

# The Floyds Fork Area Plan

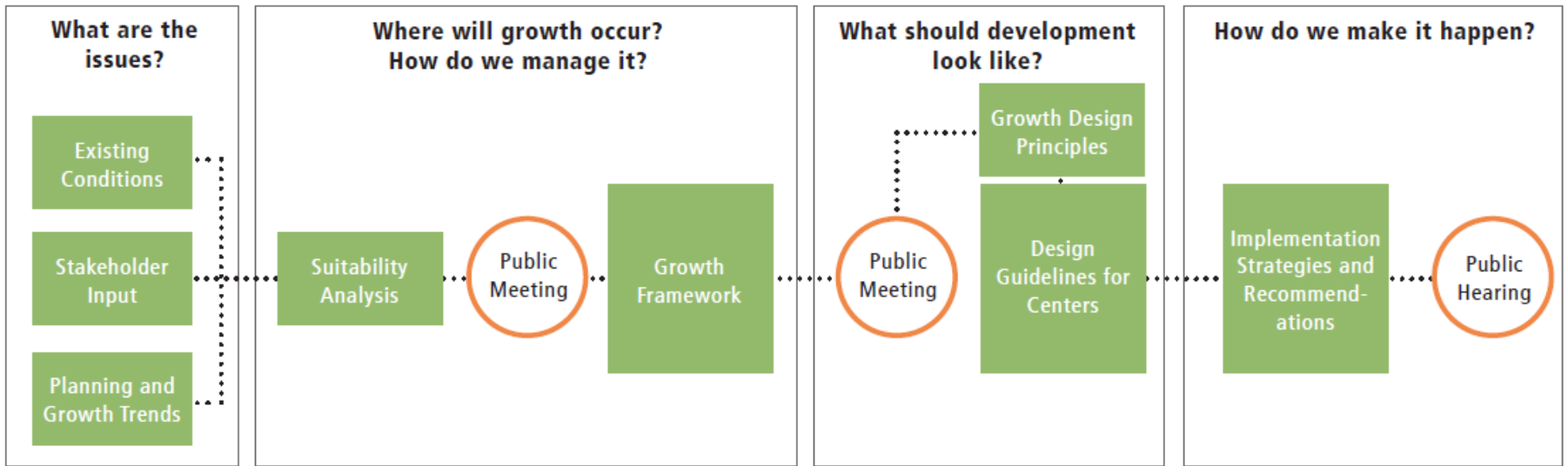
A Framework for Growth



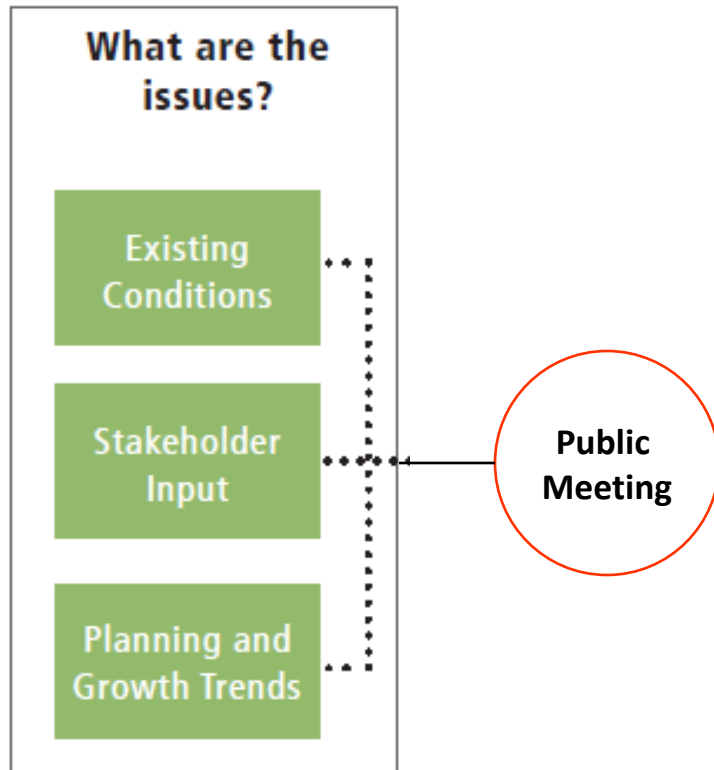
Louisville Metro Planning & Design Services



