

APPENDIX: DRAFT CONSERVATION FORM DISTRICT

This is an illustrative draft of the probable Conservation Form District Regulations. This illustrative draft is intended to provide some guidance on where the Conservation Form District Regulations may go and is a tool to stimulate discussion.

5.3.x Conservation Form District

A. Relationship to the Comprehensive Plan

The Conservation Form District is intended to implement the following Plan 2040 Comprehensive Plan Goals, Objectives and Plan Elements:

Goals 4.1.1, 4.1.2, 4.1.3, 4.1.4, 4.2.1, 4.2.2, 4.2.3, 4.3.1, 4.3.2, 4.3.3, 4.4.1, 4.4.2, 4.5.1, 4.5.2, 4.5.3, 4.5.4, 4.6.1, 4.6.2, 4.6.3

Community Form Objectives 4.4.1a, 4.1.1b, 4.1.1c, 4.1.1d, 4.1.1f, 4.1.2b, 4.1.2c, 4.1.2d, 4.1.3a, 4.1.3b, 4.1.3c, 4.1.3d, 4.1.4a, 4.2.1a, 4.2.1b, 4.2.1c, 4.2.1f, 4.2.2b, 4.2.2c, 4.2.2e, 4.2.2g, 4.2.2h, 4.2.3b, 4.2.3c, M4.2.d, 4.2.3e, 4.3.1a, 4.3.1c, 4.3.2a, 4.3.2d, 4.3.2e, 4.33.3a, 4.3.3b, 4.3.3c, 4.4.1a, 4.4.1i, 4.4.2a, 4.4.2b, 4.4.2e, 4.5.1a, 4.5.1b, 4.5.1c, 4.5.1d, 4.5.1e, 4.5.2a, 4.5.2d, 4.5.3c, 4.5.4a, 4.5.4b, 4.5.4c, 4.5.4d, 4.5.4f 4.6.1a, 4.6.1b, 4.6.1c, 4.6.1d, 4.6.2a, 4.6.2b, 4.6.2c, 4.6.2d, 4.6.2e, 4.6.2f, 4.6.3b, 4.6.3c, 4.6.3e

The Conservation Form District does not establish land uses, density or intensity of development; refer to the zoning district regulations for applicable restrictions.

B. Conservation Form District Standards: Intent and Applicability

1. The Conservation Form District is characterized by its natural features and scenic landscapes. Future development in Conservation Form Districts should consider preserving natural and historical resources while allowing opportunity for low-impact, sustainable development and mixed-use developments, centers and commercial uses that include innovative housing varying in design, type, size and affordability.
2. The provisions of this section are intended to promote new development within the Conservation Form District that is consistent with low-impact, sustainable development, including as applicable:
 - a. To conserve natural areas, conservation subdivision and clustered developments are encouraged and incentivized.
 - b. Commercial and other nonresidential buildings that serve community, recreational or tourism needs are located near major roadways and/or recreational areas.
 - c. Multi-modal transportation opportunities should be extended to the area, including connections to parks and recreational areas through residential areas to enhance connectivity.

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- d. Innovative and environmentally-friendly methods of development, especially in areas of wastewater disposal, stormwater runoff and energy efficiency may be considered to enhance the character of the district and the health of the watershed.
- e. Considering the preservation of open spaces, greenways, parks and recreational areas, natural viewscapes, tree canopy, and wildlife habitat, while offering a variety of housing opportunities, are goals in the district.

C. Dimensional Requirements

1. Developments not utilizing the **LOW IMPACT SUBDIVISION INCENTIVES** shall conform to the Neighborhood Form District dimensional standards (Section 5.3.1.C and D). *Note: this would cover any standard, ADI, development transfer, conservation subdivision, and Mixed Residential Development Incentive (MRDI) development done in this form district.*
2. Developments utilizing the **LOW IMPACT SUBDIVISION INCENTIVES** shall conform to the design standards listed in the applicable standards (*INSERT REFERENCE HERE*).

Conservation Form District Threshold Table

The following parts of Chapter 5 shall apply to all developments meeting the thresholds and applicability requirements set forth in Table 5.3.x below.									
Thresholds	Part 4 Residential Site Design	Part 5 Non-Residential and Mixed-Use Site Design	Part 6 Building Design	Part 7 Transition	Part 8 Street and Roadside	Part 9 Transit and Connection	Part 10 Traffic Impacts	Part 11 Open Space	Part 12 Special Design Requirements
Category 2A									
Expansion to the building footprint of an existing residential dwelling (principal structure) by less than 50%	X								
Construction of non-residential/mixed use building footprint less than 3,000 square feet		X							
Residential Accessory Structure: New or Expansion	X								

