Plan Draft Future Land Use Framework

The Comprehensive Plan will include a future land use framework that acts as City policy for land use decisions. This will include a citywide map of desired future land uses and accompanying descriptions of different place types (e.g., low density residential, commercial, parks, etc.). The Plan will address the entire city, but with more granular recommendations for areas more likely to change (“Opportunity Areas”). The map below is the current draft that shows such areas of change. In early 2025, Planning Commission and City Council provided direction to address future land uses within each of the four areas of change as summarized in the table below. These groups also provided direction that the Plan should provide policies supporting some limited, context sensitive redevelopment in the places outside of the areas of change.



Comprehensive Plan Draft Future Land Use Framework – March 2025	
Opportunity Area	Framework
1. South Boulder Road	• Mid-density residential uses in some locations near South Boulder Road and Highway 42, opportunity to consider 3-stories. • Mixed use residential and commercial along some parts of South Boulder Road; consider allowing residential by-right in mixed use districts.
2. Downtown Louisville	• Maintain ground floor retail and other street level active uses in commercial area. • Propose mid-density residential in some locations, including above ground floor retail. • Consider 3-stories in some locations, including near future transit. • Support enhancements to community gathering places. • Address as a special character area with supplemental policies addressing design, scale, and land use.
3. McCaslin Corridor	• Mid-density residential uses along Centennial Blvd, changing current zoning from office, and designed in a manner that promotes a neighborhood feel. • Maintain commercial (retail) as primary use along McCaslin Blvd. • High-density residential/mixed use near US 36; consider 4 stories, possibly up to 5 stories at locations along US 36. • Incorporate parks, green space, or trail connections to promote transportation and open space connectivity.
4. Redtail Ridge	• Mid-density residential and mixed-use residential uses at some locations, opportunity to consider 3 or 4 stories. • High-density residential near relocated hospital site and along US 36; opportunity to consider 4-stories, consider transit connections. • Propose mid- to high-density housing inter-mixed with office, R&D and industrial uses when appropriate to support jobs-housing balance and vibrancy. • Consider a community green area, green corridor and trails network to promote livability/workability.