



GLENVIEW AREA NEIGHBORHOOD PLAN

Adopted August 30, 2010



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Louisville Metro Planning & Design Services



The City of Glenview

<http://www.louisvilleky.gov/PlanningDesign/Neighborhood+Plans/Glenview.htm>

CORNERSTONE 2020 VISION STATEMENT

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.

Community residents share a sense of place and take great pride in their established and emerging neighborhoods which are culturally and economically diverse. Residents are proud of their differences in heritage and culture. Economic and educational opportunities are available to all residents, in every neighborhood. Every neighborhood is a safe place to live.

The community enjoys a rich fabric of urban and suburban areas, interwoven with environmental resources, accessible parks, open space and the Ohio River Corridor, all representing a heritage of natural beauty. A multi-modal transportation system serves and ties together the entire community. Unified government services enhance the ability of the community to speak with a single voice in matters related to the investment of human, environmental and capital resources.

The Cornerstone 2020 Vision for Louisville and Jefferson County is nothing less than the best of the past merged with the best of the future, creating a community where all residents can grow and prosper.



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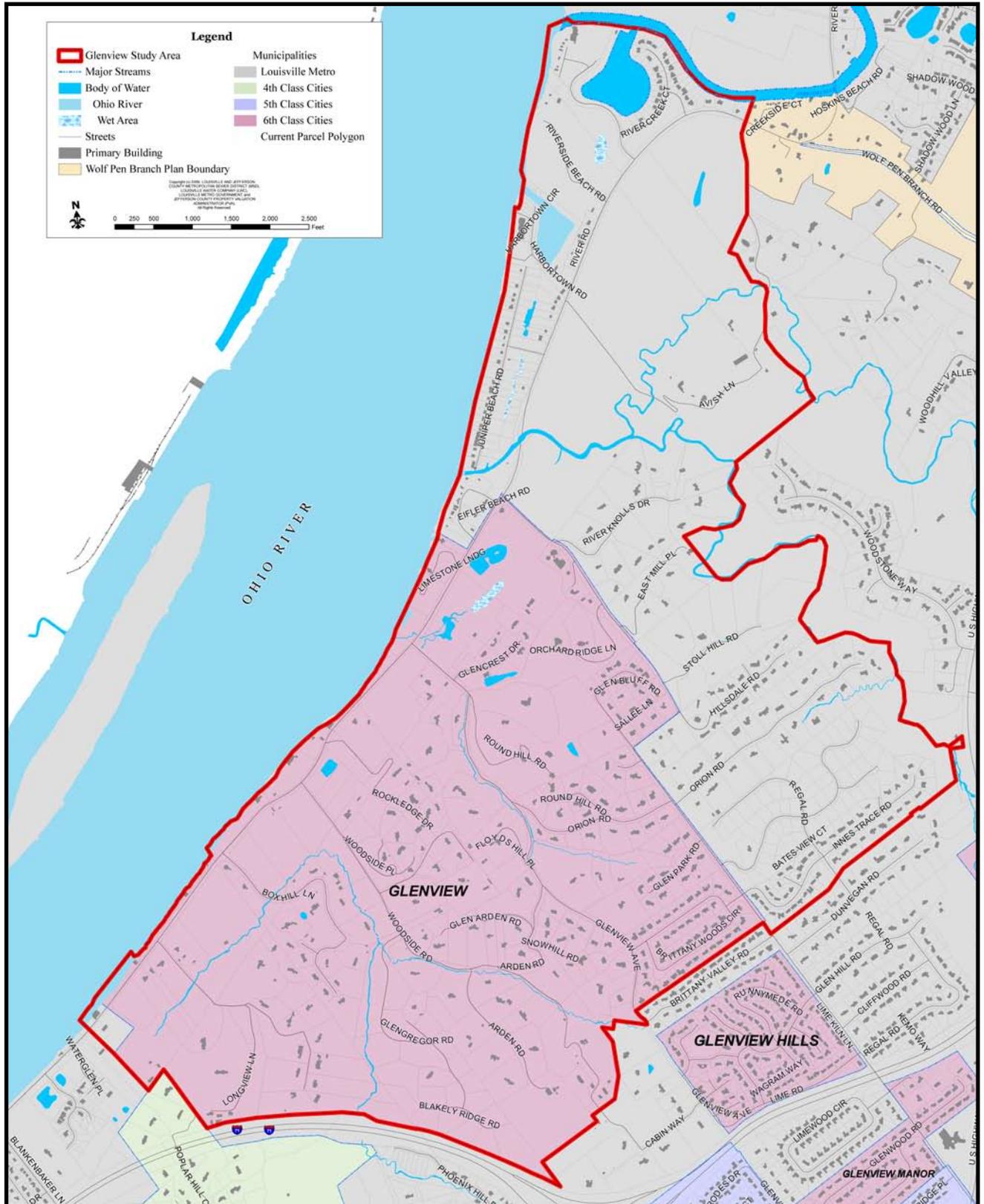


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GLENVIEW

STUDY AREA BOUNDARY



GLENVIEW



INTRODUCTION

Background

The Glenview Area is a primarily residential neighborhood overlooking the Ohio River in northeast Jefferson County. Within this neighborhood is the City of Glenview, a 6th class city with its own commission, government, and United States Post Office.

The core of the neighborhood is dominated by the Country Estates of River Road National Register District which contains properties dating back to the late 1800s and has set the tone for development throughout the area. These extremely large properties are accessed by narrow winding driveways that are surrounded by rolling meadows, forests and riparian areas. This pattern of development reflects the Olmstedian influence that is exhibited throughout this portion of Jefferson County.

The area's development has also been greatly influenced by its proximity to the Ohio River. Most of the properties surrounding River Road are in the floodplain, leading to land uses such as wooded wetlands, open fields and agricultural land with limited residential uses. More intense uses such as restaurants, private yacht clubs, river camps and multi-family residential developments take advantage of the riverfront. Small streams that feed the river spread out into



Arden Road - Typical Narrow Winding Road

the adjacent glen, offering a path for narrow roads leading to the homes on the bluff.

The desire for an escape from the busy city life was the historic foundation of the Glenview Area Neighborhood, and even though the city has grown up around it, this area still maintains its pastoral character with large lots, narrow roads and rolling topography.

Purpose

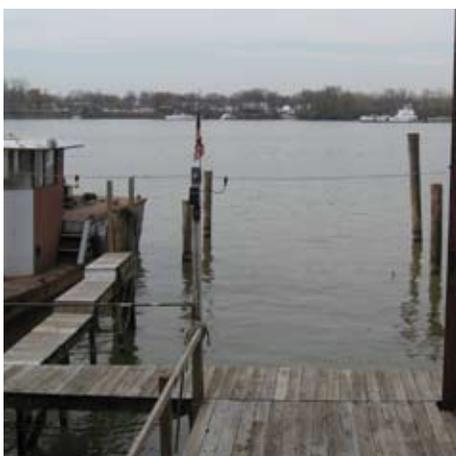
Because the Glenview Area is a desirable place to live, development will continue as properties are bought and subdivided, threatening the characteristics that make this area unique. The current regulations governing land use and development within Jefferson County include Cornerstone 2020 and the Land Development Code. These regulations are designed to be broad and county wide, and often times miss the intricate details that make a neighborhood unique. Current LDC standards tend to promote a suburban feel, rather than the rural character of the Glenview Area. This is evident when comparing newer subdivisions that were developed to meet current standards with the historic

development patterns of the area. The purpose of this Neighborhood Plan is to define the unique characteristics within the Glenview Area, and develop a series of recommendations that will protect them for future generations.

Process

The Glenview Area Neighborhood Plan was initiated by Louisville Metro Planning and Design Services in conjunction with the City of Glenview and Metro Councilman Kelly Downard.

A Neighborhood Advisory Group consisting of Glenview Area residents was appointed by Louisville Metro Mayor Jerry Abramson. This group and their consultant participated in a series of regular meetings starting in July of 2009 to define the study area boundary, determine the wants and needs of the residents and guide the development of the Neighborhood Plan. Two neighborhood meetings were held to allow community wide input, and information gathered in these meetings combined with other data collected throughout the process formed a basis for the recommendations made herein.

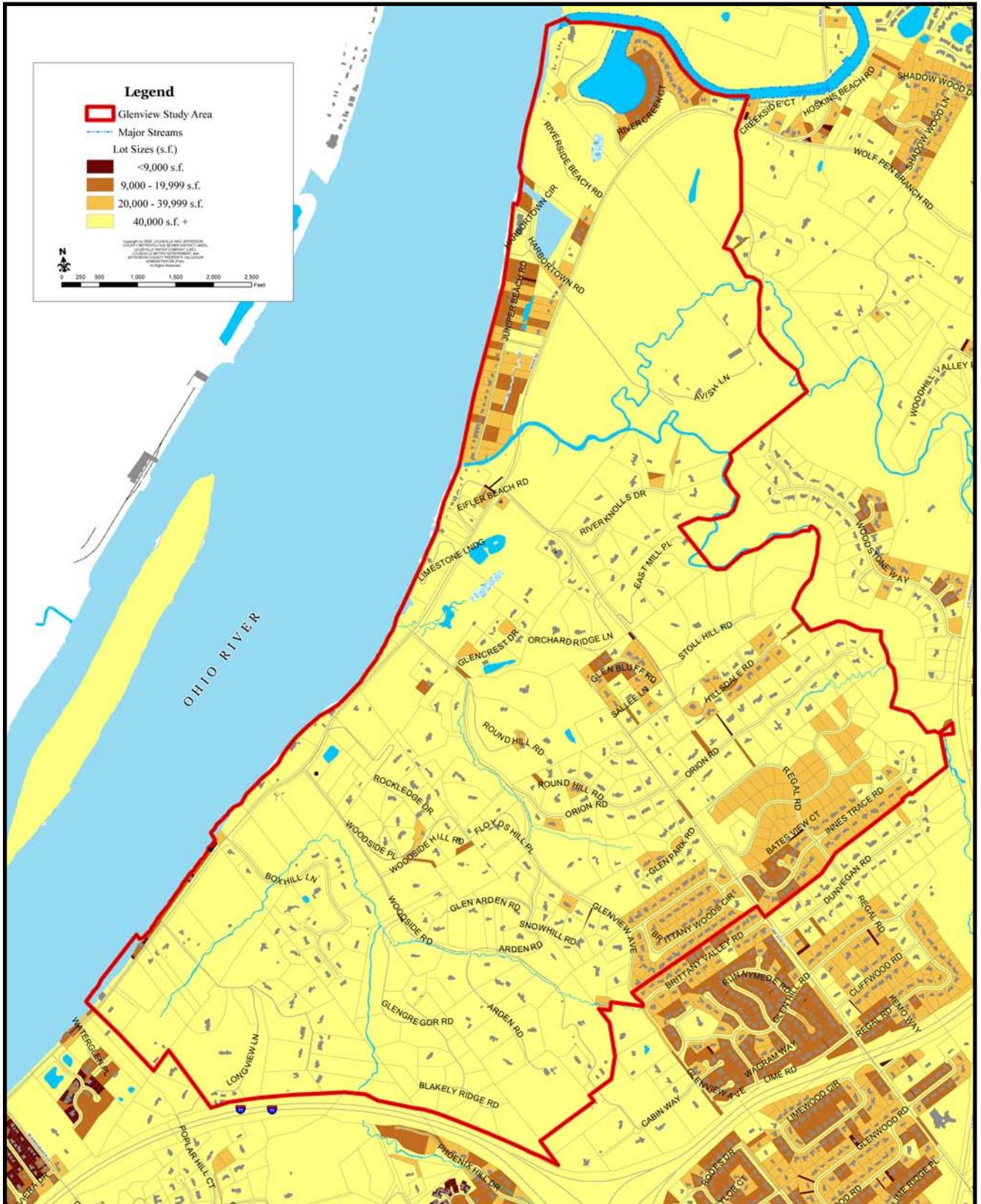


Ohio River at the Knights of Columbus



GLENVIEW

EXISTING LOT SIZES



GLENVIEW



VISION STATEMENT



Historic Garnett Cook House on Glenview Ave.

The Glenview Area is an extremely low density residential neighborhood overlooking the Ohio River in northeast Jefferson County that is known for its collection of historic properties. The Country Estates of River Road National Register District, which contains properties dating back to the late 1800s, forms the core of the neighborhood, but many other properties within the study area are also listed or eligible for listing on the National Register of Historic Places. These properties, along with the area’s abundant natural resources have set the tone for development which gives this area its unique character.

The character of the neighborhood is dominated by narrow roads winding through sweeping landscapes recalling the Olmstedian influence that is abundant throughout this portion of Jefferson County. Natural rock outcroppings and

man made stone walls help to cut the path for these roads surrounded by mature hardwood tree canopy that breaks away to reveal broad meadows and glimpses of majestic homes, often set far off from the road. Because of its proximity to the Ohio River, streams, wetlands and floodplain divide the neighborhood with ridges and glens that guide the placement of roads and structures, limiting connectivity in many areas. The combination of these riparian areas with hardwood forests and open meadows create habitat for an abundance of wildlife.

These low-impact development patterns of the past have helped to preserve the historic and environmental resources that are crucial to the character of the Glenview Area. The continued preservation and conservation of these resources is key to the neighborhood’s future.

NEIGHBORHOOD IDENTITY



General Inventory

Development History

Settlement within the Glenview Area dates back to the late 1700s when the rapid currents of the Ohio River caused flatboats to land at the mouth of Harrods Creek for portage around the Falls of the Ohio. This led to the creation of an important river port for the area.