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Non-residential Accessory Structure: New or Expansion		X							
Expansion to the building footprint of an existing residential dwelling (principal structure) by 50% or more	X								
Construction of a single family residence on an existing lot	X				X				
Construction of less than 10 multi-family dwelling units	X				X				
Category 2B									
Construction of 25 or more off-street parking spaces		X			X	X	X		
Construction of non- residential/mixed use building footprint between 3,000 – 30,000 square feet		X	X	X	X	X	X		
Category 3									
Creation of more than 5 single family residential lots	X				X	X	X		
Construction of 10 or more multi-family dwelling units	X		X		X	X	X	X	
Construction of non- residential/mixed use building footprint greater than 30,000 square feet		X	X	X	X	X	X		X

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LOW IMPACT SUBDIVISION INCENTIVES

Note: To be inserted into Chapter 4 of the Land Development Code

- A. **Purpose.** The purpose of the **LOW IMPACT SUBDIVISION INCENTIVES** is to:
1. Protect environmentally sensitive features.
 2. Permit flexibility of design of land that will result in a more efficient and environmentally sensitive use of the land.
 3. Incentivize clustered development.
 4. Encourage more functional, well connected open spaces.
 5. Promote diversity of housing types.
- B. Multi-Family & Two-Family Dwellings may be considered a Permitted Use with Special Standards in the R-4 zoning district in conformance with the standards listed below and provided the number of multi-family and two-family dwelling units does not exceed the number of single-family dwelling units of the development (For example, a development with 100 single family dwelling units may have no more than 100 multi-family and/or two-family dwelling units).
- C. The following point system will determine the allowable residential density bonus.
1. Open Space Category: All developments utilizing the **LOW IMPACT SUBDIVISION INCENTIVES** are required to designate a minimum of 50 percent of the subject property as common open space. The open space areas shall be owned in common and maintained by the lot owners in the development. All open space must meet applicable provisions of Section 10.5 Open Space Standards.
 - a. 51-54.99 percent: 2 points
 - b. 55-59.99 percent: 4 points
 - c. 60-64.99 percent: 6 points
 - d. > 65 percent: 8 points
 2. Multi-Family Residential Units Category: The maximum percentage of Multi-Family Residential Units permitted in developments utilizing the **LOW IMPACT SUBDIVISION INCENTIVES** is 50 percent.
 - a. Less than 10 percent: 0 points
 - b. 10-19.99 percent: 1 points
 - c. 20-29.99 percent: 2 points
 - d. 30-39.00 percent: 3 points
 - e. 40-50 percent: 4 points
 3. Affordable Units Category: Affordable owner occupied units are defined as either Diversity Level 1, 2 or 3 as described in Section 4.5 Alternative Development Incentives. The most current published HUD Fair Market Rent value and the Low-Income Housing Tax- Credit rent

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limits for Jefferson County will be used to calculate the Affordable Rent. Affordable Rent must not exceed the higher of the two rent calculations in order to be classified as an affordable rental unit. More information on how to determine affordable rental unit status is included at the end of this section.

- a. Less than 5 percent: 0 points
- b. 5-9.99 percent: 3 points
- c. 10-19.99 percent: 4 points
- d. 20-29.99 percent: 5 points
- e. 30-39.99 percent: 6 points
- f. 40-49.99 percent: 7 points
- g. > 50 percent: 8 points

4. Amenity Proximity Category

- a. Reuse of existing historic buildings (as defined by local/state Historic Preservation authority): 0.5 points
- b. Proposed site is within ¼ mile of a TARC route: 0.5 points
- c. Proposed site is within ¼ mile of a roadway classified as arterial: 0.5 points
- d. Proposed site is within ½ mile of a public park: 0.5 points
- e. Proposed site is within ½ mile of a public school: 0.5 points

- D. The following point system shall be used to determine the allowable residential density for proposals developed utilizing the **LOW IMPACT SUBDIVISION INCENTIVES**. Points must be earned from at least two of the three primary categories (Open Space, Multi-Family Residential and Affordable Units) in order to qualify for density bonuses. Points from the Amenity Proximity Category are optional.

Points Earned	Density Bonus	Density Allowed
3 points	10% density bonus	5.32 du/acre
5 points	20% density bonus	5.80 du/acre
8 points	30% density bonus	6.29 du/acre
11 points	40% density bonus	6.77 du/acre
14 points	50% density bonus	7.26 du/acre

E. Open Space Standards

Open Space Areas are land to remain undeveloped as part of the development of a **Low Impact Development**.

