

The Floyds Fork Area Study

A Framework for Growth



FLOYDS FORK AREA STUDY

Louisville Metro Planning & Design Services



Where we are in the process

- Received feedback and reviewed comments
- Made adjustments in plan to reflect feedback
- Requested document changes with consultant
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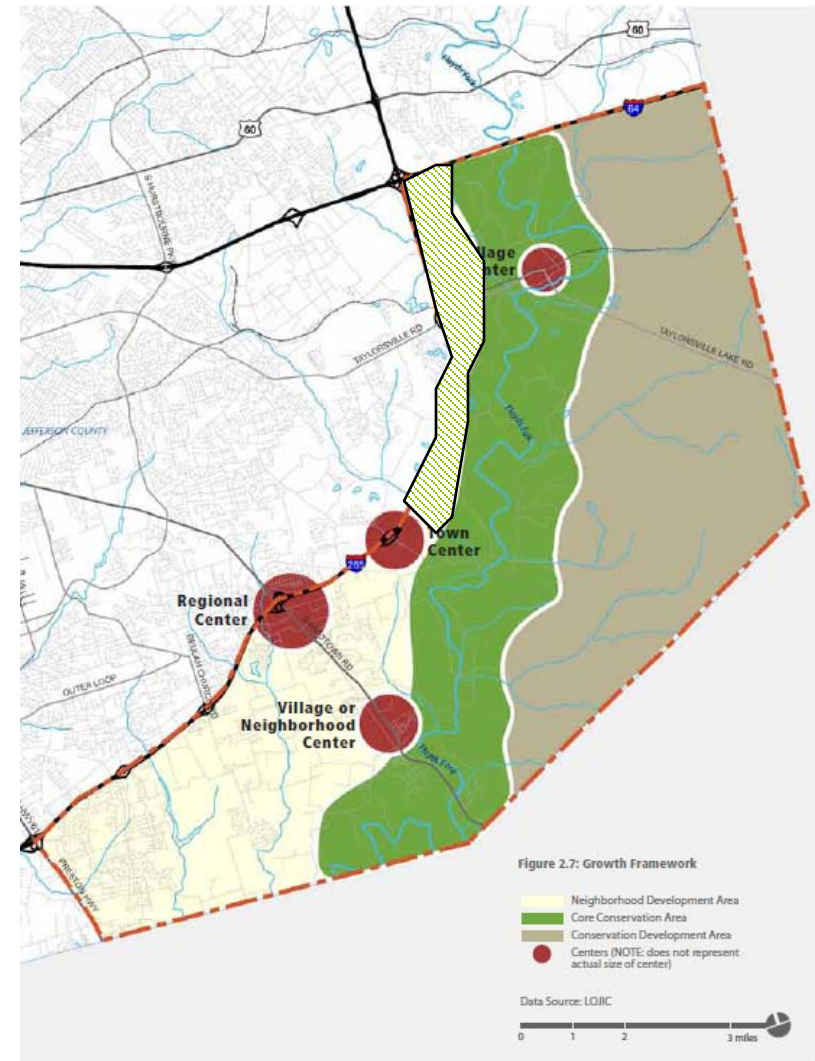
Key Changes

- Change of name in document to “Floyds Fork Area Study” – always had been study
- Framework Chapter:
 - Map changes (farmland, development patterns, and suitability)
 - Text changes to reflect justification for centers
- Design Guidelines
 - Collapsed graphics and guidelines to be 18 pages (down from 46)
 - Removed redundancy
- Appendices
 - To add background and supporting maps
 - Include stakeholder comments



