

## **Floyds Fork Area Study – First Meeting**

**June 10, 2008 – Fern Creek High School 6:00 p.m. – 8:00 p.m.**

### **Planning and Design Staff Present:**

Charles Cash, Director, Planning and Design Services

Ken Baker

Steve Sizemore

Chris French

Connie Ewing

Jessica Gray

Chris Cestaro

Charles Cash began the meeting by explaining to the audience the scope of the Floyds Fork Area Study and what it included. He said the purpose of this first public meeting is to gather public input.

He concluded his remarks by stating that the next meeting on this Study would be on **July 29, 2008**, at a location to be determined later.

Mr. Cash presented a powerpoint presentation that described the boundary of the study area, its population and development characteristics, and its unique attributes, including park projects, to be considered throughout the planning process.

### **Audience questions/concerns included:**

Growth of traffic; more information was requested about growth patterns and transportation issues.

There were several questions about Form Districts – what they are, and why they change. Several attendees said they want “teeth” in these Form Districts and zoning classifications (in other words, they want them set and do not want them to change.) They do not understand why developers can come in and change zoning, or propose projects that do not match with the existing Form District. Mr. Cash explained about Form Districts and why they and zoning classifications can be adjusted to suit growth patterns. He said all infrastructure, not just roads, needs to be planned to respond to changing needs.

An attendee asked if residents of the area would be solicited to be on a committee to work with government during the process of this study. Mr. Cash said there are no formal plans yet for a citizen committee. Planning and Design Services has been working with leaders of the community, and will also hold two more public-input meetings.

In response to a question, Mr. Cash said the Metro Council has final approval of this plan, after it has been submitted to the Planning Commission for a public hearing.

A citizen asked for clarification of the terms “primary collector” and “secondary collector.”

A citizen asked if archaeological and geological surveys have been done. Mr. Cash said Planning and Design Services has been working with a consultant on dealing with the limestone geological features underlying most of this area, and has recommended to Metro Council an adoption of karst regulations. This is currently pending for adoption by the Metro Council. He also discussed environmental and archaeological surveys of areas.

A citizen asked about population growth projections for this area.

A citizen said he was concerned that developers might override this Area plan and/or zoning designation for a piece of property (for instance, building lot-line to lot-line instead of leaving the required amount of greenspace.) Mr. Cash described the regulations in place that govern development; he also described Conservation Subdivisions, and what standards were at the discretion of the Planning Commission.

A citizen asked if it would be possible to downzone the entire area. Mr. Cash said this area comprises about 47,000 acres.

In response to a question, Mr. Cash discussed protecting neighborhood character, and Overlay Districts.

*Additional comments were left via Post-It notes on maps of the Floyds Fork Area. The following are those comments (verbatim):*

**Positive Aspects:**

- Keep rural character
- Keep agriculture
- Leave as is – does not need (developmental) changes
- Needs protection
- Protect all flora and fauna present today alive and well
- Keep narrow roads for traffic calming
- Keep R-R existing zoning
- Keep historic
- Keep rock outcroppings/karst areas
- Keep ruralness of area
- Keep agriculture
- Keep FFDRO

## **Areas of Concern:**

Water quality

More traffic = more problems

Why does the City of Parks stop at Bardstown Road?

Add Cedar Creek back into Floyds Fork protection area

Large farms on Thixton and what will occur. Roads don't support R4 or denser population.

Add Chenoweth Run Creek to FF DRO.

Expand the existing FF area to get the entire Floyds Fork watershed.

Bardstown at Wal-Mart area – existing Form Districts are not honored

No 201 public planning process for sewers

Privatized sewer lines over private property

Put “teeth” and enforcement – unlike “2020”

Fern Creek needs and Office Depot or Office Max

Strong erosion control measures needed for this hilly topography

Increasingly bad water quality

Improve Cedar Creek Road and Brentlinger Lane to provide alternative traffic route

Keep low density in area to help water quality

Keep pesticide, fungicide and fertilizer less

Limit commercial development on Bardstown Road south of I-265

No problem with narrow roads as it slows down traffic – traffic calming works

Government culpability for development in karst areas not done properly – need for reinforced foundations.

Flooding of Old Taylorsville Road, Pope Lick Road, Floyds Fork Park, and Fisherville Canoe Launch.