Further settlement came with the establishment of the Louisville, Harrods Creek, and Westport Railroad. The first section, from Louisville to Goose Creek, opened in 1874 and made the area more accessible. This allowed Louisville businessmen to live outside the city while still working downtown. It also attracted many visitors to the area during the weekend and summer months. As Glenview evolved into a vacation spot for Louisville’s elite, the Fincastle Club was



Remnants of a Designed Landscape at Boxhill

developed to provide a source of recreation for the area’s vacationing residents.

With this growing population and access to transportation, farmers in the area flourished. The mix of farm life and urban-dependent wealth led to the development of “Gentleman Farms” which operated as working farms but put more emphasis on aesthetic design of the homestead and surrounding landscape. Landscape Architects such as the Olmsted Firm and Marian Coffin have been credited with work in this area.

In 1904 the Louisville, Harrods Creek and Westport Railroad was purchased by the Louisville and Interurban Railroad and converted to electric service. With more frequent service to the area, permanent residence became more practical, and the Fincastle Club closed.

GLENVIEW



National Register Listed Property	
0	Hoskins General Store
1	Edgewood
2	The Avish
3	Hickman Cabin
4	J. J. Bate House
5	Allen House
6	Lansdowne - Samuel Thruston Ballard House
7	House
8	Thomas O. Helm Jr. House
9	W. W. Gaunt House
10	Bellevue
11	Berry Hill
12	Wymond House
13	Rockledge / Nanjerney
14	Ashbourne
15	Alex Galt Robinson House
16	James Taylor House
17	Humphrey - Bingham House
18	Lincliff
19	Ladless Hill
20	Atherton Carriage House
21	T. Floyd Smith House
22	Morton House
23	Wymond House
24	J. Todd House
25	House
26	The Midlands
27	House
28	James Henning House
29	Glenview Inter - Urban Station
30	Shady Hill Farm
31	Major C. J. F. Allen House
32	Garnett Cook House
33	Harris - Mullins House
34	Merriwether House
35	Stoll / Berry Houses
36	Snowhill / Breaux Ballard House
37	Harry Whayne House
38	Chrisler House
39	Shwab House
40	Woodside / John T. Bate House
41	Judge Lafon Allen House
42	Robinson Brown House
43	Harrods Tavern
44	Blankenbaker Station / Pelham
45	Winkworth
46	Dr. William Martin House

47	Edgewater Garden / Richmond
48	Haldeman House
49	Horner House
50	Rogers Clark Ballard Memorial
51	Bingham / Hilliard House
52	Gill House
53	Bridge
54	Smith House
55	Croghan - Blankenbaker House
56	Gaffney House
57	McLean Estate Stone Fence / Gate
58	Bingham Amphitheater / Fincastle
59	Dogwood Hill (W. G. Simpson House)
60	River Valley Club
61	Argyll Beeler House
62	Sawyer House
63	Ballard House - Bushy Park
64	Pirtle House
65	Blankenbaker - Mattingly House

National Register Eligible - Unlisted	
A	4501 River Road
B	4500 River Road
C	4506 River Road
D	4502 River Road
E	5209 River Road
F	5143, 5135, & 5139 Eifler Beach Road
G	5301 Juniper Beach Road
H	5511, 5601, 5605, 5611, 5615, 5617, 5623, & 5629 Juniper Beach Road
I	5701 River Road
J	5711 River Road
K	5913 River Road
L	6208 & 6212 Guthrie Beach Road
M	6309 River Road



Historic Gaffney House on River Road

By the 1930s, the automobile had become the preferred method of transportation and in 1935 the interurban was abandoned. Today three former stations still stand within the study area including the Glenview Post Office just off Glenview Avenue, the structure at the base of the hill below the Chance School and a small structure off Longview Lane at Ladless Hill.



Former Interurban Station at Ladless Hill

The last of the Country Estates, the Garnett Cook House, was built in 1938 and development has sporadically continued in Glenview since then with a mix of historic and modern architecture. Many of the newer homes still exhibit some of the same characteristics of their historic neighbors, including rolling landscapes and narrow roads.

Many of the properties within the study area have been parceled off, piece by piece over the last 150 years as large properties were divided into family compounds. For example, Eleven Hearths which began as the family home of C.J.F. Allen, was divided into 3 parcels for his sons Arthur D. and Lafon, which created Robinswood and Glen Entry. These properties were all served by a single private driveway that is known today as Glenview Avenue.

There are also several recorded subdivisions in the study area. The last subdivision, Glenview Springs, was recorded in 2007 and is currently under construction.

GLENVIEW



Environmental Resources

Topography in the region has been carved out over millions of years by glacial melt water and the Ohio River and its tributaries. Flat alluvial lowlands and terraces adjacent to the river are almost entirely within the floodplain. Agricultural fields, open meadows, pastures and wetlands dominate this area.

From 750 feet to just over half a mile from the river, steep bluffs rise from the lowlands with exposed rock that is accentuated by early quarrying activities and the construction of roads that cut into the cliff. Due to the steep topography, most of this area is covered with mature tree canopy and dense understory growth. Small streams and swales divide the bluff with a series of ridges and glens feeding several wetlands, ponds and aquifers in the lowlands before emptying into the Ohio River.

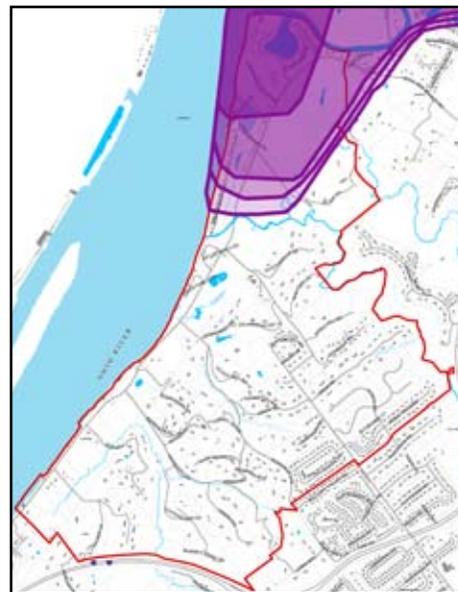


Rock Ledge Drive Cut into the Bluff

The combination of mature tree canopy, meadows and riparian areas provide a wide range of transitional wildlife habitat that supports the area's diverse wildlife population, including at least two endangered species. A Habitat Improvement Program was produced by the Kentucky Department of Fish and Wildlife in 2007 with site specific recommendations on how to further improve the local habitat. It includes recommendations for native plantings and the removal of exotic invasive

plants. Several properties within the study area are cooperating with the Department of Fish and Wildlife to implement their recommendations. A copy of this document can be found on the City of Glenview web site at www.glenviewky.gov.

The Glenview Area Study Boundary contains portions of the Ohio River, Goose Creek & Harrods Creek Watersheds, which feed the aquifers along the river that provide drinking water for Jefferson County.



*Estimated Wellhead Protection Area
Courtesy of the Louisville Water Company*

A portion of the Glenview Area is expected to be included in the expansion of the Louisville Water Company's Wellhead Protection Area by 2012. A Wellhead Protection Plan has been designed to educate residents on the best management practices for protecting the groundwater in this area from contamination. The plan includes management strategies and guidelines that can help individual home owners prevent or reduce the amount of pollution they contribute to the groundwater from their property. For example, fertilizers and pesticides are two of the leading sources of pollution in the nation. One way to reduce or eliminate the use of pesticides and fertilizers is to use organic products or

plant native species which are less likely to require chemical treatments. More information can be found on the Louisville Water Company's website at http://www.louisvilleky.gov/LWC/ch_water_quality/wellhead_protection.htm.

Infrastructure & Community Services

Future development depends directly on the availability of infrastructure and community services to support it. The following infrastructure and community services are available in the study area:

- *Sanitary Sewers* – The Glenview Area is a part of MSD's North County Study Area and is served by the Morris Foreman Treatment Plant. Only 41% of the properties in the study area are served by sanitary sewers and the Metropolitan Sewer District has no plans for expansion. Most of the properties within the study area are served by septic tanks or pits, including the homes off Woodside Place which have private sewers leading to a shared septic system. Currently, the Health Department requires a minimum of 5 acres for new septic systems. Many of the existing septic systems were installed prior to this regulation.
- *Water* – The area is served by the Louisville Water Company. It is expected that a portion of the Glenview Area will be included in the expansion of the Louisville Water Company's Wellhead Protection Area by 2012.
- *Gas & Electric* – Gas and electric services are provided by Louisville, Gas & Electric Company. Most properties are served by above ground lines.
- *Telephone, Cable & Internet*– Service is available through several carriers.
- *Roadways* – There are private and public roadways within the study area. Public Roadways fall under the jurisdiction of Louisville Metro, the City of Glenview or the State of Kentucky.

GLENVIEW



Zoning

Zoning districts have been established to govern permitted land uses, densities and intensities. Zoning for the study area varies as described below:

- *Single Family Residential* – A majority of the properties in the study area are zoned R-4 with a few zoned R-3 and R-1.
- *Multi Family Residential* - There is R-5A, R-6 and R-7 zoning along the Ohio River, north of Goose Creek.



Multi-Family on Juniper Beach Road

- *Commercial* – There is some C-2 Commercial zoning on the north side of the study area along the Ohio River and Harrods Creek including Cunningham’s Creek Side Restaurant and Captain’s Quarters Riverside Grille.

Form District

Form Districts have been established to govern the pattern and form of all new

development. The entire study area is located within the Neighborhood Form District. This is a broad classification that encompasses most of suburban Jefferson County and encourages residential development with an activity center of stores, institutions and other non-residential uses that support the surrounding residents. Form District regulations are applied based on the underlying zoning district for each property. The table on this page illustrates the requirements for each zoning category found within the study area.

Demographics

The study area boundary includes portions of several census tracts that stretch well beyond the study area. In order to get a more representative set of data, the following information is based only on the data from the U.S. Census conducted in 2000 for the City of Glenview. A summary of this data indicates the following:

- There were an average of 2.61 persons per household.
- A majority of the residents in the Glenview Area have a high educational attainment, with 78% of persons 25 and over holding a college degree. 41% of those held Masters Degrees or higher.
- The median year that homes were built was 1965, with 39% of the homes being built before 1960, making them potentially eligible for the National Register of Historic Places.

Land Use & Community Facilities

A thorough inventory of the study area has shown that land uses are as follows:

- *Residential* – Most of the properties within the Glenview Area contain single-family homes. There are a few multi-family developments along the Ohio River north of Goose Creek.



Single Family Home on Rock Ledge Drive

- *Churches* – There are no churches within the study area.
- *Schools* – The Chance School, a private school serving children ages 2 through the 5th grade is located near the intersection of Lime Kiln Lane and River Road. The original building dates back to 1914.



Chance School on Lime Kiln Lane

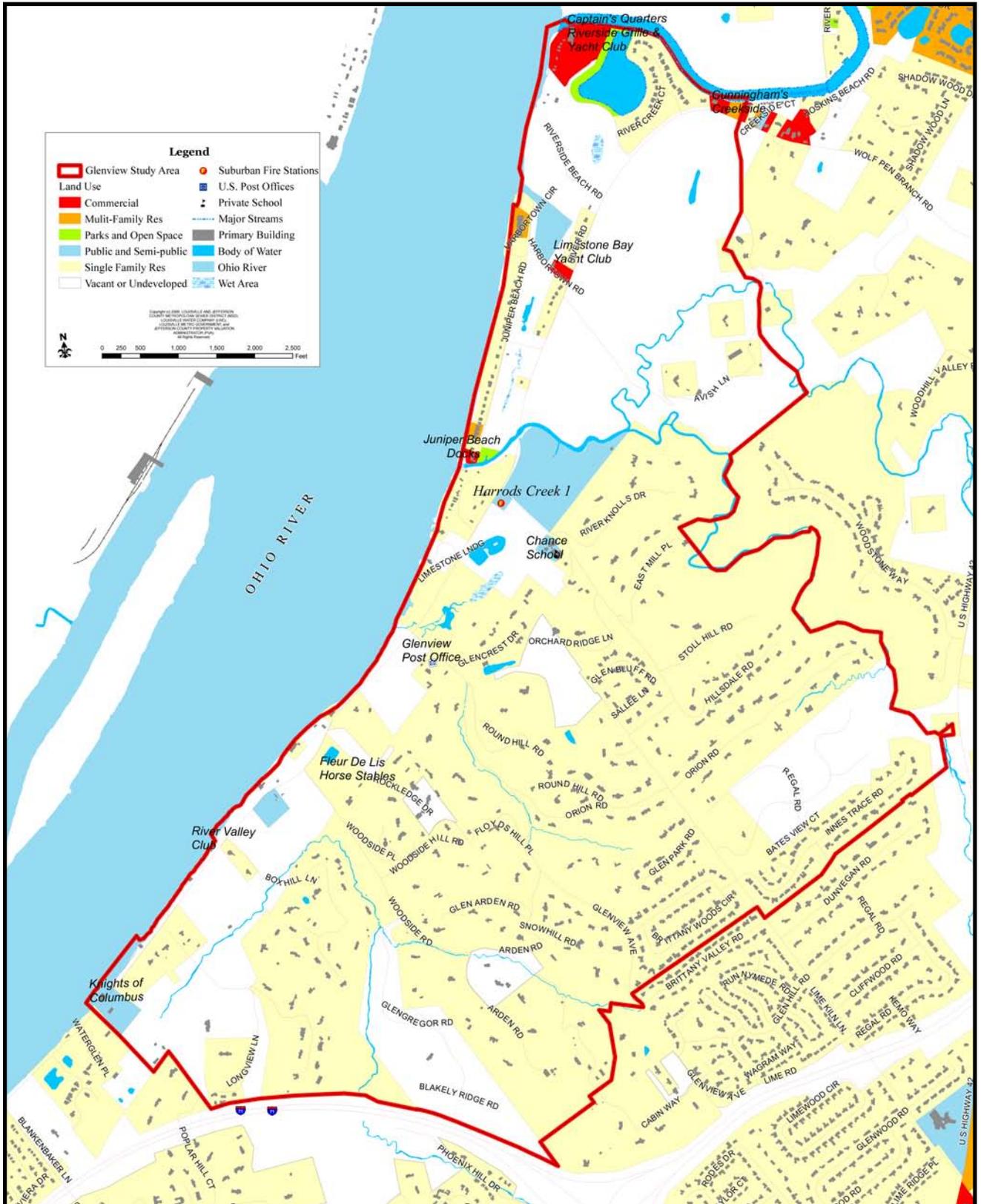
	R-1	R-3	R-4	R-5A	R-6	R-7	C-2
Min. Lot Area (SF)	40,000	12,000	9,000	6,000	6,000	6,000	None
Min. Lot Width	150'	75'	60'	50'	25'	25'	None
Min. Front Yard	75'	30'	30'	20'	15'	15'	10'
Min. Street Side Yard	25'	30'	30'	20'	15'	15'	10'
Min. Side Yard	15' (45' Tot)	7.5' (22.5' Tot)	5'	5'	3'	3'	15 to 75'
Min. Rear Yard	25'	25'	25'	25'	25'	15'	15 to 75'
Max. Building Height	35'	35'	35'	35'	35'	45'*	35 to 45'
Max. Floor Area Ratio	.3	.5	.05	.5	.75	1	5
Max. Density (DU/AC)	1.08	3.63	4.84	12.01	17.42	34.80	435 *