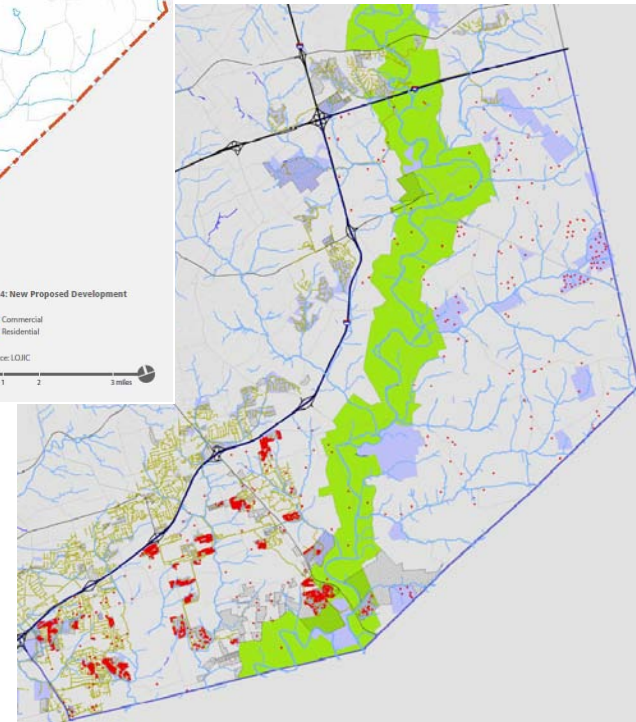
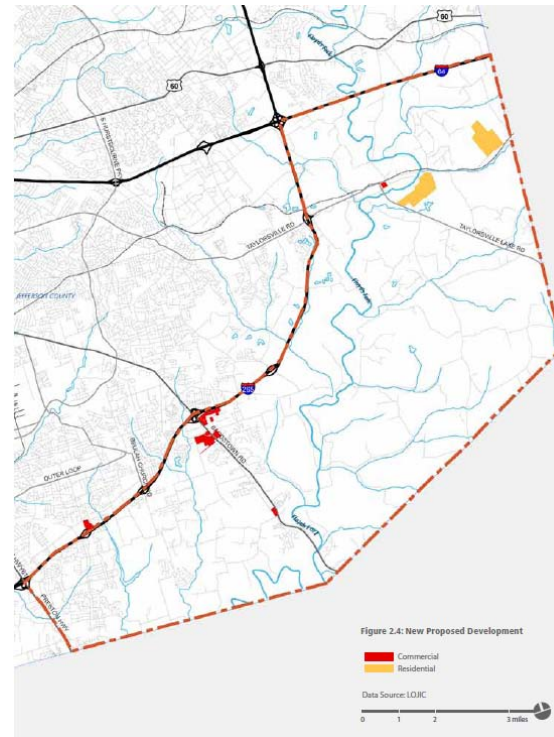
Framework

- The portion of this area north of Chenoweth run and west of the fork exhibits many of the same land constraints as the conservation area. Under the LDC, special care and best management practices will need to be utilized for development.



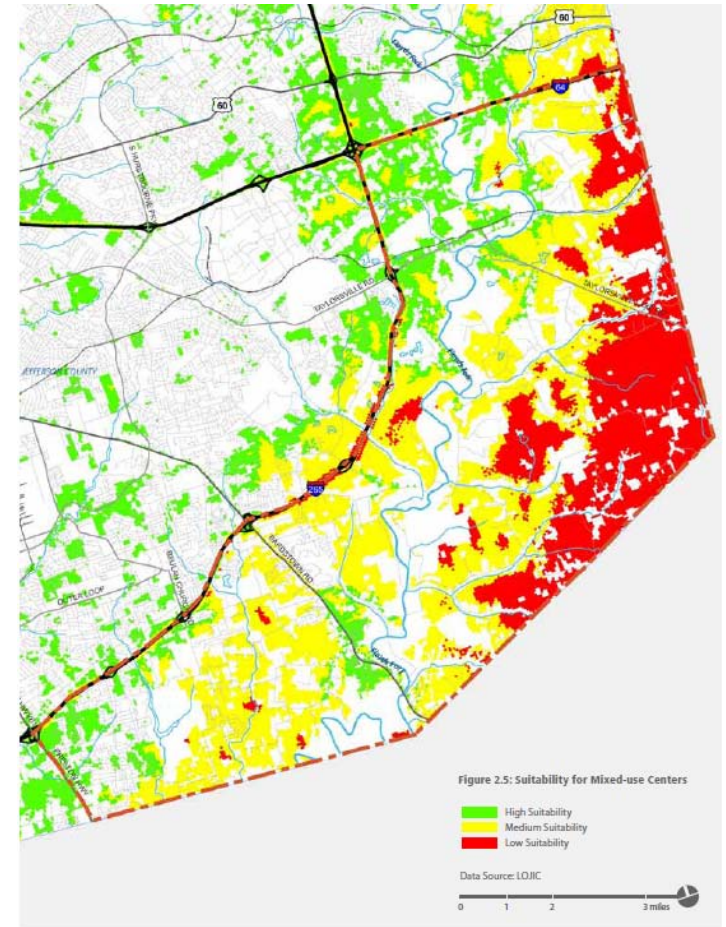
Framework: Development Patterns

- Map to be replaced
- New Map will include:
 - New Residential Building Permits (03-07)
 - Rezoned properties (00-09)
 - Approved subdivisions (00-09)
 - Sewers
 - DRO area