1. The following features are established as Primary Conservation Areas and shall be preserved from any development or disturbance. Buffer areas required in other sections of the Land Development Code (i.e. 30 foot buffer around inactive cemeteries as defined in Section 4.4.6) shall count as 50 percent credit. Any additional areas beyond required buffers in open space shall count as 100 percent credit.
 - a. Cemeteries;

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- b. Alluvial soils identified by the Federal Emergency Management Agency (FEMA0 and 100-year floodplain;
 - c. Unstable soils as determined by the Natural Resources Conservation Service and/or depicted in Core Graphic 5;
 - d. Protected Waterways and their Buffer Areas including:
 - f. Any perennial stream or river (or portion thereof) that is portrayed as solid on the United States Geological Survey 7.5 minute quadrangle maps, of the most recent addition;
 - ii. Wetlands subject to the jurisdiction of the U.S. Environmental Protection Agency or the Army Corps of Engineers and additional standards established in Section 4.8.5;
 - iii. Lakes of greater than three acres in size, and with a permanent pool elevation that constitute “waters of the Commonwealth” as defined in KRS Chapter 224.
 - iv. Other bodies of water designated as Protected Water Bodies through official nomination and appropriate legislative approval.
 - e. Karst features subject to development restrictions as defined in Chapter 4.9.
 - f. Existing slopes greater than 30 percent on average with a site area greater than 5,000 square feet identified as part of a site analysis by a registered engineer, land surveyor or landscape architect and calculated using topographic maps from Louisville-Jefferson Geographic Information Consortium (LOJIC) or from a topographic survey prepared by a licensed land surveyor.
2. Right-of-way area used for alleys shall be counted as open space.
 3. All open spaces shall have a minimum road frontage of 60 feet.

F. Dimensional Requirements

1. Single Family Residential Development

Minimum Lot Area	None, except single family parcels abutting adjoining properties or existing public roadways shall have a minimum lot area of 9,000 sf
Minimum Lot Width	None, except single family parcels abutting adjoining properties or existing public roadways shall have a minimum width of 60 feet
Min. Front and Street Side Yard Setback	None, except single family parcels abutting existing public roadways shall have a minimum front and/or side yard setback of 75 feet on the existing roadway
Min. Side Yards (Each)	3 feet or 6 feet between buildings
Min. Rear Yard Setback	15 feet or 5 feet when alley access is available
Maximum Building Height	35 feet
Floor Area Ratio (FAR)	2.0

2. Multi-Family Residential Development

Minimum Lot Area	None
Minimum Lot Width	None

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Min. Front and Street Side Yard Setback	None, except multi-family structures (including parking) abutting existing public roadways shall have a minimum front and/or side yard setback of 75 feet on the existing roadway
Min. Side Yards (Each)	3 feet or 6 feet between buildings
Min. Rear Yard Setback	15 feet
Maximum Building Height	45 feet
Floor Area Ratio (FAR)	3.0

G. Additional Standards

1. Waterways and Wetlands Protection standards shall defer to Chapter 4 Part 8 of the Land Development Code with the following exceptions:
 - a. Floyds Fork (or portion thereof) is required to have a 150 foot landscape buffer as measured from the top of the bank of the protected stream. These buffers shall consist of a 50 foot streamside zone, 75 foot middle zone and 25 foot outer zone. Standards for protected waterways and all buffer areas shall be as required in Section 4.8.6 of the Land Development Code. Additionally, there shall be a 200 foot building setback as measured from the top of the bank of Floyds Fork.
 - b. Any perennial stream or river (or portion thereof) is required to have a 100 foot landscape buffer as measured from the top of the bank of the protected stream. These buffers shall consist of a 25 foot streamside zone, 50 foot middle zone and 25 foot outer zone. Standards for protected waterways and all buffer areas shall be as required in Section 4.8.6 of the Land Development Code. Additionally, there shall be a 125 foot building setback as measured from the top of the bank.
 - c. Any intermittent streams or rivers (or portions thereof), is required to have a 50 foot landscape buffer as measured from the top of the bank of the protected stream. These buffers shall consist of a 25 foot streamside zone and 25 foot outer zone. Standards for protected waterways and all buffer areas shall be as required in Section 4.8.6 of the Land Development Code. Additionally, there shall be a 75 foot building setback as measured from the center of the stream.
2. Development on Steep Slopes standards shall defer to Chapter 4 Part 7 of the Land Development Code.
3. Development on Karst Terrain standards shall defer to Chapter 4 Part 9 of the Land Development Code.

H. Legal Restrictions

1. **Permanent Conservation.** Preserved Conservation Areas for which credit (partial or full) is received for purposes of calculating the allowed lot yield bonus shall be permanently prohibited from further subdivision or development by deed restriction, conservation easement, or other agreement in a form acceptable to the Planning Commission's Legal Counsel and duly recorded in the office of Jefferson County Clerk.