Lot Development Standards from the Land Development Code



GLENVIEW

EXISTING LAND USES



GLENVIEW



- **Fire Stations** – The Harrods Creek Fire Station is located at the corner of Lime Kiln Lane and River Road.



Harrod's Creek Fire Station on Lime Kiln Lane

- **Restaurants** – Captain's Quarters Riverside Grille and Cunningham's Creek Side Restaurant are located within the study area along Harrods Creek.



Captain's Quarters Riverside Grille

- **Hospitals** – The nearest hospitals include Norton Brownsboro on Brownsboro Road and the Veterans Affairs Medical Center on Zorn Avenue.
- **Public Recreation Facilities** – There are currently no public recreation facilities within the study area, although a study is currently under way that suggests bringing a bikeway along River Road. The nearest parks are Carrie Gaulbert Cox Park, Thurman Hutchins Park, the Caperton Swamp and Hays Kennedy Park. The nearest public boat access to the Ohio River is at Carrie Gaulbert Cox Park.
- **Private Clubs & Facilities** – The River Valley Club, the Knights of Columbus,

Juniper Beach Docks, Habich's Dock, Captain's Quarter's Yacht Club and Limestone Bay Yacht Club are all located within the study area. Several of these properties are located on residentially zoned lots, but have Conditional Use Permits.



Yachts at Captain's Quarters

- **Post Office** – The Glenview Post Office is located in the old Interurban Station along Glenview Avenue.



Glenview Post Office

Contributing Documents

River Road Corridor Management Plan
Louisville Metro is currently working on a River Road Scenic Byway Corridor Management Plan that includes the portion of River Road within the Glenview Area. The study includes plans to accommodate pedestrians and bicyclists along River Road while strengthening the corridors scenic, natural, cultural and historic resources. This plan will have a direct impact on the Glenview Area. More information can be found on their website at http://www.louisvilleky.gov/publicworks/engineering/completestreets/river_road.htm

Ohio River Bridges HPP

A Historic Preservation Plan of the Country Estates of River Road Historic District and River Road Corridor (HPP) is being created in order to protect the area's historic resources in relation to the construction of the new Ohio River bridges. Although it appears that the new bridges will have no direct impact on the study area, this document may make recommendations that will. As more information becomes available, it can be found at <http://www.kyinbridges.com>.

Glenview Conservancy Survey

According to their website, the Glenview Conservancy is a volunteer committee charged with making recommendations to the City of Glenview on preservation, conservation, traffic controls and entrance enhancements. In May of 2008 the Conservancy completed a survey that included questions on conservation easements, private roads and traffic controls. Results from this survey were considered during the development of this Neighborhood Plan. A copy of the survey results can be found at www.glenviewky.gov/city-business.aspx.

River Road Survey

In 2009 the residents of Glenview were asked to participate in a survey regarding the future of River Road. The survey included questions about bike lanes, road improvements and river views. Results from this survey were considered during the development of this Neighborhood Plan. A copy of the survey results can be found at www.glenviewky.gov/city-business.aspx.

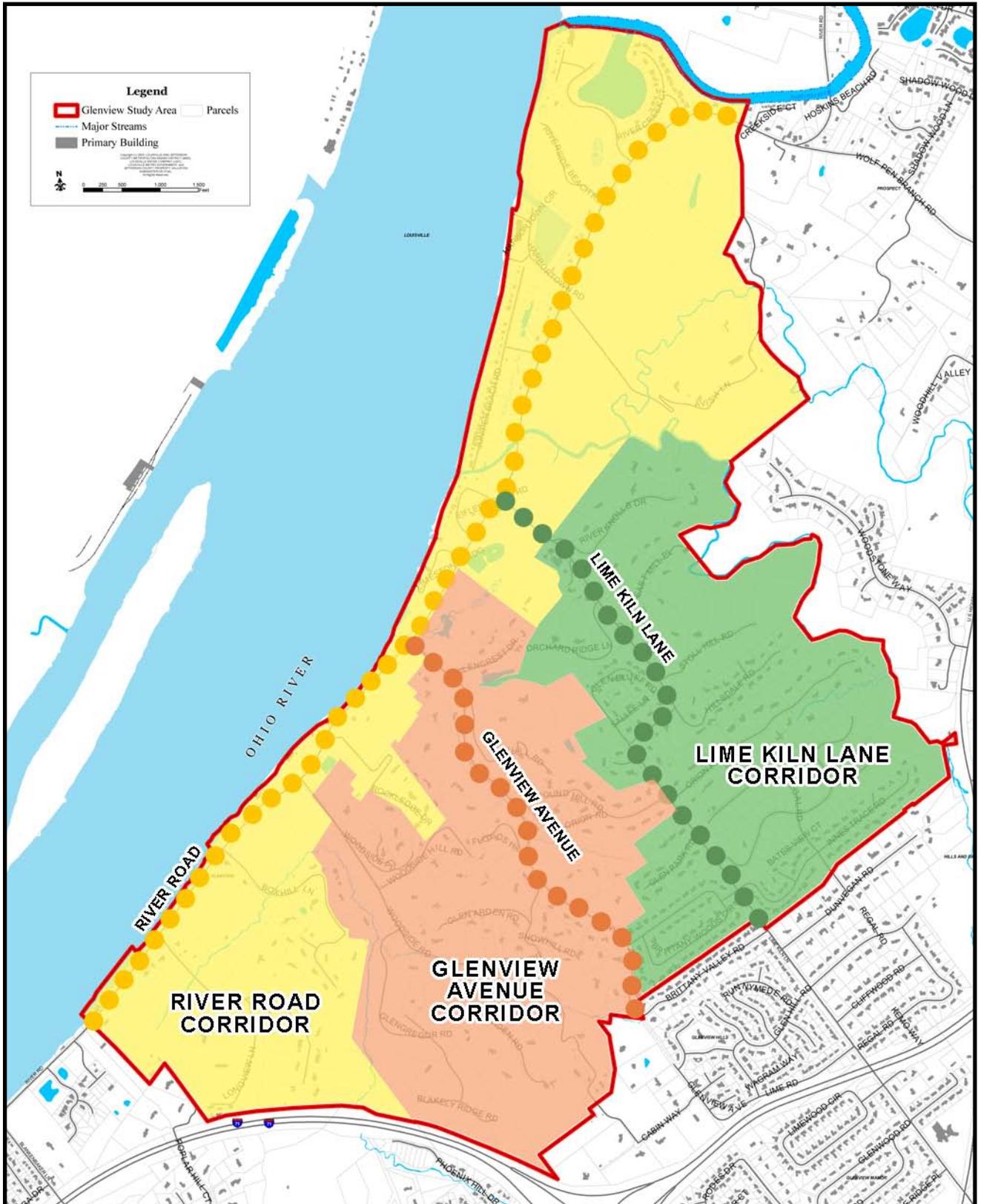


River Road at the Knights of Columbus



GLENVIEW

PROPOSED CHARACTER CORRIDORS



GLENVIEW



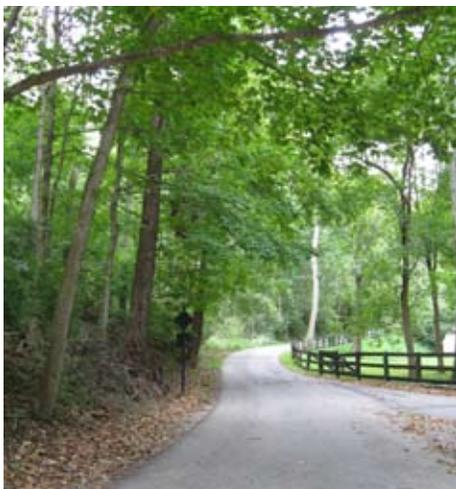
Defining Characteristics

The inventory for the Glenview Area reveals many common characteristics found throughout the study area including rolling topography, narrow roads, riparian areas, a variety of wildlife habitat, and an abundance of historic resources, however the study area can still be divided into three very distinct character corridors; the Glenview Avenue Corridor, the Lime Kiln Lane Corridor and the River Road Corridor.

Glenview Avenue Corridor

The Glenview Avenue Corridor is defined by properties that have access to Glenview Avenue without using Lime Kiln Lane or River Road. This area is characterized by a large lot development pattern with extremely narrow roadways that follow the various stream valleys, leading to homes on the bluff. These homes are often oriented toward the best view rather than toward the road as in more recent developments.

Most of these homes are set away from the road at varied distances and surrounded by manicured lawns and mature tree canopy that provide only a glimpse of the home itself. Access is provided by long winding driveways, some marked by elegant gateways, reminiscent of the historic pattern of development established by the Country Estates of River Road.



Woodside Drive

River Road Corridor

The River Road Corridor is defined by properties that have access off River Road with no alternate entrance to provide flood-free access. The primary influence on the character of this area is its proximity to the Ohio River. There are shallow setbacks for River oriented development such as camps, restaurants, yacht clubs and multi-family residential complexes that line the river side of the road while meadows, pastures and agricultural fields sit at the base of the bluff on the east side of the road. A majority of this part of the corridor is in the floodplain.



River Camp on River Road

Beyond the fields is the steep rock face of the bluff which is penetrated by winding roads leading to homes that fit much of the character of the Glenview Corridor but lack the alternate entrance, and therefore; the flood-free access. Because most of this corridor lies within the floodplain, future development will be limited.



Boxhill Lane

Lime Kiln Lane Corridor

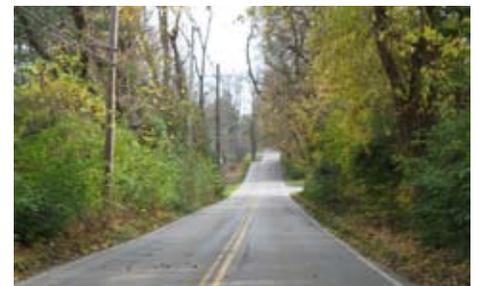
The Lime Kiln Lane Corridor is defined by properties that are accessed primarily by Lime Kiln Lane. This area is characterized by more recent developments that have been built up around historic homes. The newer developments have wider roads that follow the ridge lines, rather than the glens. Houses face the road with uniform setbacks. Fewer trees dot the landscape although many of those that do remain are mature hardwood species.

Lots in this corridor are smaller and driveways are shorter with no defining gateways. Signature subdivision entrances are small and there are only a few properties that would be available for subdividing.



Newer Home on Glen Bluff Road

Although all three corridors have different characteristics, they are all tied together by the most important aspects of the Glenview Area Neighborhood; the abundance of Historic and Environmental Resources. These are the principal features that have set the tone of development for the area, and through the implementation of the following guidelines, these are the features that will be preserved.



Lime Kiln Lane

GLENVIEW



LAND USE / COMMUNITY FORM



Summary and Analysis

A majority of the Glenview Area consists of extremely low density residential neighborhoods with a single home on several acres. More intense uses such as multi-family and commercial development are limited to a few parcels along the waterfront, north of Goose Creek that have access to public sanitary sewers. These uses are generally 1 to 3 stories in height and well screened from River Road with the exception of the Harbortown Condominiums which are significantly out of scale with the surrounding area.



Harbortown Condominiums

The Glenview Area's topography, lack of available infrastructure, and low density residential character makes additional multi-family and non-residential development inappropriate.