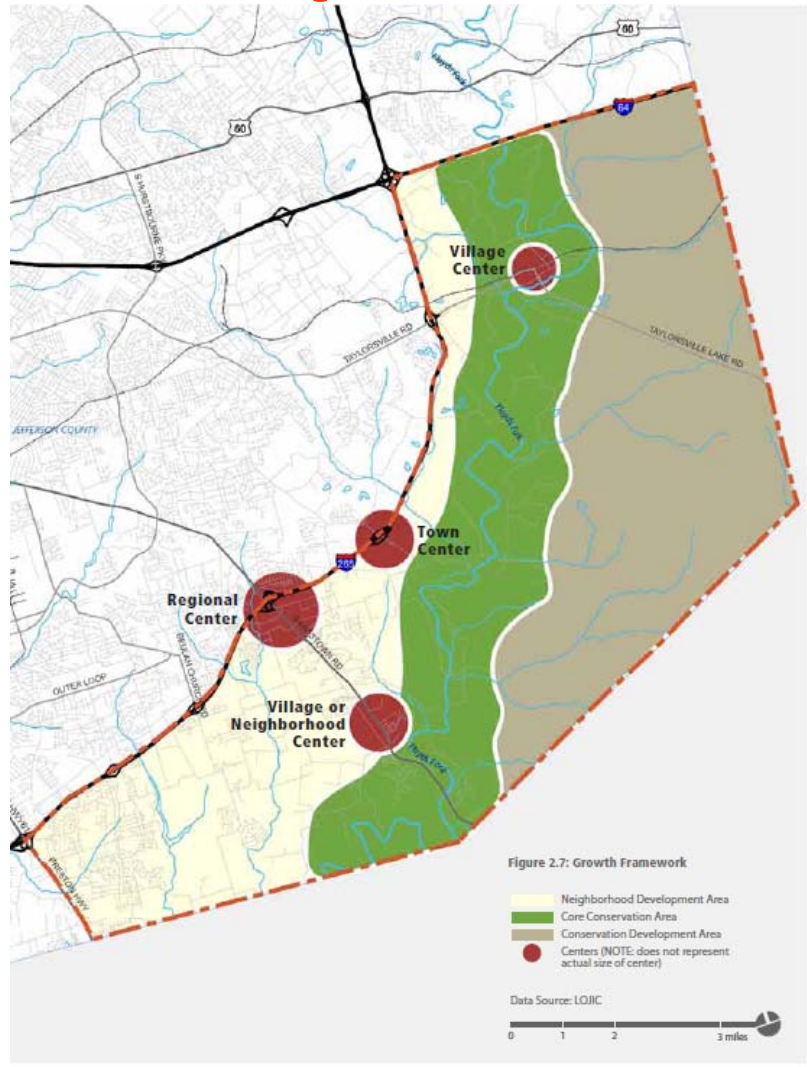
Framework: Suitability Map

- Recognition that map does not represent full consideration for centers suitability
- Text will justify centers selection based on stakeholders feedback and other factors



Growth Framework Map

- Text to justify selection of centers
- Text to discuss some of the environmental constraints north of Chenoweth Run
- Recognize that Billtown may be village or town center
- Conservation Development area name to change



Centers Policy Recommendations

14. Encourage compact, mixed-use development in existing and proposed centers. The location of additional and/or expansion of existing centers throughout the Floyds Fork area must consider:
 - a. Sufficiency of roadway and sewer infrastructure to support center development
 - b. Sufficiency of access and visibility from highway interchanges for proposed regional centers
 - c. Sufficiency of access and visibility from major thoroughfares for proposed town and village centers
 - d. Sufficiency of adjacent residential density and/or proven economic feasibility to support commercial development in the proposed center location
 - e. Location and proximity of other existing centers
 - f. Environmental suitability of proposed center site (preference should be given to locations west of the Floyds Fork)



Centers Policy Recommendations (cont.)

15. Serve designated center locations with new infrastructure as a priority.
16. Center locations should be established and designed as future transit nodes.
17. Conduct studies as directed by Metro Council with the goal of form district changes for identified centers in accordance with this study and based on their intended size and function (Regional, Town or Village).