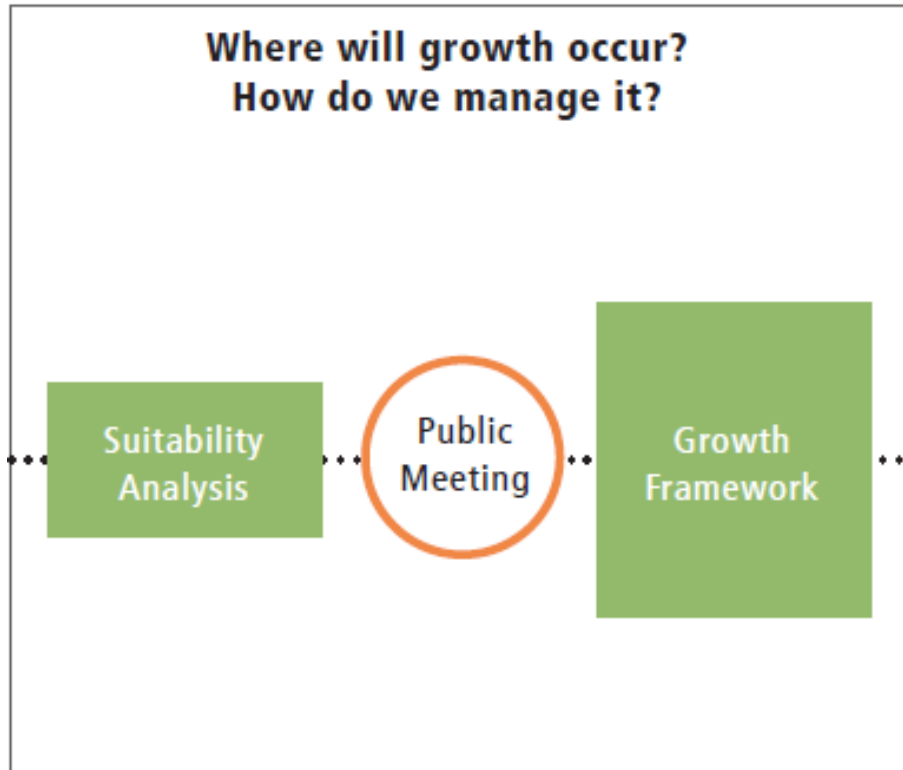
# Process Overview



# Meeting One – 6/12/08



# Meeting Two – 7/30/08



# Meeting Three – 3/24/09

What should development look like?