Although no new non-residential development is anticipated, it is possible that in the future existing non-residential facilities will be redeveloped. It is understood that freestanding signage is important to the success of many businesses but that signage doesn't have to detract from the scenic character of the area.

According to the Land Development Code, freestanding business signs within the study area are allowed to be 6 to 16 feet tall with 40 to 120 SF of area, depending on the number of tenants. Most of the signs in the study area are 6 to 8 feet tall and 20 to 24 SF in area. They are supported by materials that are similar to that of the



Signature Entrance at Glenview Avenue & River Road

building and blend with their surroundings. Temporary signs are currently being used in several locations but are intrusive to the scenic quality of the neighborhood.

This would take away from the significance of the historic signature entrances and gateways and would be detrimental to the character of the neighborhood.



Captain's Quarters Sign

Many of the grand residential signature entrances and gateways in the study area are markers of historic properties and roadways. Boxhill Lane and Glenview Avenue both have signature entrances where they meet River Road and many of the older homes in the area have entry gates and columns marking their driveways. Newer developments have modest signature entrances with no gates or columns for individual driveways. According to the Land Development Code, signature entrances can be as tall as 14' with ornamentation that extends an additional 4'.



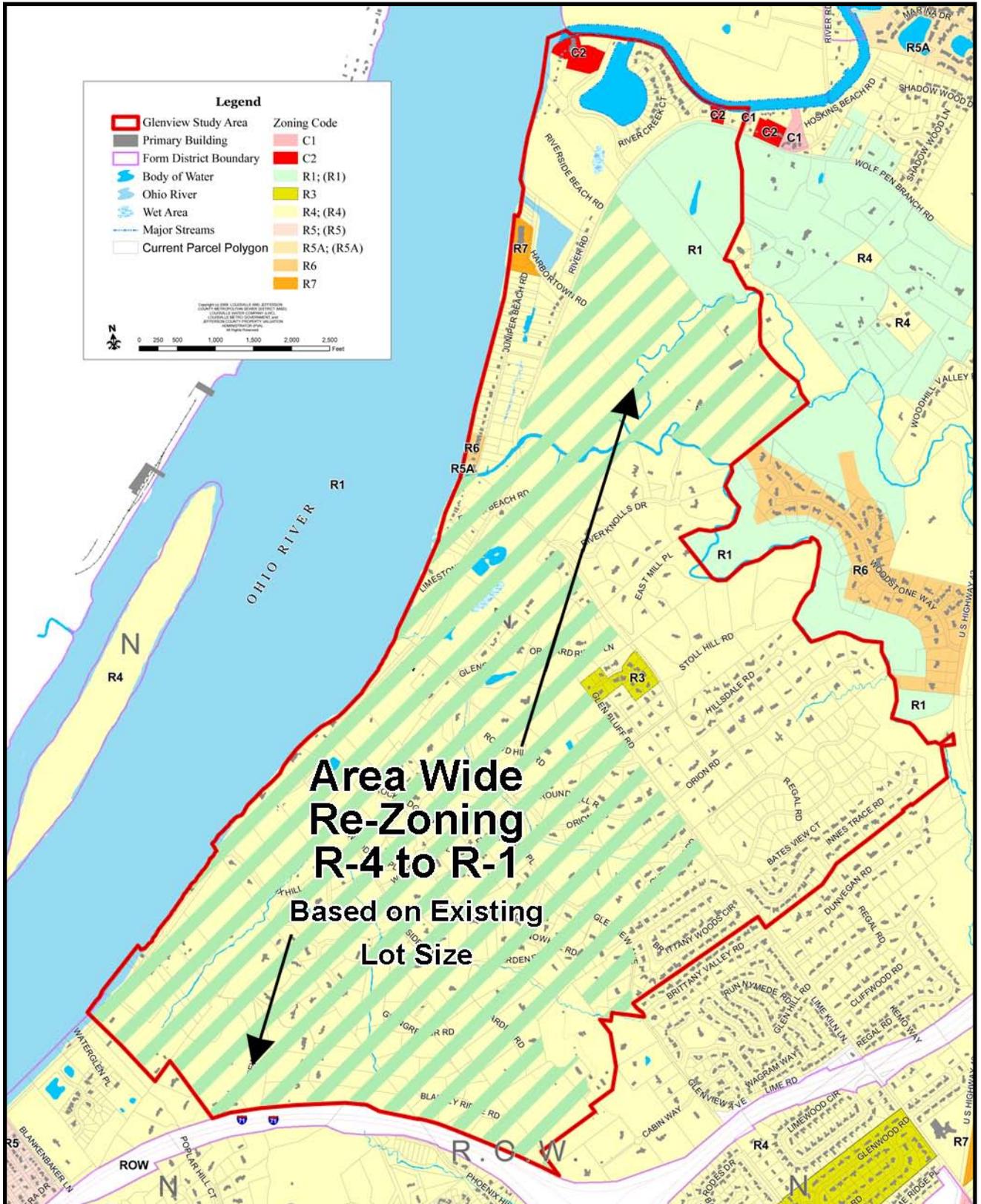
Signature Entrances on Lime Kiln Lane

Another benefit of living in the Glenview Area is the dark night sky. It is understood that lighting is warranted in some areas like front porches, major intersections and parking lots for safety reasons, but street lighting is extremely limited within the study area. Where lights are required, shielded lights are preferred to illuminate only those areas intended to be lit and should be "Dark Sky compliant" to limit the negative impact on the study area. One specific area that could benefit from enhanced lighting is the entrance columns at Glenview Avenue and River Road to make them more visible at night.



GLENVIEW

PROPOSED AREA WIDE RE-ZONING



GLENVIEW



There are currently no public recreational facilities within the study area, which means that there is no public access to the Ohio River. All River access is provided by private clubs and individual homeowners. There may be an opportunity to convert the existing Juniper Beach Docks and boat ramp and its surrounding property near the Ohio River and Goose Creek into a public park.



Juniper Beach Docks Sign

Most of the study area is zoned R-4 which would allow lots as small as 9,000 SF with a density of 4.84 dwelling units per acre. This is highly uncharacteristic of the neighborhood and would be detrimental to its scenic quality. In addition, the area's natural topography and lack of supporting infrastructure would make standard R-4 development densities difficult to achieve, however, a majority of the properties in the Glenview Area meet R-1 lot size standards with lots of 40,000 SF or larger. For a comparison of the requirements for R-1 and R-4 zoning see the table on page 11.



Rolling Landscape on River Knolls Drive

Zoning Districts and Form Districts provide design requirements on a county-wide basis and provide no means for implementing context specific regulations. An Overlay

District works with the underlying Zoning and Form Districts in order to apply more neighborhood specific requirements such as enhanced stream preservation and material selection. An Overlay Review Committee is appointed to review development that takes place within the designated Overlay District. Current Overlay Districts include the Bardstown Road Overlay and the Downtown Development Review Overlay.

The City of Glenview is an ideal location for an Overlay District. Currently the only municipality with the authority to create an Overlay District is Louisville Metro. The City of Glenview would have to adopt an ordinance allowing its creation. The recommendations in this document can serve as the basis for the development of review guidelines. Inclusion of properties outside the city limits would require an inter-local agreement between the City of Glenview and Louisville Metro.

Recommendations

The following recommendations are proposed to guarantee the compatibility of future development with existing land uses and community form within the study area. Because the approved subdivision plan for the property located at 5813 Cabin Way and 3200, 3202, and 3104 Woodside Road eliminates access to Woodside Road and therefore to Glenview City services, the recommendations of the Glenview Neighborhood Plan shall not be applicable to the above-mentioned addresses.

These recommendations have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County. The corresponding guideline is referenced after each recommendation.

1. Limit all attached or multi-family housing to areas already zoned for such development. [GUIDELINE 3.1, 3.3, 3.11, 5.2](#)
2. Limit all non-residential uses to those already in existence. [GUIDELINE 3.1, 3.4, 3.11, 5.2, 5.8, 15.8](#)
3. Limit all freestanding business signs to

6' in height and 24 SF in area. Signs within the City of Glenview shall conform to Glenview Ordinance 3, Series 2004. [GUIDELINE 3.1, 3.4, 3.9, 3.28, 13.7](#)

4. Prohibit the use of bench signs, banners, outdoor advertising signs and portable signs within the study area. [GUIDELINE 3.1, 3.4, 3.9, 3.28, 13.7](#)



Portable Sign at Limestone Bay Yacht Club

5. Limit new residential signature entrances and private gateways to 6' in height and 50' in length (25' on each side). Mounted light fixtures shall be allowed to extend an additional 3' in height. [GUIDELINE 3.1, 3.3, 3.9, 3.28, 13.7](#)
6. Limit the introduction of new lighting throughout the study area. All new lighting shall be shielded and "Dark Sky compliant". [GUIDELINE 3.1, 3.4, 3.8, 3.9, 8.7, 13.7](#)
7. Adopt an ordinance in the City of Glenview to regulate lighting. [GUIDELINE 3.1, 3.4, 3.8, 8.7, 13.7](#)
8. Provide shielded up-lighting on main entrance columns at Glenview Avenue and River Road. [GUIDELINE 3.8](#)
9. Evaluate the possibility of converting Juniper Beach Docks & Boat Ramp into a public facility. [GUIDELINE 4.1, 4.3, 4.4, 4.5, 5.8, 15.1, 15.8](#)
10. Re-zone a portion of the study area from R-4 to R-1 as shown on the map on page 18. [GUIDELINE 3.1, 3.3](#)
11. Adopt an ordinance in the City of Glenview that allows the creation of Preservation and Overlay Districts. [GUIDELINE 5.2, 5.5](#)
12. Create an Overlay District for the City of Glenview and consider the inclusion of additional properties on a case by case basis. [GUIDELINE 5.5](#)



MOBILITY



Summary and Analysis

Louisville Metro Public Works has classified all roads in Jefferson County based on their use, volume and connectivity. River Road is classified as a Minor Arterial because it is used as a major thoroughfare and has a large volume of traffic. Lime Kiln Lane is classified as a Primary Collector because it is used at a lower speed for a shorter distance and it links local roads to arterial level roadways. All other roads within the study area are local or private roads.

The public roadways within the Glenview City Limits fall under the jurisdiction of the City of Glenview. River Road is a Kentucky State Road. All other public roads within the study area are Louisville Metro Roads, including Lime Kiln Lane. There are also several private roads within the study area as depicted on the map on page 20.



Lime Kiln Lane - Primary Collector

The roads within the Glenview Area Study Boundary do not meet standard pavement and right-of-way width requirements from the Land Development Code as illustrated in the table on this page. For example, River Road requires 120 feet of right-of-way with a minimum of 68 feet of pavement including turn lanes and on-street parking or bike lanes. Today River Road is a two lane road with a right-of-way that ranges from about 80' to as narrow as 35' with a pavement width of 24'. Bringing all roads up to current standards would be extremely detrimental to the character of the Glenview Area; therefore, the current standards are incompatible with the neighborhood.

Road Classification	Min. Right of Way / Esmt.		Min. Pavement Width	
	Required	Existing	Required	Existing
Minor Arterial	120'	35'	68'	24'
Primary Collector	80'	30'	38'	19'
Local Road	50'	30'	22'	14'
Private Road	30'	10'	18'	13'

Land Development Code Road Design Standards

About half of the roadways in the study area are private roads or access easements. By today's standards, new private roads are subject to the authorization of the planning director and are difficult to get approved. Their benefit is a greater control over development activities and maintenance practices for that road.



Private Road in Need of Repair

Louisville Metro Public Works and the City of Glenview currently provide maintenance services for all public roads including snow removal and damage repair. On private roads it is the responsibility of the adjacent property owners to pay for these services. Several Glenview residents have inquired about dedicating their private road to public use in order to receive these services from the City.

The City of Glenview could consider public dedication of a private road on a case by case basis if they meet the following criteria:

- The City of Glenview must receive a petition signed by 100% of the current residents which have frontage to the private road.

- All property owners abutting the roadway must agree to a 50 ft. right-of-way dedication, 25 ft. from the center line of the existing road, unless a lesser amount is agreed to by the City of Glenview.
- The roadway must serve more than five (5) platted lots.
- An inspection by the City Engineer must be conducted and the roadway must comply with roadway standards as set forth by the City of Glenview.
- The City of Glenview shall conduct a public hearing to consider the requested roadway dedication.

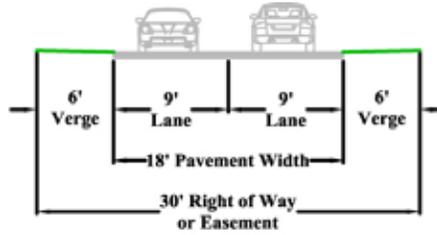
In order for a private roadway outside the City of Glenview to be dedicated to public use, the residents must comply with the City of Louisville, Chapter 97, Streets and Sidewalks, Roadway Dedication Ordinance.

