

The Floyds Fork Area Study

A Framework for Growth



FLOYDS FORK AREA STUDY

Louisville Metro Planning & Design Services



21st Century Parks Master Plan: The Fork

 FLOYDS FORK AREA STUDY

Louisville



Neighborhood Development Area Policy Recommendations

1. Create incentives to promote infill of existing development areas already served by utility and roadway infrastructure.
2. Working with utility providers and the Economic Development Department develop techniques to fund infrastructure extensions needed to serve new development areas. Center development should be used to focus utility extensions and new development should extend from the new center locations.
3. Develop techniques and/or standards to integrate open space into the land use pattern (“retrofit” existing development areas; incorporate into new developments).
4. Use zoning tools to encourage neighborhood-serving commercial uses in neighborhood and village centers.
5. Maintain the Neighborhood Form District within the Neighborhood Development Area.



Core Conservation Area Policy Recommendations

6. Protect sensitive resources (Floyds Fork, 100 year floodplain, steep slopes, etc.) as a priority.
7. Adopt the Floyds Fork Greenway Master Plan, including compatible multi-modal facilities (Louisville Loop Trail; trail connections to adjacent neighborhoods, etc.) as a part of Cornerstone 2020 comprehensive plan.
8. Review the current Floyds Fork Development Review Overlay District against current LDC environmental regulations to reduce conflicts and to enhance protection of natural resources.



Conservation Development Area Policy Recommendations

9. Review current LDC environmental standards to ensure that the integrity of natural and agricultural resources is maintained.
10. Review existing tools and create new development tools that encourage an integrated approach to development and resource conservation.
11. Strategically target utility and roadway infrastructure extensions to support desired development and limit growth impacts on sensitive resources.
12. Integrate significant agricultural and natural areas into the land use pattern through the use of existing and new development tools.
13. Develop standards and tools that preserve existing character while allowing for new development to occur.



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)



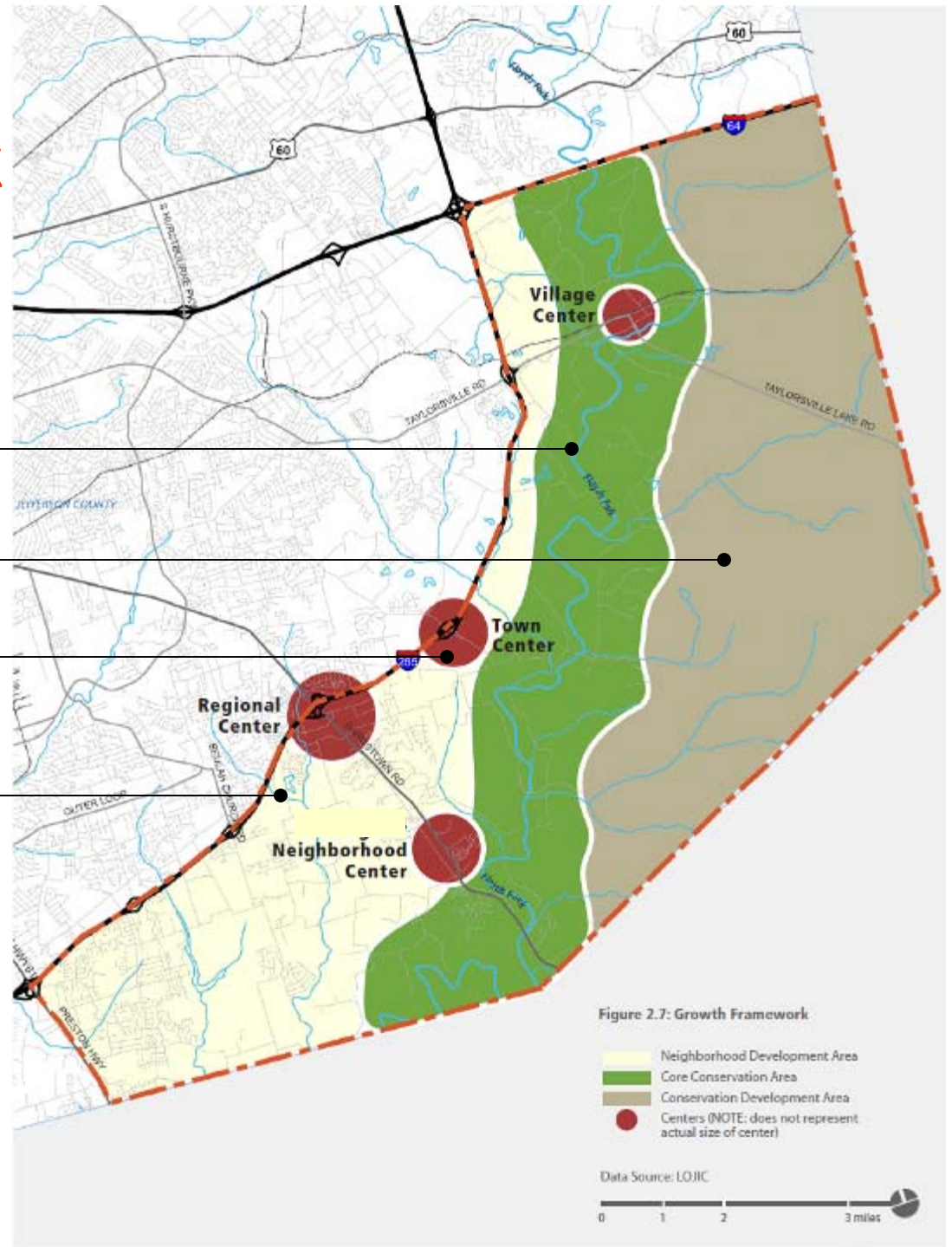
Centers Policy Recommendations (cont.)