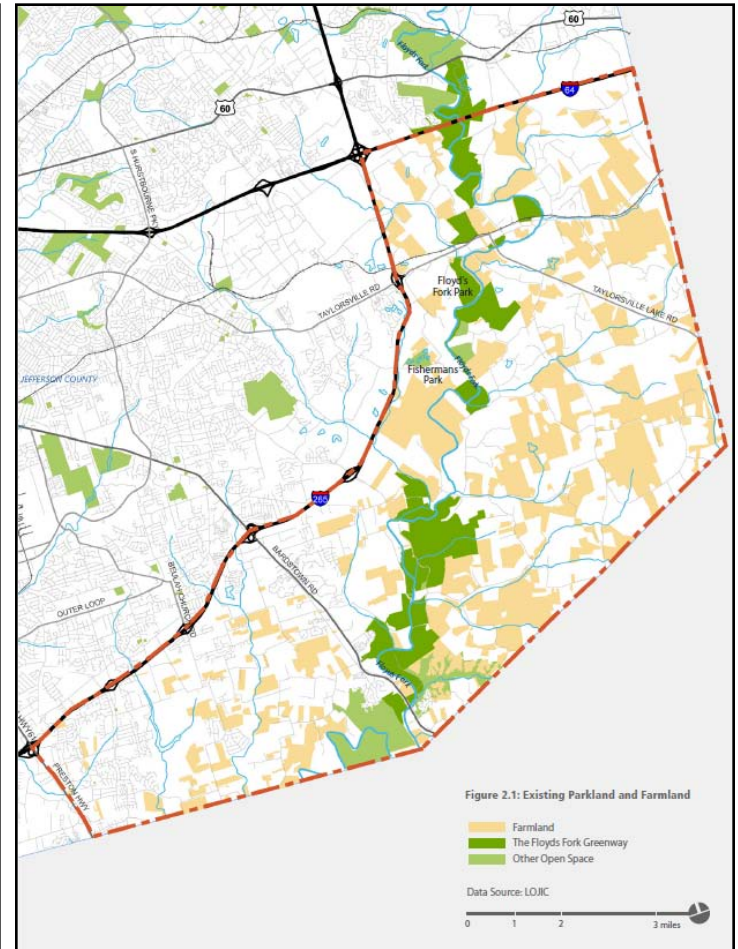
Growth Design Principles

Design Guidelines for Centers

Public Meeting



# Existing Conditions



# 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

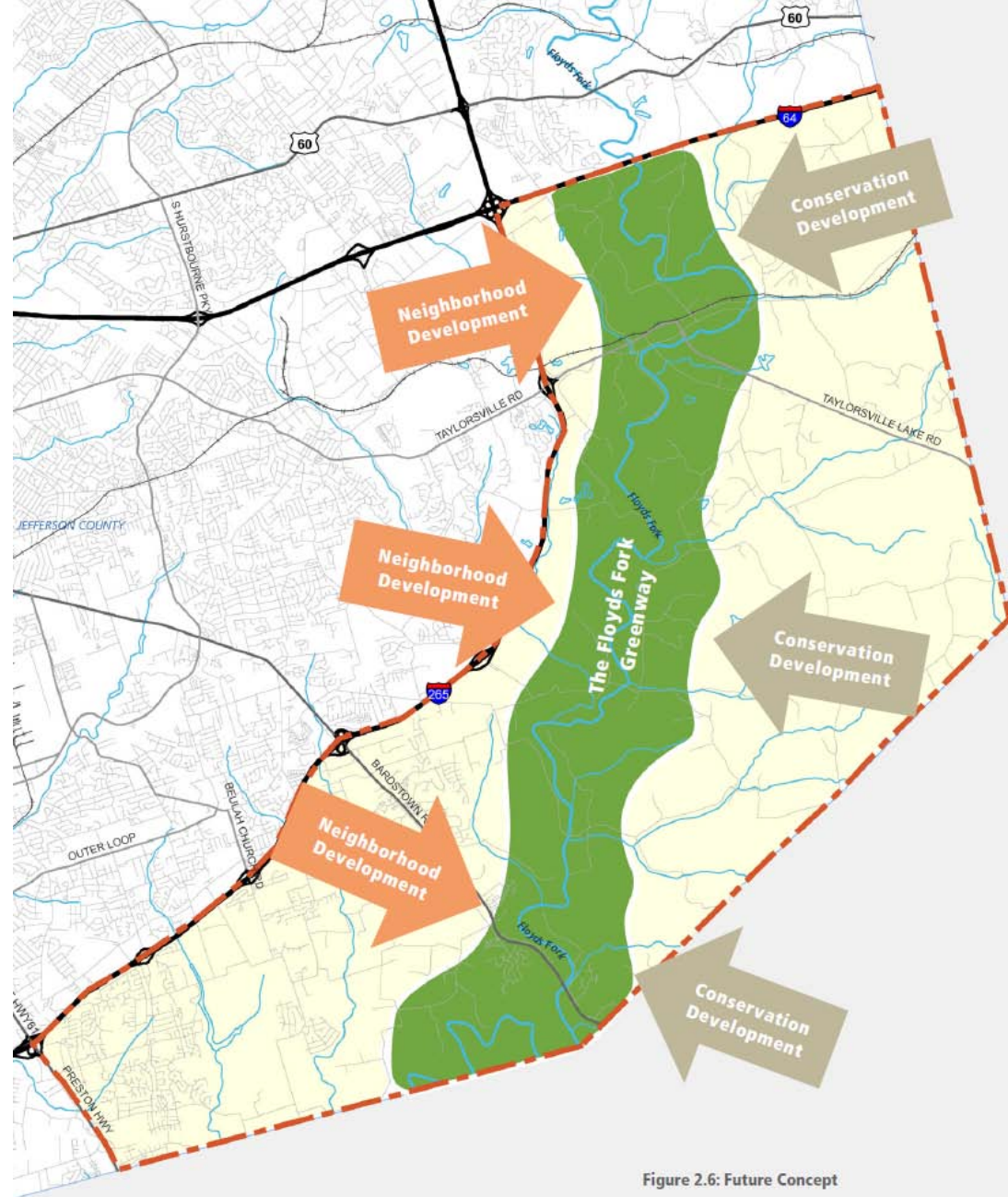


Figure 2.6: Future Concept

Data Source: LOJIC



# Growth Framework

- Core Conservation Area
- Conservation Development Area
- Centers
- Neighborhoods