Louisville Metro's Complete Streets manual refers to a "Rural Character Class" for roadways that includes a shoulder rather than a curb and may or may not include sidewalks. This character is currently not reflected in the Land Development Code Regulations because no areas of the county have been designated as rural. The Glenview Area is an appropriate location for the "Rural Character Class" because sidewalks, curbs and gutters are rare throughout the study area. Curbs that have been installed are either part of a very recent development or provide a solution to a drainage and erosion problem in a site



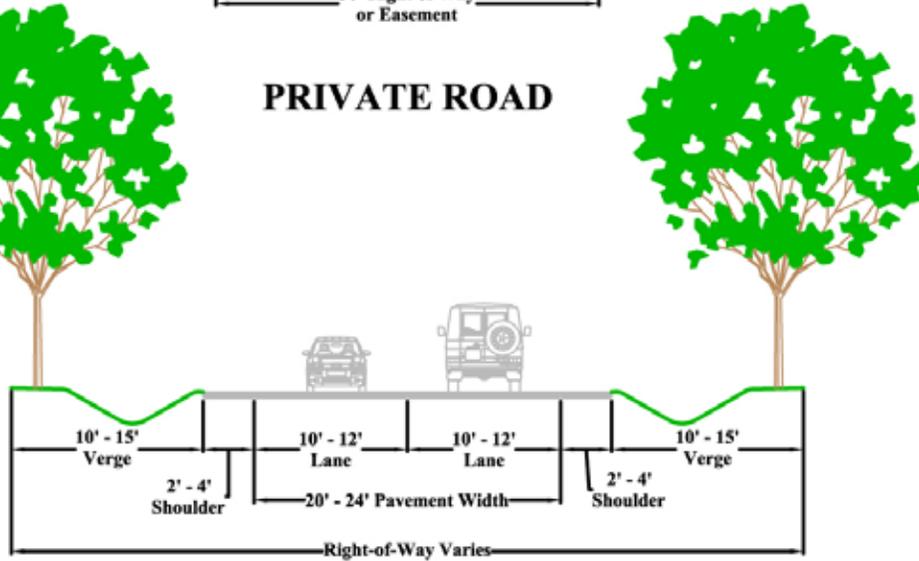
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PROPOSED ROAD SECTIONS



This section is based on current private road requirements in chapter 6 of the Land Development Code.

PRIVATE ROAD

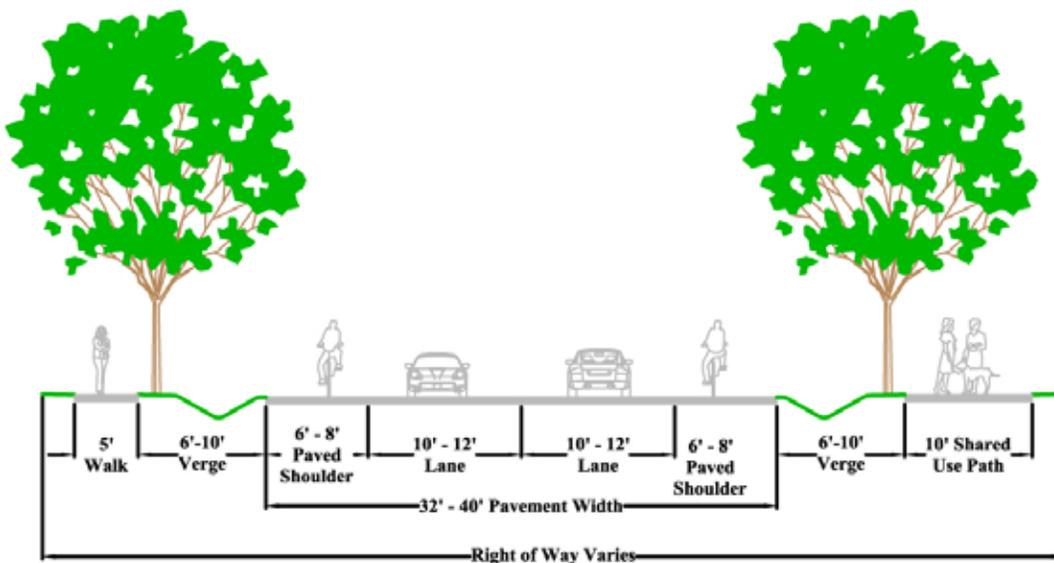


Louisville Metro Complete Streets Manual Reference

→ **ALS-1**

LOCAL ROAD AND PRIMARY COLLECTOR - LIME KILN LANE

This section was taken from the Louisville Metro Complete Streets Manual dated October 2007 as referenced.



Louisville Metro Complete Streets Manual Reference

→ **CR-1**

MINOR ARTERIAL - RIVER ROAD

This section was taken from the Louisville Metro Complete Streets Manual dated October 2007 as referenced.



specific location. The use of concrete curbs and gutters as a standard of design creates an urban feel and is inappropriate for the study area.



Curb Along Glenview Avenue

By today’s Land Development Code standards, sidewalks are required for all new developments along new and existing streets with the exception of single family properties that are 5 acres and greater or cul-de-sacs with 20 lots or less. Sidewalks would be impossible to build along most existing streets because of steep grades and narrow right-of-way widths. There are currently no sidewalks within the Glenview Area Study Boundary and the addition of sidewalks would be inappropriate.

A primary goal of this Neighborhood Plan is to preserve the character of the Glenview Area, including the width and alignment of narrow, winding roadways throughout the study area. It is understood that road improvements will be required periodically from everyday use and the occasional accident, but those improvements should be carefully monitored to ensure the intent of this Neighborhood Plan is being met. In addition, traffic calming measures such as speed bumps, humps or rumble strips are unnecessary and unwanted by the residents of the neighborhood.



Speed bump along Orion Road

Signage can also affect the character of an area. Street signs are used sparingly in the study area and the City of Glenview has its own unique design for signage that blends with the character of the neighborhood.

River Road is a popular thoroughfare for a large population of the area’s bike enthusiasts. Because of its volume of use, speed and winding pattern, this creates a potential hazard for both bicyclists and motorists. A River Road Scenic Byway Corridor Management Study is currently underway that includes plans to accommodate pedestrians and bicyclists along River Road. This study includes the portion of River Road that is within the study area.

Recommendations

The following recommendations are proposed to guide future mobility decisions within the study area. These recommendations have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County. The corresponding guideline is referenced after each recommendation.

1. Require that River Road and Lime Kiln Lane remain two lane roads consistent with the proposed road standards on page 22. [GUIDELINE 3.9, 8.2, 8.7](#)
2. Allow the construction of new private roads within the study area. [GUIDELINE 3.1, 3.3, 8.7](#)
3. Review future requests for City take over of Private Roads within the City of Glenview on a case by case basis and accept only when they meet the criteria on page 21. [GUIDELINE 8.7](#)
4. Require that private roads outside the City of Glenview remain private. [GUIDELINE 8.7](#)
5. Create a new “Rural Character Class” designation that includes the Glenview Area for roadway design as described in the Louisville Metro Complete Streets Manual. [GUIDELINE 3.1, 3.3, 3.9, 7.7, 8.7, 8.12](#)
6. Adopt new Rural Road Design

Standards from the Louisville Metro Complete Streets Manual as illustrated on page 22 as a part of Chapter 6 of the Land Development Code. [GUIDELINE 3.9, 7.7, 8.4, 8.7, 8.12](#)

7. Prohibit concrete curbs and gutters as a standard for all new development. Stone curbs and gutters should be used sparingly where necessary to resolve drainage and erosion problems when alternative methods are not available. [GUIDELINE 3.1, 3.3, 3.9, 8.7](#)
8. Prohibit sidewalks on all existing roadways. The information contained herein shall be justification for a waiver. [GUIDELINE 3.1, 3.9, 5.1, 8.7](#)
9. Provide unpaved walking trails in new developments in lieu of sidewalks to connect community facilities in a way that is sensitive to the existing topography. The information contained herein shall be justification for a fee in lieu or waiver per LDC Chapter 6.2.6. [GUIDELINE 3.1, 3.3, 4.2, 4.4, 4.5, 4.9, 5.1, 9.1, 9.2](#)
10. Make minor safety improvements as needed without road widening. [GUIDELINE 3.1, 3.9, 5.1, 8.2, 8.7](#)
11. Prohibit speed bumps, humps and rumble strips throughout the study area and remove those already in existence. [GUIDELINE 3.1, 3.9](#)
12. Limit the addition of street and directional signage. New signs within the City of Glenview shall conform to Glenview Ordinance 3, Series 2004. [GUIDELINE 3.9, 3.28, 8.7](#)
13. Work with Metro Public Works and other Metro Agencies to ensure that the Glenview Area has appropriate representation in future decisions regarding the River Road Scenic Byway. [GUIDELINE 3.9, 4.9, 5.8, 8.4](#)
14. Support efforts to improve bicycle safety along River Road in a way that is sensitive to the environmental, historic, and scenic nature of the neighborhood. [GUIDELINE 3.9, 4.9, 5.1, 5.8, 8.2, 8.4, 9.1, 9.2, 9.3, 12.8](#)



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HISTORIC RESOURCES



Summary and Analysis

Approximately 38% of the study area has structures or landscapes listed on the National Register of Historic Places, including the Country Estates of River Road Historic District. This status serves as a way of recognizing historic resources, has a regulatory impact in regards to federally funded projects and qualifies property owners for historic rehabilitation tax incentives.



Historic Boxhill Estate

A Neighborhood Conservation District is another available tool for historic preservation. This designation creates protection for historic resources at a local level with increased regulations for all demolition and new construction. An architectural review committee is appointed to review all submittals including projects like additions and relocations.

There are currently no existing Neighborhood Conservation Districts in Jefferson County because this new tool is still under review by Metro Council. The existing Country Estates of River Road National Register District is an ideal location for this designation because it is already recognized nationally for its historic value.

Another local Historic Preservation tool is a Local Landmark Designation for individual properties that are not a part of a Local Preservation District. This designation



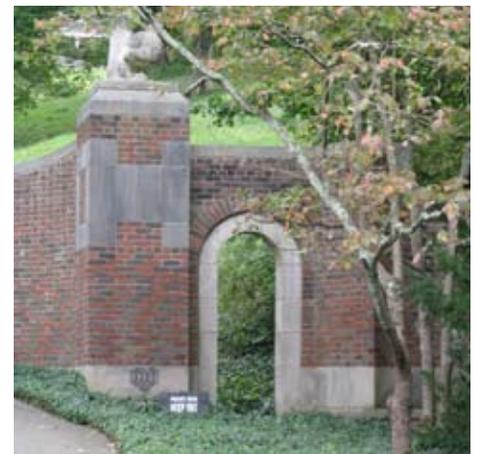
Historic Chance School on Lime Kiln Lane with Former Interurban Station in Foreground.

creates a high level of protection for historic resources at a local level with increased regulations for all exterior changes, including demolition and new construction. Locust Grove and the Belle of Louisville are both Local Landmarks. In order for a Local Landmark or Preservation District to be created in the City of Glenview, the city would have to adopt an ordinance allowing their creation.

Conservation easements are another way of preserving historic properties. Restrictions vary, based on the agreement between the property owner and the easement holder. Often conservation easements are held by local preservation groups such as River Fields, Inc. or Louisville & Jefferson County Environmental Trust. These easements affect all modifications that are subject to review.

Many of the homes in the Glenview Area were built before 1960 with a high quality of design and sturdy materials that have withstood the tests of time. An eclectic collection of architectural styles can be found from Tudor Revival to Modern and

each home has its own character, separate from that of its neighbor. Many of the homes in the neighborhood were designed by the area's most prominent architects of the time, including W. Arrasmith, J.B. Hutchings and W. J. Dodd. They are also surrounded by designed landscapes that include formal gardens, grand entry gates, terraces, carriage houses, barns, and cottages, which were designed by well known Landscape Architects like the Olmsted Firm and Marian Coffin.



Private Driveway Entrance on Glenview Ave.

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Four-board horse fence, picket fence and wrought iron fence are prominent throughout the area with very limited use of chain link, wire and solid wood fencing. Walls and gateways are constructed of stone and brick. The stone used in many locations appears to be native to the immediate area.



Horse Fence Along Glenview Avenue



View of Ohio River from River Road

The historic pattern of development consists of homes on the bluff that are nestled into the existing topography and set back from the road at varied distances. Many of these homes are oriented toward the best view, which in many cases is the Ohio River. Views of the river are integral to the character of the Glenview Area, both from the bluff and along River Road. Because of its limited height, most of the development along the waterfront does not greatly interfere with the view of the river from either location.

Recommendations

The following recommendations are proposed to guarantee the sensitive integration of future development with existing historic resources within the study area. The Ohio River Bridges Project Historic Preservation Plan of the Country Estates of River Road Historic District and River Road Corridor supports many of these recommendations which have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County. The corresponding guideline is referenced after each recommendation.

1. Promote the voluntary nomination of historic structures and landscapes to the National Register of Historic Places. [GUIDELINE 5.2, 5.3, 5.4](#)
2. Designate the Country Estates of River Road Historic District as a Neighborhood Conservation District. Incorporate recommendations from this document in the Architectural Review Guidelines. [GUIDELINE 5.2, 5.3, 5.4](#)
3. Encourage individual property owners to seek Local Landmark Designation for their properties. [GUIDELINE 5.2, 5.3, 5.4](#)
4. Promote the voluntary use of conservation easements to protect existing structures and historic properties. Specific restrictions should take into consideration the recommendations in this document. [GUIDELINE 5.2, 5.3, 5.4](#)
5. Construct all new structures with high quality materials that are consistent with other structures in the study area such as limestone and brick. [GUIDELINE 3.1, 3.2, 3.3, 3.21, 5.2](#)
6. Prohibit the use of chain link, solid wood, vinyl and wire fencing due to their incompatibility with the neighborhood. [GUIDELINE 3.1, 3.2, 3.3, 3.9, 5.2](#)
7. Require the use of four board, picket, stone, brick and wrought iron fencing to ensure compatibility with existing materials. [GUIDELINE 3.1, 3.2, 3.3, 3.9, 5.2](#)
8. Orient new homes in a manner that will least impact the environmental and historic resources while considering views to and from the home. [GUIDELINE 3.1, 3.3, 4.5, 5.1, 5.2](#)
9. Space new structures to maintain views of the Ohio River from River Road. [GUIDELINE 3.9, 5.2, 5.8](#)
10. Limit the height of all new structures between the Ohio River and the bluff to 35' in height in order to protect views of the Ohio River. [GUIDELINE 3.1, 3.3, 3.4, 3.21, 3.23, 5.2, 5.8](#)

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ENVIRONMENTAL RESOURCES



Summary and Analysis

The preservation of the neighborhood's environmental resources is integral to the preservation of its character. The Land Development Code has some measures in place to protect these resources, but they are broad and limited. For instance, all new development is required to provide tree canopy coverage in accordance with the chapter 10 of the Land Development Code. Tree canopy can consist of newly planted trees, existing trees, or a combination thereof, but replacing an 80 year old tree with a 2" caliper tree would have a significant negative impact on the neighborhood's character.