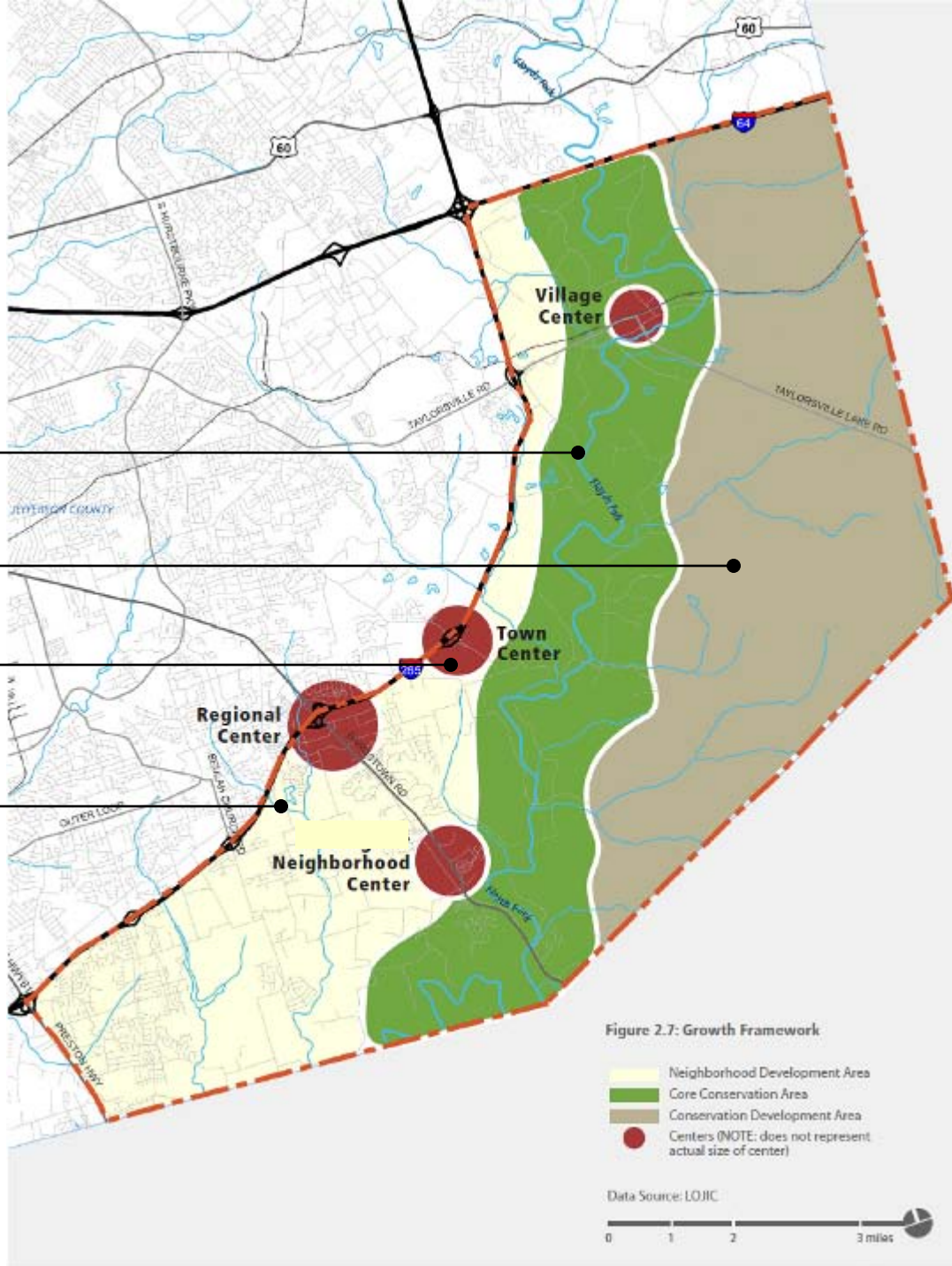
Growth Framework

Core Conservation Area

Conservation Development Area

Centers

Neighborhoods



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

Work Plan Issue
Center location and boundary
Pedestrian/Transit Oriented Design, Street Character/Complete Streets, and Trail Head Design
Center Design (Size/Scale and Open Space Integration)
Incentives for development/redevelopment in Centers
Infrastructure



Green Development Committee

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



Appendices

- Appendices Cross reference in text as appropriate
 - Include Maps showing
 - Existing DRO
 - Historic properties
 - Blue line streams with buffers and wetlands
 - Existing centers in east metro (QK4 map?)
 - Scenic corridors + parkways
 - Karst core graphic
 - Traffic counts
 - Population density
 - Overview of analysis process for suitability map (figure 2.5 in doc)
 - Land cover (land sat)
 - Include Comments received



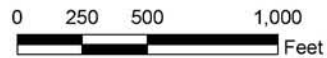
Legend

- Metro Parks
- Conservation Lands
- Slopes >30
- 10' Contours
- Depressed Contours
- Wetlands
- 100' Stream Buffer
- Floodplain
- Floodway

1/2 mile

1/4 mile

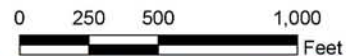
Fisherville Area Environmental Conditions



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