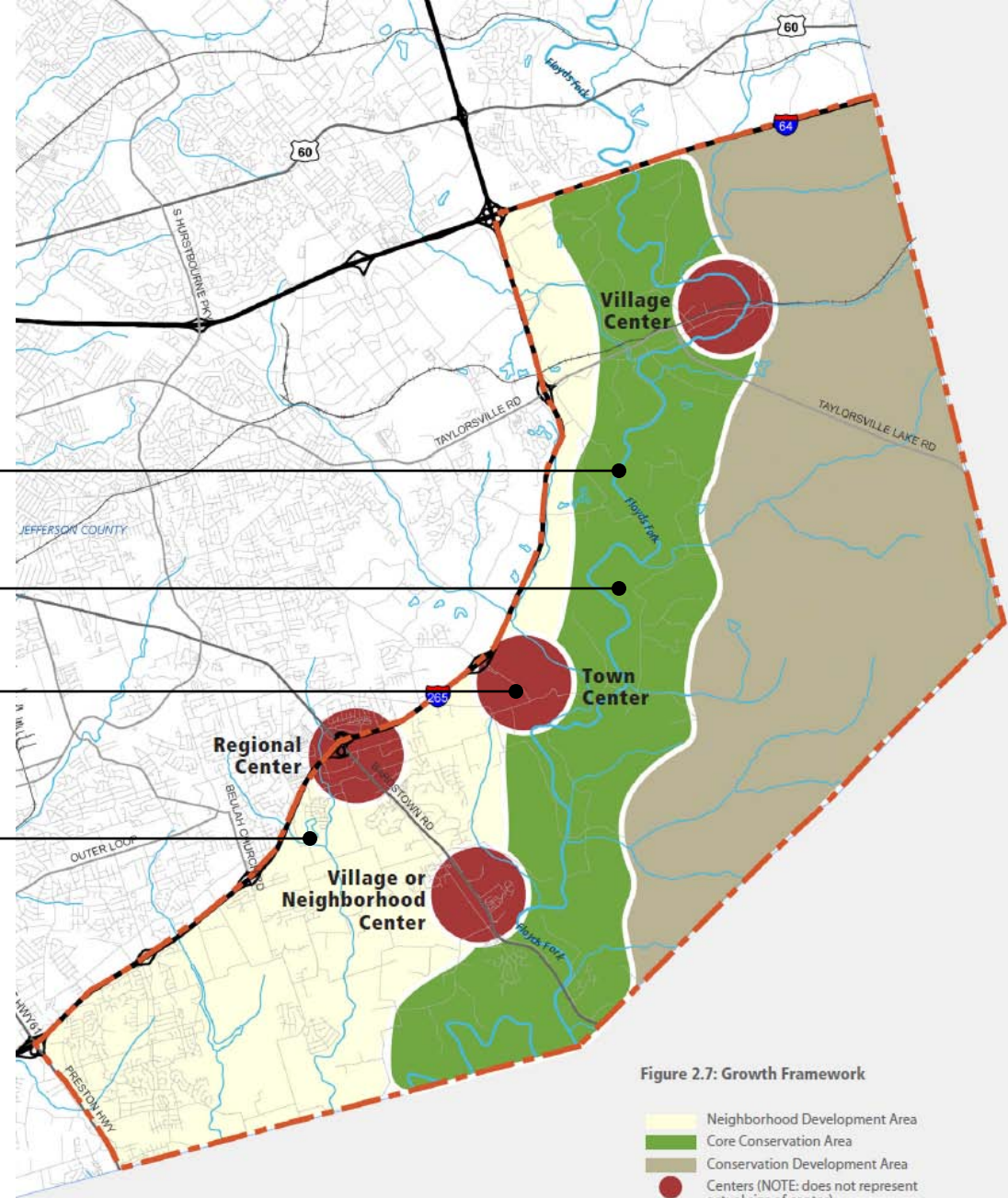


Figure 2.7: Growth Framework

- Neighborhood Development Area
- Core Conservation Area
- Conservation Development Area
- Centers (NOTE: does not represent actual size of center)

# 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



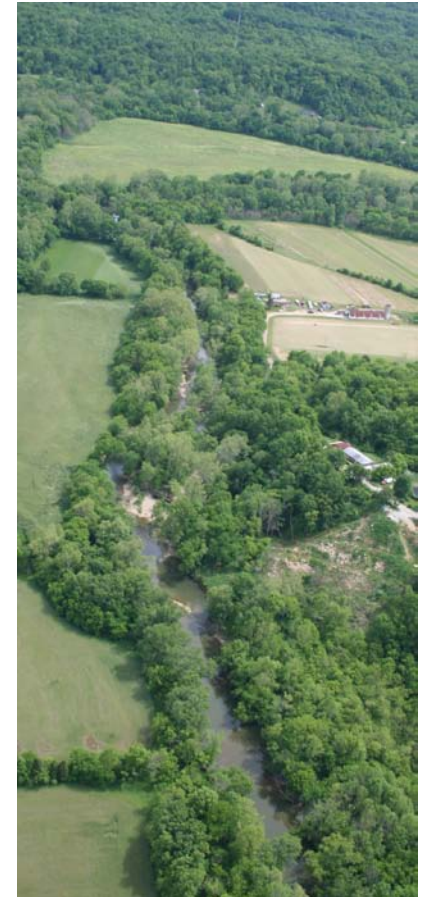
# Infrastructure Investment

- 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



# Next Step