In the Neighborhood Form District, a minimum of 15 to 20% site coverage must be provided depending on the percentage of trees being preserved as illustrated in the table on this page. Currently 60% of the study area is covered by tree canopy. Reducing tree coverage to 15 to 20% would be detrimental to the character of the area.



Tree Canopy Along Bluff on Rockledge Drive

Protection of the area's water quality is also important. The Land Development Code is very specific when it comes to buffering blue line streams, ponds and

Existing Preserved	76-100% Canopy		41 - 75% Canopy		0 - 40% Canopy	
	New	Total	New	Total	New	Total
15%	0%	15%	0%	15%	0%	15%
12%	6%	18%	5%	17%	4%	16%
9%	12%	21%	10%	19%	8%	17%
6%	18%	24%	15%	21%	12%	18%
3%	24%	27%	20%	23%	16%	19%
0%	30%	30%	25%	25%	20%	20%

Tree Canopy Requirements from the Land Development Code

wetlands, from development, but there are currently no regulations protecting smaller tributaries in the county. This means that Goose Creek, Little Goose Creek, Harrods Creek and the Ohio River are considered protected waterways by current regulations but intermittent streams such as Longview Creek and Locust Grove Creek are given no protection.



Goose Creek near the Ohio River

In addition to buffering for creeks, ponds and wetlands, protection of the area's groundwater quality is also important. The best tool for improving local water quality is the education of the area's residents. The Louisville Water Company provides some guidelines for water quality improvement that are geared toward those that live within the Wellhead Protection Area, but the Glenview Area is currently outside that boundary. Recommendations found in the Wellhead Protection Area plan can serve as a guide for homeowners to improve the quality of runoff from their properties, then, if the Wellhead Protection Area is

expanded, residents of the Glenview Area will already be educated.

Malfunctioning septic systems are one potential source of groundwater pollution. Since 59% of the properties in the study area are currently without sanitary sewer, it is vital that these systems are functioning properly. Current Health Department requirements mandate a minimum lot size of 5 acres in order to support a septic system, but many lots in the study area were platted prior to the adoption of this regulation. Today, new lots smaller than 5 acres would require sewer service and there is currently no available sewer capacity within the study area.

The new Conservation Subdivision regulations in the Land Development Code emphasize open space conservation and natural resource protection by clustering homes on smaller lots with no increase in density in order to maximize the amount of open space preserved. Because of its abundance of environmental resources, the Glenview Area is a prime location for the application of conservation subdivision regulations. Conservation areas shown on the Land Use Recommendations map on page 16 are ideal for Primary Conservation Areas.

The Habitat Improvement Program developed for the City of Glenview by the Kentucky Department of Fish and Wildlife in 2007 has many recommendations for



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improving wildlife habitat. Examples include the use of native plants and the removal of non-native invasive species. (A list of plants native to Kentucky can be found at the Kentucky Native Plant Society website at www.knps.org.) These recommendations can be applied to the entire study area and should not be limited to Glenview City limits. Several properties have already implemented some of these. Incentives could be provided for property owners that comply with these recommendations.



Habitat Improvement Area Signage

The location of a structure on a lot can have significant impacts on the area's environmental resources. Historically, homes with designed landscapes used several features to determine the best location for the main house including the natural topography of the land and views to and from the site. More recent developments have generally abandoned that method in lieu of a standard setback from the road for a more uniform look. There are several developments off Lime Kiln lane that exhibit this methodology, but for a majority of the study area, a standard setback from the road would be inappropriate.

Conservation easements are another way of protecting environmental resources. As with historic resources, restrictions are variable and are based on the agreement

between the property owner and the easement holder. These easements will affect all property modifications that are subject to review.

Recommendations

The following recommendations are proposed to guarantee the sensitive integration of future development with existing environmental resources within the study area. These recommendations have been based on guidelines drawn from the existing Cornerstone 2020 plan for Jefferson County. The corresponding guideline is referenced after each recommendation.

1. Require tree preservation rather than new plantings with berming as a preferred method of buffering. [GUIDELINE 3.3, 3.4, 3.9, 3.21, 3.22, 4.2, 4.4, 4.5, 5.1, 5.3, 8.4, 13.5, 13.6, 13.7](#)
2. Require a caliper inch/caliper inch replacement for trees over 24 inches that are removed during development. (If a 24" caliper tree is removed, 8 trees with a 3" caliper must be planted.) [GUIDELINE 3.3, 3.4, 3.21, 3.22, 8.4, 13.5](#)
3. Increase the required tree protection percentage throughout the study area to 30% of the gross site area. [GUIDELINE 3.3, 3.4, 3.9, 3.21, 3.22, 4.2, 4.4, 4.5, 5.1, 5.3, 5.6, 8.4, 10.3, 11.10, 13.5](#)
4. Require a 50' buffer for all intermittent streams within the study area to include a 25' streamside zone and a 25' outer zone as regulated in Chapter 4 part 8 of the Land Development Code. [GUIDELINE 3.22, 4.2, 4.4, 4.5, 5.1, 5.3, 5.6, 10.1, 10.2, 10.12, 11.1, 11.4, 11.9, 11.10](#)
5. Encourage the implementation of groundwater protection strategies as suggested by the Louisville Water Company's Wellhead Protection Plan. [GUIDELINE 10.1, 10.2, 11.1, 11.4, 11.8, 11.10](#)
6. Require property owners to maintain septic systems in accordance with

Health Department requirements. Systems not functioning properly should be repaired or replaced immediately. [GUIDELINE 10.1, 11.1, 11.8, 11.10, 14.4](#)

7. Encourage future developers to take advantage of conservation subdivision regulations that have been established in LDC Chapter 7.11. [GUIDELINE 3.1, 3.3, 3.10, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 5.1, 5.2, 5.3, 5.6, 10.1, 10.3](#)
8. Encourage the preservation and restoration of all wildlife habitats in accordance with the 2007 Department of Fish and Wildlife Habitat Improvement Program including:
 - a. The removal of non-native invasive species such as bush honeysuckle, burning bush, tree-of-heaven, princess tree and multiflora rose.
 - b. The use of native plants.
 - c. The removal of tall fescue.
 - d. The use of nesting structures for various species of wildlife. [GUIDELINE 4.5, 5.1, 5.3, 5.6, 10.1, 10.2, 10.3, 13.1, 13.2, 13.3](#)
9. Create a tax incentive for property owners within the City of Glenview who pursue agricultural and environmental restoration efforts in the floodplain. [GUIDELINE 4.2, 4.4, 4.5, 4.6, 5.1, 5.3, 5.6, 10.1, 10.2, 10.3](#)
10. Implement context-specific building setbacks that achieve the minimal amount of impact on environmental and historic resources and achieve a varied streetscape while respecting the minimum requirements of the underlying zoning district. [GUIDELINE 3.1, 3.3, 3.9, 3.21, 3.23, 4.5, 5.1, 5.2, 5.6](#)
11. Promote the voluntary use of conservation easements to protect existing environmental resources, agricultural lands and habitat restoration areas. Specific restrictions should take into consideration the recommendations in this document. [GUIDELINE 4.2, 4.4, 4.5, 4.7, 5.1, 5.3, 5.6, 10.1, 10.2, 10.3, 11.1](#)



PLAN IMPLEMENTATION



The recommendations made in this plan are the result of a collaborative effort between members of the advisory group, the City of Glenview, and representatives of Louisville Metro Government. Upon adoption by the Metro Council, they are intended to supplement the Land Development Code and Cornerstone 2020 and to serve as a guide to planning officials in future development decisions within the Glenview Area. The following table gives each recommendation a projected time frame for completion and assigns the task to the appropriate group.

Policy and Program

LAND USE / COMMUNITY FORM RECOMMENDATIONS	GROUP	TIME
Evaluate the possibility of converting Juniper Beach Docks & Boat Ramp into a public facility.	PDS, MP, R	SHORT
Adopt an ordinance in the City of Glenview to regulate lighting.	G, LGE	SHORT
Adopt an ordinance in the City of Glenview that allows the creation of Preservation and Overlay Districts.	G	SHORT
MOBILITY RECOMMENDATIONS	GROUP	TIME
Review future requests for City take over of Private Roads within the City of Glenview on a case by case basis and accept only when they meet the criteria on page 21.	G	LONG
Require that private roads outside the City of Glenview remain private.	PDS, PW	LONG
Work with Metro Public Works and other Metro Agencies to ensure that the Glenview Area has appropriate representation in future decisions regarding the River Road Scenic Byway.	G, PDS, PW, R	LONG
HISTORIC RESOURCES RECOMMENDATIONS	GROUP	TIME
Promote the voluntary nomination of historic structures and landscapes to the National Register of Historic Places.	G, KHC, HL, R	LONG
Encourage individual property owners to seek Local Landmark Designation for their properties.	G, KHC, HL, R	LONG
Promote the voluntary use of conservation easements to protect existing structures and historic properties. Specific restrictions should take into consideration the recommendations in this document.	G, KHC, HL, R	LONG
ENVIRONMENTAL RESOURCES RECOMMENDATIONS	GROUP	TIME
Encourage the implementation of groundwater protection strategies as suggested by the Louisville Water Company's Wellhead Protection Plan.	G, LWC, MSD, R	LONG
Encourage the preservation and restoration of all wildlife habitats in accordance with the 2007 Department of Fish and Wildlife Habitat Improvement Program.	G, R	LONG
Create a tax incentive for property owners within the City of Glenview who pursue agricultural and environmental restoration efforts in the floodplain.	G	SHORT
Promote the voluntary use of conservation easements to protect existing environmental resources, agricultural lands and habitat restoration areas. Specific restrictions should take into consideration the recommendations in this document.	G, R	LONG



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Infrastructure and Capital Projects

LAND USE / COMMUNITY FORM RECOMMENDATIONS	GROUP	TIME
Limit the introduction of new lighting throughout the study area. All new lighting shall be shielded and “Dark Sky compliant”.	G, PDS, PW, LGE, KDOT	LONG
Provide shielded up-lighting on main entrance columns at Glenview Avenue and River Road.	G	SHORT
MOBILITY RECOMMENDATIONS	GROUP	TIME
Make minor safety improvements as needed without road widening.	PDS, PW, KDOT	LONG
Prohibit speed bumps, humps and rumble strips throughout the study area and remove those already in existence.	PDS, PW, KDOT	LONG
Limit the addition of street and directional signage. New signs within the City of Glenview shall conform to Glenview Ordinance 3, Series 2004.	G, PW, KDOT	LONG
Support efforts to improve bicycle safety along River Road in a way that is sensitive to the environmental, historic, and scenic nature of the neighborhood.	G, PDS, PW, KDOT, R	LONG
ENVIRONMENTAL RESOURCES RECOMMENDATIONS	GROUP	TIME
Require property owners to maintain septic systems in accordance with Health Department requirements. Systems not functioning properly should be repaired or replaced immediately.	G, MSD, HD, R	LONG

Cornerstone 2020 and the Land Development Code

LAND USE / COMMUNITY FORM RECOMMENDATIONS	GROUP	TIME
Limit all attached or multi-family housing to areas already zoned for such development.	PDS	LONG
Limit all non-residential uses to those already in existence.	PDS	LONG
Limit all freestanding business signs to 6’ in height and 24 SF in area. Signs within the City of Glenview shall conform to Glenview Ordinance 3, Series 2004.	G, PSD	LONG
Prohibit the use of bench signs, banners, outdoor advertising signs and portable signs within the study area.	G, PDS	LONG
Limit new residential signature entrances and private gateways to 6’ in height and 50’ in length (25’ on each side). Mounted light fixtures shall be allowed to extend an additional 3’ in height.	G, PDS	LONG
Re-zone a portion of the study area from R-4 to R-1 as shown on the map on page 18.	G, PDS, R	SHORT
Create an Overlay District for the City of Glenview and consider the inclusion of additional properties on a case by case basis.	G, PDS, R	SHORT
MOBILITY RECOMMENDATIONS	GROUP	TIME
Require that River Road and Lime Kiln Lane remain two lane roads consistent with the proposed road standards on page 22.	PDS, PW, KDOT	LONG
Allow the construction of new private roads within the study area.	G, PDS, PW	LONG
Create a new “Rural Character Class” designation that includes the Glenview Area for roadway design as described in the Louisville Metro Complete Streets Manual.	PDS, PW	SHORT

