

## Floyds Fork Area Study – Second Meeting

July 29, 2008 – Jeffersontown Community Center, 6:00 p.m. – 8:00 p.m.

### **Present:**

Charles Cash, Director, Planning and Design Services  
Ken Baker  
Steve Sizemore  
Chris French  
Connie Ewing  
Jessica Gray (intern)  
Andrew Turner (intern)  
Chris Cestaro (minutes/notes)

### **Consultants from Wallace, Roberts & Todd:**

Christopher Atkinson  
David Rouse

Charles Cash began the meeting by explaining to the audience to the purpose of the Floyds Fork Area Study and what it included. He said the purpose of this meeting is to gather public input on all aspects of the study and the area being discussed; however, this meeting will focus more on Centers (Village Center, Town Center, etc.) He said the consultants looked at the Floyds Fork area to try to determine which area/s might be most suitable for future Centers.

He concluded his remarks by stating that the third and last meeting on this Study would be on **November 11, 2008**, at a location to be determined later.

David Rouse recapped the overview and the purpose of the study, and reiterated that this study was to try to control and coordinate future growth patterns. By way of introducing Christopher Atkinson's presentation, he said the meeting tonight would focus on existing regulations that determine growth patterns, and how those might be changed to facilitate planned growth. He also said that Mr. Atkinson will review existing conditions in this area, and explain how the consultants had determined their suitability analysis for these potential Centers. Mr. Rouse said it was understood that residents want to preserve land and rural character as much as possible, and that this might be done by focusing growth in Centers (controlled patterns).

Mr. Atkinson said that development in Jefferson County seems to be taking an eastward expansion. He said one purpose of this study was to try to encourage planned development patterns to preserve the rural character of the Floyds Fork area. It was suggested that more compact, pedestrian-friendly development be encouraged to preserve open spaces and large tracts of land. He brought up public transit and the possibility of light rail. Population growth, environmental

factors, transportation, and employment growth patterns were also discussed. He talked about projected population growth, and detailed existing population and employment conditions and trends. Using a map of the area, he pointed out the floodplain areas and how that could affect development. Suggestions for transportation improvements were brought up (the Cooper Chapel Road extension and the planned I-64/Taylorville Road interchange were mentioned.) He said the proposed center locations were intended to be in close proximity to present or potential employment centers. He discussed how all of this is related to future park development, which is now being planned/implemented. He pointed out areas that should be protected for water quality preservation, land preservation, etc.

David Rouse discussed current regulations in Cornerstone 2020, zoning regulations, and described differences in certain Form District designations (Neighborhood, Village Center, Town Center, etc.) He said preserving rural character is obviously important to Floyd's Fork residents and talked about areas that should be preserved, and how best to do that. He briefly described conservation subdivisions, conservation easements, and some principles of infill development.

In response to a citizen's question, Mr. Rouse described and discussed transfer of development rights and purchase of development rights, and gave more details about conservation easements. He also discussed design standards (what should these centers look like?)

In response to a citizen's question about what the economic forecast is for these proposed centers, Mr. Rouse said Louisville Metro has done an economic development study, although these centers will be mixed use (residential and commercial, not exclusively commercial.)

**Audience questions/concerns included:**

Why wasn't karst and slope of the land taken into account? (Mr. Atkinson said all of that is taken into account with site-specific, planned projects. This is a general study of a wide area.)

A citizen said that areas closest to proposed parkland should be less developed, not more densely developed. He said this could damage water sources, etc. Mr. Atkinson said the consultants are not encouraging concentrated development around parkland areas.

How was the determination made for these four centers? (Mr. Atkinson explained the criteria used to choose the locations of the centers.)

A citizen asked if the centers were commercial developments, or mixed use. Mr. Atkinson explained that these were not shopping centers; they are planned more like a traditional downtown, with retail, residential, offices, restaurants etc.

A citizen asked why some areas were designated as more, or less, developable. Mr. Atkinson said topography and slope were factors in those designations. Several citizens expressed strong concerns about the karst and other geological factors.

A citizen asked how conservation subdivisions and/or conservation easements would impact 5-acre lots. (Mr. Rouse explained about infrastructure, specifically sewers and water, and road placement.)

*Additional comments were made on questionnaires filled out by attendees at this meeting.*

The meeting adjourned at approximately 8:45 p.m.