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

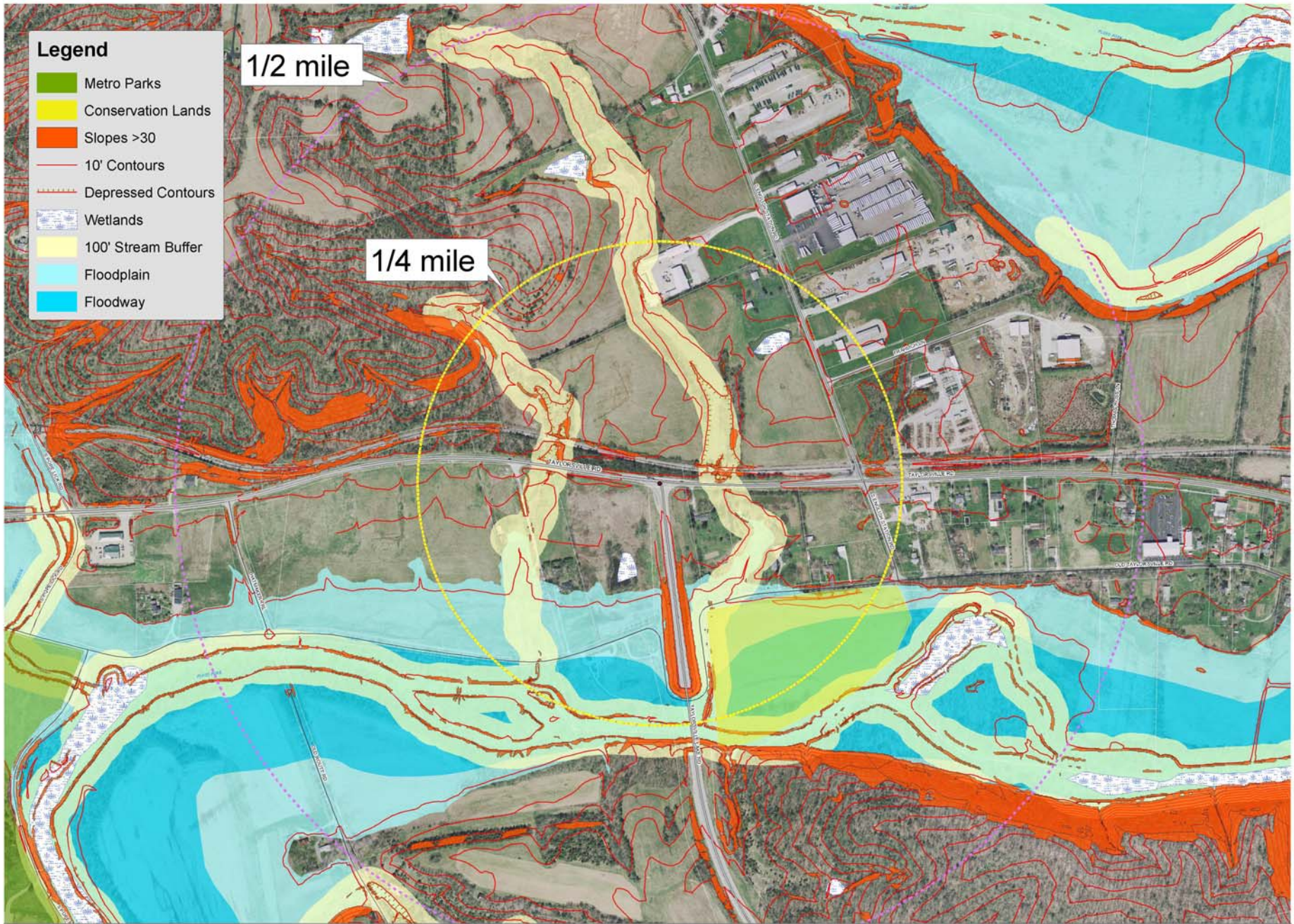
Work Plan Issue
Center location and boundary
Pedestrian/Transit Oriented Design, Street Character/Complete Streets, and Trail Head Design
Center Design (Size/Scale and Open Space Integration)
Incentives for development/redevelopment in Centers
Infrastructure



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)





Legend

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

1/2 mile

1/4 mile

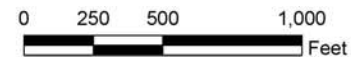
Fisherville Area Environmental Conditions



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