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Adopt new Rural Road Design Standards from the Louisville Metro Complete Streets Manual as illustrated on page 22 as a part of Chapter 6 of the Land Development Code.	PDS, PW	SHORT
Prohibit concrete curbs and gutters as a standard for all new development. Stone curbs and gutters should be used sparingly where necessary to resolve drainage and erosion problems when alternative methods are not available.	PDS, PW	LONG
Prohibit sidewalks on all existing roadways. The information contained herein shall be justification for a waiver.	PDS, PW	LONG
Provide unpaved walking trails in new developments in lieu of sidewalks to connect community facilities in a way that is sensitive to the existing topography. The information contained herein shall be justification for a fee in lieu or waiver per LDC Chapter 6.2.6.	PDS, PW	LONG
HISTORIC RESOURCES RECOMMENDATIONS	GROUP	TIME
Designate the Country Estates of River Road Historic District as a Neighborhood Conservation District. Incorporate recommendations from this document in the Architectural Review Guidelines.	G, HL, R	SHORT
Construct all new structures with high quality materials that are consistent with other structures in the study area such as limestone and brick.	G, PDS, R	LONG
Prohibit the use of chain link, solid wood, vinyl and wire fencing due to their incompatibility with the neighborhood.	G, PDS, R	LONG
Require the use of four board, picket, stone, brick and wrought iron fencing to ensure compatibility with existing materials.	G, PDS, R	LONG
Orient new homes in a manner that will least impact the environmental and historic resources while considering views to and from the home.	G, PDS	LONG
Space new structures to maintain views of the Ohio River from River Road.	G, PDS	LONG
Limit the height of all new structures between the Ohio River and the bluff to 35' in height in order to protect views of the Ohio River.	G, PDS	LONG
ENVIRONMENTAL RESOURCES RECOMMENDATIONS	GROUP	TIME
Require tree preservation rather than new plantings with berming as a preferred method of buffering.	G, PDS	LONG
Require a caliper inch/caliper inch replacement for trees over 24 inches that are removed during development. (If a 24" caliper tree is removed, 8 trees with a 3" caliper must be planted.)	G, PDS	LONG
Increase the required tree protection percentage throughout the study area to 30% of the gross site area.	G, PDS	LONG
Require a 50' buffer for all intermittent streams within the study area to include a 25' streamside zone and a 25' outer zone as regulated in Chapter 4 part 8 of the Land Development Code.	G, PDS, MSD	LONG
Encourage future developers to take advantage of conservation subdivision regulations that have been established in LDC Chapter 7.11.	G, PDS, R	LONG
Implement context-specific building setbacks that achieve the minimal amount of impact on environmental and historic resources and achieve a varied streetscape while respecting the minimum requirements of the underlying zoning district.	G, PDS	LONG

LEGEND: **G** – City of Glenview, **PDS** – Planning & Design Services, **PW** – Metro Public Works, **KDOT** – Kentucky Department of Transportation, **LGE** – Louisville Gas & Electric Company, **LWC** – Louisville Water Company, **MSD** – Metropolitan Sewer District, **HD** – Health Department, **KHC** – Kentucky Heritage Council, **HL** – Metro Historic Landmarks and Preservation Districts Commission, **MP** – Louisville Metro Parks Department, **R** – Residents of the Neighborhood



GLENVIEW

EXECUTIVE SUMMARY

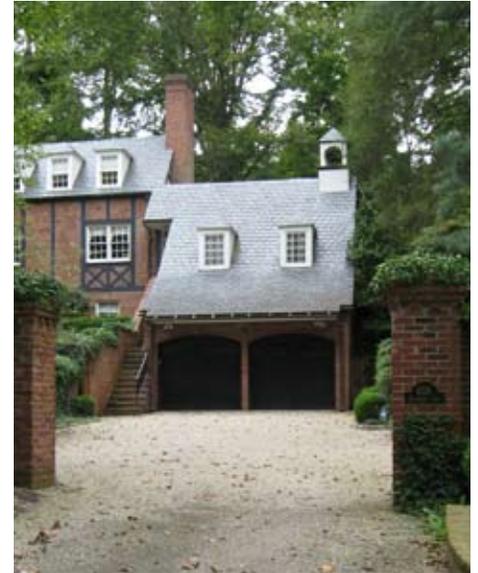


Vision Statement

The Glenview Area is an extremely low density residential neighborhood overlooking the Ohio River in northeast Jefferson County that is known for its collection of historic properties. The Country Estates of River Road National Register District, which contains properties dating back to the late 1800s, forms the core of the neighborhood, but many other properties within the study area are also listed or eligible for listing on the National Register of Historic Places. These properties, along with the area's abundant natural resources have set the tone for development which gives this area its unique character.

The character of the neighborhood is dominated by narrow roads winding through sweeping landscapes recalling the Olmstedian influence that is abundant throughout this portion of Jefferson County. Natural rock outcroppings and man made stone walls help to cut the path for these roads surrounded by mature hardwood tree canopy that breaks away to reveal broad meadows and glimpses of majestic homes, often set far off from the road. Because of its proximity to the Ohio River, streams, wetlands and floodplain divide the neighborhood with ridges and glens that guide the placement of roads and structures, limiting connectivity in many areas. The combination of these riparian areas with hardwood forests and open meadows create habitat for an abundance of wildlife.

These low-impact development patterns of the past have helped to preserve the historic and environmental resources that are crucial to the character of the Glenview Area. The continued preservation and conservation of these resources is key to the neighborhood's future.



Historic Garnett Cook House on Glenview Avenue

Summary of Recommendations

The following list represents only those recommendations to be added to the Cornerstone 2020 Comprehensive Plan as listed under the "Cornerstone 2020 and the Land Development Code" portion of the Plan Implementation Table. **For a complete list of recommendations, please refer to that table on pages 29 through 31.**

Because the approved subdivision plan for the property located at 5813 Cabin Way and 3200, 3202, and 3104 Woodside Road eliminates access to Woodside Road and therefore to Glenview City services, the recommendations of the Glenview Neighborhood Plan shall not be applicable to the above-mentioned addresses.

Land Use & Community Form

1. Limit all attached or multi-family housing to areas already zoned for such development. [GUIDELINE 3.1, 3.3, 3.11, 5.2](#)
2. Limit all non-residential uses to those already in existence. [GUIDELINE 3.1, 3.4, 3.11, 5.2, 5.8, 15.8](#)
3. Limit all freestanding business signs to

6' in height and 24 SF in area. Signs within the City of Glenview shall conform to Glenview Ordinance 3, Series 2004. [GUIDELINE 3.1, 3.4, 3.9, 3.28, 13.7](#)

4. Prohibit the use of bench signs, banners, outdoor advertising signs and portable signs within the study area. [GUIDELINE 3.1, 3.4, 3.9, 3.28, 13.7](#)
5. Limit new residential signature entrances and private gateways to 6' in height and 50' in length (25' on each side). Mounted light fixtures shall be allowed to extend an additional 3' in height. [GUIDELINE 3.1, 3.3, 3.9, 3.28, 13.7](#)
6. Re-zone a portion of the study area from R-4 to R-1 as shown on the map on page 18. [GUIDELINE 3.1, 3.3](#)
7. Create an Overlay District for the City of Glenview and consider the inclusion of additional properties on a case by case basis. [GUIDELINE 5.5](#)

Mobility

1. Require that River Road and Lime Kiln Lane remain two lane roads consistent with the proposed road standards on page 22. [GUIDELINE 3.9, 8.2, 8.7](#)

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2. Allow the construction of new private roads within the study area. [GUIDELINE 3.1, 3.3, 8.7](#)
3. Create a new “Rural Character Class” designation that includes the Glenview Area for roadway design as described in the Louisville Metro Complete Streets Manual. [GUIDELINE 3.1, 3.3, 3.9, 7.7, 8.7, 8.12](#)
4. Adopt new Rural Road Design Standards from the Louisville Metro Complete Streets Manual as illustrated on page 22 as a part of Chapter 6 of the Land Development Code. [GUIDELINE 3.9, 7.7, 8.4, 8.7, 8.12](#)



Typical Road Character Along Woodside Drive

2. Require a caliper inch/caliper inch replacement for trees over 24 inches that are removed during development. (If a 24” caliper tree is removed, 8 trees with a 3” caliper must be planted.) [GUIDELINE 3.3, 3.4, 3.21, 3.22, 8.4, 13.5](#)
2. Allow the construction of new private roads within the study area. [GUIDELINE 3.1, 3.3, 8.7](#)
 3. Create a new “Rural Character Class” designation that includes the Glenview Area for roadway design as described in the Louisville Metro Complete Streets Manual. [GUIDELINE 3.1, 3.3, 3.9, 7.7, 8.7, 8.12](#)
 4. Adopt new Rural Road Design Standards from the Louisville Metro Complete Streets Manual as illustrated on page 22 as a part of Chapter 6 of the Land Development Code. [GUIDELINE 3.9, 7.7, 8.4, 8.7, 8.12](#)

Historic Resources

1. Designate the Country Estates of River Road Historic District as a Neighborhood Conservation District. Incorporate recommendations from this document in the Architectural Review Guidelines. [GUIDELINE 5.2, 5.3, 5.4](#)
2. Construct all new structures with high quality materials that are consistent with other structures in the study area such as limestone and brick. [GUIDELINE 3.1, 3.2, 3.3, 3.21, 5.2](#)
3. Prohibit the use of chain link, solid wood, vinyl and wire fencing due to their incompatibility with the neighborhood. [GUIDELINE 3.1, 3.2, 3.3, 3.9, 5.2](#)
4. Require the use of four board, picket, stone, brick and wrought iron fencing to ensure compatibility with existing materials. [GUIDELINE 3.1, 3.2, 3.3, 3.9, 5.2](#)
5. Orient new homes in a manner that will least impact the environmental and historic resources while considering views to and from the home. [GUIDELINE 3.1, 3.3, 4.5, 5.1, 5.2](#)
6. Space new structures to maintain views of the Ohio River from River Road. [GUIDELINE 3.9, 5.2, 5.8](#)
7. Limit the height of all new structures between the Ohio River and the bluff to 35’ in height in order to protect views of the Ohio River. [GUIDELINE 3.1, 3.3, 3.4, 3.21, 3.23, 5.2, 5.8](#)

Environmental Resources

1. Require tree preservation rather than new plantings with berming as a preferred method of buffering. [GUIDELINE 3.3, 3.4, 3.9, 3.21, 3.22, 4.2, 4.4, 4.5, 5.1, 5.3, 8.4, 13.5, 13.6, 13.7](#)



Wooded Area along Boxhill Lane

5. Prohibit concrete curbs and gutters as a standard for all new development. Stone curbs and gutters should be used sparingly where necessary to resolve drainage and erosion problems when alternative methods are not available. [GUIDELINE 3.1, 3.3, 3.9, 8.7](#)
 6. Prohibit sidewalks on all existing roadways. The information contained herein shall be justification for a waiver. [GUIDELINE 3.1, 3.9, 5.1, 8.7](#)
 7. Provide unpaved walking trails in new developments in lieu of sidewalks to connect community facilities in a way that is sensitive to the existing topography. The information contained herein shall be justification for a fee in lieu or waiver per LDC Chapter 6.2.6. [GUIDELINE 3.1, 3.3, 4.2, 4.4, 4.5, 4.9, 5.1, 9.1, 9.2](#)
3. Increase the required tree protection percentage throughout the study area to 30% of the gross site area. [GUIDELINE 3.3, 3.4, 3.9, 3.21, 3.22, 4.2, 4.4, 4.5, 5.1, 5.3, 5.6, 8.4, 10.3, 11.10, 13.5](#)
 4. Require a 50’ buffer for all intermittent streams within the study area to include a 25’ stream side zone and a 25’ outer zone as regulated in Chapter 4 part 8 of the Land Development Code. [GUIDELINE 3.22, 4.2, 4.4, 4.5, 5.1, 5.3, 5.6, 10.1, 10.2, 10.12, 11.1, 11.4, 11.9, 11.10](#)
 5. Encourage future developers to take advantage of conservation subdivision regulations that have been established in LDC Chapter 7.11. [GUIDELINE 3.1, 3.3, 3.10, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 5.1, 5.2, 5.3, 5.6, 10.1, 10.3](#)
 6. Implement context-specific building setbacks that achieve the minimal amount of impact on environmental and historic resources and achieve a varied streetscape while respecting the minimum requirements of the underlying zoning district. [GUIDELINE 3.1, 3.3, 3.9, 3.21, 3.23, 4.5, 5.1, 5.2, 5.6](#)



GLENVIEW

ACKNOWLEDGEMENTS



Websites

- City of Glenview - <http://glenviewky.gov>.
- Louisville Water Company Wellhead Protection - http://www.louisvilleky.gov/LWC/ch_water_quality/wellhead_protection.htm.
- National Register of Historic Places - <http://www.nps.gov/nr/>.
- Metropolitan Sewer District - <http://www.msdlouky.org/>.
- Louisville/Jefferson County Information Consortium - <http://www.lojic.org/>
- River Road Corridor Plan - http://www.louisvilleky.gov/PublicWorks/Engineering/completestreets/river_road.htm
- Ohio River Bridges Project - <http://www.kyinbridges.com/>
- Kentucky Native Plant Society - <http://www.knps.org/>

