The Floyds Fork Area Study
A Framework for Growth

Planning Committee – 7/8/10
Growth Pattern

REZONINGS (1976 – 2007)

- 1976 – 1983
- 1984 – 1991
- 1992 – 1999
- 2000 – 2007

1976 - 1983
Growth Pattern

REZONINGS (1976 – 2007)

- Light Blue: 1992 – 1999
- Blue: 2000 – 2007

1984 - 1991
Growth Pattern

REZONINGS (1976 – 2007)

- **1976 – 1983**
- **1984 – 1991**
- **1992 – 1999**
- **2000 – 2007**

1992 - 1999
Growth Pattern

**REZONINGS (1976 – 2007)**

- 1976 – 1983
- 1984 – 1991
- 1992 – 1999
- 2000 – 2007

**2000 - 2007**
Suburban planning model
Traditional town & country model
Project Overview and Purpose
Floyds Fork Area Study

• Balance land conservation and projected population growth
• Create compact, mixed-use centers to limit sprawl
• Preserve existing natural resources
• Integrate mixed-use centers with Floyds Fork Greenway and City of Parks 100-mile loop
• Implement design and development guidelines
• Promote best development and conservation practices
Different Perspectives

“Permit development around Floyds Fork”

“Permit development, but respect character”

“Do not burden development with regulations”

“Colonial design standards along Bardstown Road”

“Already overdeveloped”

“Don’t label my land”

“Let me develop my land as I see fit”
Different Perspectives

“Preserve rural character”
   “Protect groundwater recharge, protect water quality”

“Protect rural character and streams”
   “Keep entire area rural”

“Keep rural”
   “Limit heavy development”
   “Already overdeveloped”

“Keep these trees”
   “Working farms need protection”

“Leave Fisherville as is”
Process Overview

**What are the issues?**
- Existing Conditions
- Stakeholder Input
- Planning and Growth Trends

**Where will growth occur? How do we manage it?**
- Suitability Analysis
- Growth Framework

**What should development look like?**
- Growth Design Principles
- Design Guidelines for Centers

**How do we make it happen?**
- Implementation Strategies and Recommendations
- Stakeholder Meetings

**Additional Events**
- 2/5/09 Sustainable Cities Series: Balanced Growth - Rick Bernhardt, Steven Kopelman
- 2/26/09 Transfer of Development Rights: Rick Pruett

Louisville Metro Planning & Design Services
Meeting One – 6/12/08

What are the issues?

- Existing Conditions
- Stakeholder Input
- Planning and Growth Trends

Public Meeting

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When/if this area develops, I hope it will include:

- Old Town Concept
  - Ability to walk and ride bike
- Growth management strategies
- Working farms
- Protection of wildlife
- Conservation subdivisions
- Green space
- Dark night skies
- Different development pattern
- Neighborhoods with character
- Preserve property rights while allowing a different type of development
- Overlay District for Floyds Fork
  - Satisfy guidelines before construction
- Transportation planning before development

- Unique neighborhoods, not typical suburban development
- More *teeth* in plans, once approved
- Required reinforced foundations in Karst areas
- Town Center concept
- Greater political will to control/contain development
- Center/commercial development that is planned as walkable
- Increase setbacks from Floyds Fork tributaries
- Retain agricultural character
- More restrictive sign regulations
- Design elements to improve water quality
- Street design that is context sensitive, *rural*
Meeting Two – 7/30/08

Where will growth occur? How do we manage it?

- Suitability Analysis
- Public Meeting
- Growth Framework
Suitability Analysis
Existing Conditions and Trends

Suitability Process – Where should new centers be located?

- Population growth
- Slope and floodplain
- Proximity to existing and future parkland
- Transportation
- Access to residential development
- Access to employment centers
Metro Center Suitability and Location

- Population growth (density) 2030
- Slope and floodplain
- Proximity to existing and future parkland
- Access to residential development via roadway network
- Access to employment centers via roadway network
- Excludes developed areas, parkland, and floodplain
Metro Center Suitability and Location

- Fisherville
- Billtown Road at I-265
- Bardstown Road at I-265
- Cooper Chapel Road at Bardstown Road
Meeting Two - Input
Meeting Three – 3/24/09

What should development look like?

Growth Design Principles

Design Guidelines for Centers

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Future Concept

• West of the Fork
  – Future growth focused on designated centers and existing infrastructure

• East of the Fork
  – Protect resources while accommodating compatible development

• The Fork
  – Seam between neighborhood and conservation development areas
Growth Framework

Core Conservation Area

Low Impact Development Area

Centers

Neighborhoods
Stakeholder Meetings

How do we make it happen?