Documents

- Jones, David. Kentucky Department of Fish & Wildlife Resources ‘Habitat Improvement Program’, July 17, 2007.
- Proctor/Davis/Ray & The Louisville & Jefferson County Metropolitan Sewer District ‘North County Action Plan’, 1986.
- Louisville Metro Planning & Design Services, ‘Land Development Code’.
- Louisville Metro Planning & Design Services, ‘Cornerstone 2020 Comprehensive Plan’.
- Louisville Metro Complete Streets Manual, October 2007.
- Louisville Friends of Olmsted Parks, ‘Louisville’s Olmstedian Legacy: An Interpretive Analysis and Documentary Inventory’, 1998.
- Louisville Water Company & LOJIC ‘General Estimated Area of Expanded Wellhead Protection Areas’ (Map).
- River Road Scenic Byway Corridor Management Plan, 2010.
- Historic Preservation Plan of the Country Estates of River Road Historic District and River Road Corridor.
- Glenview Conservancy Study, May 2008
- City of Glenview River Road Survey, June 2009

Other

- United States Census Data, 2000
- Louisville Metro Historic Preservation
- Louisville Metro Planning & Design Services
- Metropolitan Sewer District
- Louisville Metro Health Department
- Kentucky Archaeological Survey, Department of Anthropology
- Louisville Water Company
- Kacy White, Clerk Administrator for the City of Glenview

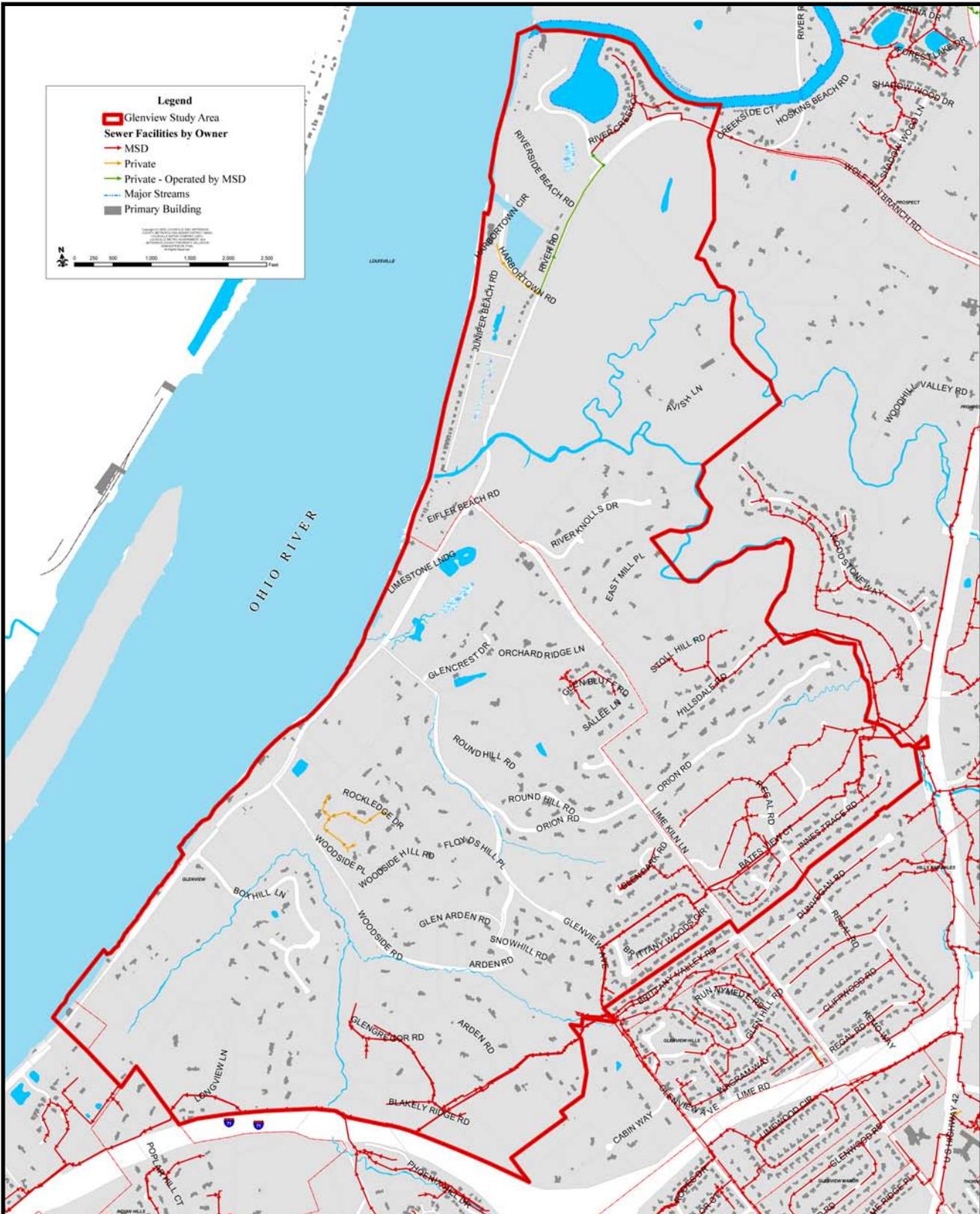
Advisory Group Members

- Metro Councilman Kelly Downard, District 16
- Walter Thomas Halbleib
- Rory McMahan, III
- Debbie Reiss
- Donald Bennett, O.D., M.D.
- Glenview Mayor, Richard M. Breen
- Glenview Commissioner, Nanette Tafel
- Glenview Commissioner, Elizabeth Elkinton Barr



APPENDICES

GLENVIEW



EXISTING SANITARY SEWER SERVICE



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Knights of Columbus on River Road



Knights of Columbus Accessory Structure



Docks at the Knights of Columbus



Field Along Box Hill Lane



Box Hill Lane Bridge



Historic Box Hill Estate

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Wetlands Along River Road



Ohio River from River Road



Home at Rock Ledge Drive and River Road



Topography Along Rock Ledge Drive



Home Along River Road



Home Along River Road



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Juniper Beach Docks Sign



Goose Creek Near the Ohio River



Signature Entrance for Juniper Beach



Corn Field Along River Road

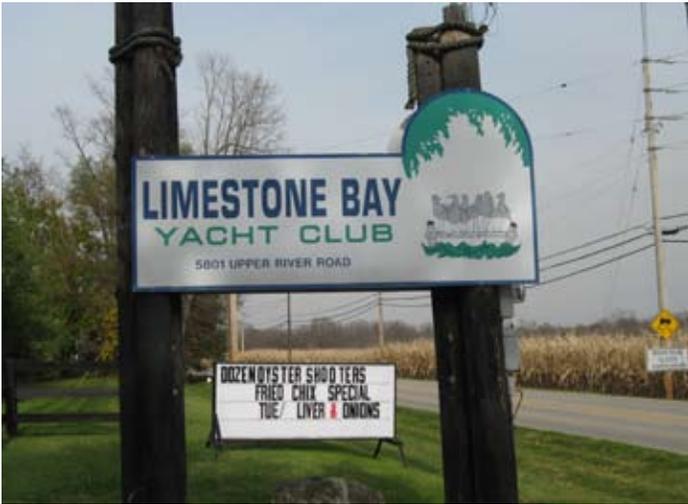


Signature Driveway Entrance Along River Road



Sign for The Avish

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Limestone Bay Yacht Club Sign



Limestone Bay Yacht Club



Limestone Bay Condominiums



Captain's Quarter's Sign



Captain's Quarters Riverside Grille



Boats at Captain's Quarters



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River Road



Cunningham's Creek Side



Harrods Creek Fire Station



Chance School



Chance School Sign and Abandoned Rail Station



Chance School Soccer Fields

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Home on East Mill Place



Home on East Mill Place



Home on Stoll Hill Road



Rolling Landscape Along Stoll Hill Road



Home on Springhouse Farm Lane



Subdivision Under Construction on Springhouse Farm Lane



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Home on Innes Trace



Glenview Avenue Signature Entrance on River Road



Typical City of Glenview Signage



Field Along Glenview Avenue



Field Along Glenview Avenue



Glimpse of Home Along Glenview Avenue

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Glenview Post Office Along Glenview Avenue



Signature Driveway Entrance Along Glenview Avenue



Signature Driveway Entrance Along Glenview Avenue



Curb Along Glenview Avenue



Stone Wall Along Glenview Avenue



Home Along Glenview Avenue



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Home on Orion Road



Speed Bump on Orion Road



Signature Driveway Entrance Along Woodside Drive



Home Along Woodside Drive



Arden Road



Home Along Arden Road

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River Valley Club Sign



Box Hill Signature Entrance



Designed Landscape on Box Hill Lane



Stables Along Rock Ledge Drive



Rock Ledge Drive



Rock Ledge Drive



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Decorative Statue Along Juniper Beach Road



Signature Column Along Juniper Beach Road



Home Along Juniper Beach Road



Clock Along Juniper Beach Road



Home Along Juniper Beach Road



Deer Crossing Sign Along River Road

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Home Near Captain's Quarters



River Fields Protected Wetland Area



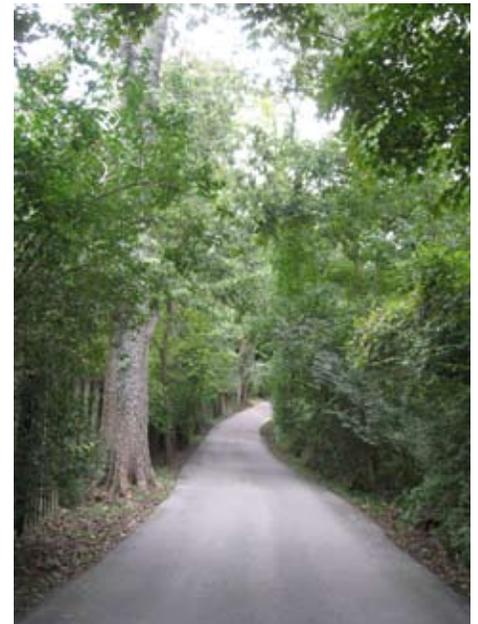
Curbing Along Arden Road



Driveway Entrance on Woodside Place



Woodside Place



Longview Lane



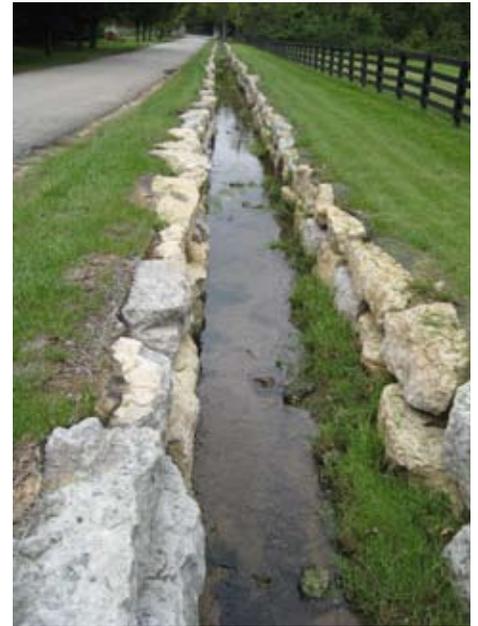
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Creek Along Glenview Avenue



Habitat Restoration Area on Glenview Avenue



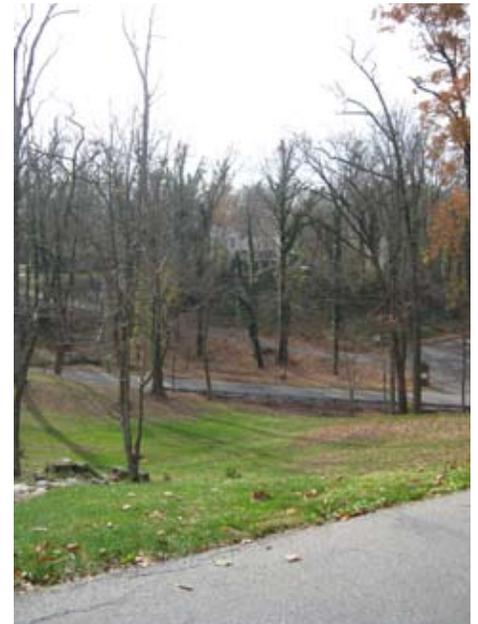
Drainage Along Glenview Avenue



Historic Home on Glenview Avenue



Historic Home on Glenview Avenue



Lime Kiln Lane from River Knolls Drive

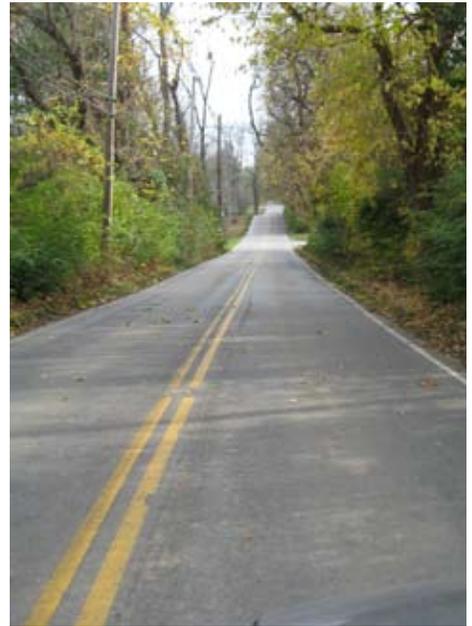
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Lime Kiln Lane



Lime Kiln Lane



Lime Kiln Lane



Stoll Hill Signature Entrance



Home Along Glen Bluff



Innes Trace Signature Entrance