 Implementation Strategies and Recommendations

 Stakeholder Meetings

- 10/15/09 Purpose & Review
- 10/29/09 General Comments
- 11/12/09 Review Proposed Policies
- 12/10/09 MSD Discussion/FFAS Next Steps

Louisville Metro Planning & Design Services
## Stakeholder Group

<table>
<thead>
<tr>
<th>NAME</th>
<th>AFFILIATION</th>
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<tbody>
<tr>
<td>Frannie Aprile</td>
<td>Fisherville Area Neighborhood Association</td>
<td>Jeff Frank</td>
<td>Future Fund</td>
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<tr>
<td>Bill Bardenwerper</td>
<td>Bardenwerper, Talbott &amp; Roberts</td>
<td>John Fischer</td>
<td>Louisville Metro Economic Development</td>
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<tr>
<td>Brian Bingham</td>
<td>Metropolitan Sewer District</td>
<td>Richard Greenberg</td>
<td>Smith Greenberg &amp; Leightty</td>
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<td>Sam Crawford</td>
<td>Kentucky Farm Bureau</td>
<td>Teena Halbig</td>
<td>Floyds Fork Environmental Association</td>
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<td>Joe Daley</td>
<td>21st Century Parks</td>
<td>Clarence Hickson</td>
<td>Property Owner</td>
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<tr>
<td>Pat Dominik</td>
<td>Sabak, Wilson &amp; Lingo</td>
<td>John Hodgson</td>
<td>Fisherville Area Neighborhood Association</td>
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<td>Mike Farmer</td>
<td>Fisherville Area Neighborhood Association</td>
<td>Harrell Hurst</td>
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<tr>
<td>Greg Oakley</td>
<td>Hollenbach Oakley LLC</td>
<td>David Kaelin</td>
<td>Floyds Fork Environmental Association</td>
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<td>Steve Porter</td>
<td>Fisherville Area Neighborhood Association</td>
<td>Chuck Kavanaugh</td>
<td>Homebuilders Association of Louisville</td>
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<tr>
<td>Sonja Ridge</td>
<td>Property Owner</td>
<td>Kurt Mason</td>
<td>USDA - National Resource Conservation Services</td>
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<tr>
<td>Kent Salmon</td>
<td>Property Owner</td>
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Implementation – Overview

1. Use existing provisions of the Louisville Land Development Code (LDC) to implement concepts such as centers.
2. Direct investments in public infrastructure (water, sewer, roads, etc.) to support desired growth patterns.
3. Explore how other strategies and tools, including regulatory, land conservation, and economic development approaches, can be applied to help implement the plan.
Existing LDC Provisions

• Planned Development District
  (Chapter 2, Pt. 8)

• Conservation Subdivisions
  (Chapter 7 Part 11)

• Environmental Resource Protection
  – Environmental constraints
  – Steep Slopes
  – Floodplain
  – Waterways and Wetlands
  – Karst Terrain
  – Floyds Fork Overlay
Infrastructure Investment

• Public Sewer and Water
  – *First priority*: Centers
  – *Next priority*: Neighborhood Development Area

• Roads

• Future Transit Services
Other Strategies and Tools

- **New Regulations**
  - Transfer of Development Rights (TDR)
  - Rural Design Guidelines

- **Land Preservation**
  - Fee Simple Acquisition
  - Conservation Easements
  - Limited Development

- **Asset-Based Economic Development**
  - Retail Strategy
  - Local Food Economy
  - Floyds Fork Greenway
Centers Committee Work Plan

1. Create a Planning Commission appointed committee to review and make specific recommendations regarding the development of compact mixed use activity centers within the Floyds Fork Area Study area as recommended by the study. Use the general guidelines within the Floyds Fork Area Study as a basis for this work.
Green Development Committee Work Plan

2. Create a Planning Commission appointed committee to review and make specific recommendations regarding resources for green development within the Floyds Fork Area Study area. Use the general guidelines within the Floyds Fork Area Study as a basis for this work.
## Centers Development Committee

<table>
<thead>
<tr>
<th>Work Plan Issue</th>
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<tbody>
<tr>
<td>Center location and boundary</td>
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<tr>
<td>Pedestrian/Transit Oriented Design, Street Character/Complete Streets, and Trail Head Design</td>
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<td>Center Design (Size/Scale and Open Space Integration)</td>
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<td>Incentives for development/redevelopment in Centers</td>
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<tr>
<td>Infrastructure</td>
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## Green Development Committee

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<tr>
<td>Review of current DRO Guidelines</td>
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<tr>
<td>Review Stream Buffers/Trail Corridors</td>
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<td>LID Integration and incentives</td>
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<tr>
<td>Green Building Incentives</td>
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<tr>
<td>Open Space, Agriculture and Conservation Design</td>
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<tr>
<td>Development Compatibility (e.g., road design and view shed protection)</td>
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