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2. **Conservation Area Management Plan.** Using the Preliminary Plan as a base map, the boundaries, acreage and proposed ownership of all Conservation Area land shall be shown. The applicant shall submit a Conservation Area Management Plan detailing the entities responsible for maintaining various elements of the property, and describing management objectives and techniques for each part of the property. A detailed ownership and management plan for the Conservation Areas shall be filed with the plat for any proposed Conservation Subdivision. The plan shall:
 - a. Identify the owner, entity responsible for maintenance, and long-term funding strategies such as homeowners' fees or assessments.
 - b. Specify guidelines for how the maintenance of the Conservation Areas and any facilities eligible for location in the Conservation Areas will occur.
 - c. Identify a board and procedures for oversight of an enforcement of the Management Plan.
3. **Ownership and Management.** Any management organization shall be in good standing with the State of Kentucky and the conveyance instrument shall contain an appropriate provision for retransfer in the event the organization becomes unable to carry out its function (Management Entity). Options for ownership and management of preserved area include:
 - a. Fee Simple dedication to Louisville Metro Government or other public entity subject to acceptance by and at the sole discretion of Louisville Metro Government or other public entity.
 - b. Creation of or dedication to a Homeowners Association capable of carrying out the ownership and management plan. The Planning Commission Legal Counsel shall determine that, based on documents submitted with the development plan, the Association's bylaws or code of regulations specify the following requirements:
 - i. Membership in the Association shall be mandatory for all purchasers of lots in the development or units in the condominium.
 - ii. The Association shall be responsible for maintenance, control, and insurance of common areas, including the dedicated conservation areas.
 - c. Establishment of an endowment where the principal generates sufficient annual interest to cover the yearly costs of ownership and maintenance of the preserved area.
 - d. Dedication to a private or not-for-profit entity such as a land trust or similar conservation-oriented organization with the legal authority and financial capacity to accept such dedications.
 - e. Dedication of a conservation easement on the Conservation Areas to any of the above entities with a right of enforcement in favor of Louisville Metro Government stated in the easement.
4. **Right of Enforcement.** In the event the party responsible for maintenance of the Conservation Areas fails to maintain all or any portion in reasonable order and condition according to the Management Plan, Louisville Metro Government may assume responsibility for its maintenance and may enter the premises and take corrective action, including provision of extended maintenance. The cost of maintenance may be charged to the Management Entity, or the individual property owners according to the pro-rata share based on the Management Plan.

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Costs may include administrative costs in taking such actions as well as penalties as provided under these regulations. Such costs shall become a lien on all subdivision properties.

5. **Review.** The legal restrictions and ownership and Management Plan shall be subject to review and approval by the Planning Director or the Planning Commission Legal Counsel.

I. Dedication of Conservation Areas for Public Use

Applicants shall comply with relevant standards in Section 5.11.4 of the LDC pertaining to dedicating a portion of the development site for public recreational use.

J. Procedures

All preliminary and final subdivisions subject to this Part shall be subject to the following procedures:

1. **Pre-application.** Prior to formal application, an applicant shall file a pre-application and accompanying materials required by Planning and Design Services. The filing shall include an Existing Resources and Site Analysis Plan. The plan shall be drawn on paper or other media approved by division staff at a legible scale, depending on the size of the subdivision, and shall follow [the requirements in Section 7.5](#). The Existing Resources and Site Analysis Plan shall be prepared in accordance with the requirements contained below:
 - a. **Existing Resources and Site Analysis Plan.** The Existing Resources and Site Analysis Plan shall show the following:
 - i. Topography, the contour lines of which shall be at two-foot intervals. The determination of appropriate alternative contour intervals shall be made by the Planning Director or designee, which may result in a requirement of greater or lesser intervals on exceptionally steep or flat sites. Slopes between 15-20 percent, 20-30 percent, and greater than 30 percent shall be clearly labeled.
 - ii. Ponds, streams, ditches, drains, and natural drainage swales, as well as the 100-year floodplains and wetlands, as defined in **Section 4.8** of the LDC.
 - iii. Vegetative Cover conditions on the property according to general cover type including, but not limited to, cultivated land, permanent grass land, meadow, pasture, old field, hedgerow, woodland, individual and isolated, mature trees which have a caliper (measured at chest height) of at least 12-15 inches for Type A species, 8-12 inches for Type B species, and 6-8 inches for Type C species, and the actual canopy line of existing trees and woodlands. Vegetative Cover types shall be described by plant community, relative age, and condition.
 - iv. Soil series, types and phases, as mapped by the U.S. Department of Agriculture, Natural Resources Conservation Service in the published soil survey for Jefferson County, and accompanying data published for each soil relating to its suitability for construction (and, in unsewered areas, for septic suitability).
 - v. Ridge lines and watershed boundaries.
 - vi. A view shed analysis showing the location and extent of views into the property from public roads, public parks, public forests, and other public lands.

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- vii. Geologic formations, including, but not limited to, rock outcroppings, cliffs, sinkholes, and fault lines, based on available published information or more detailed data obtained by the applicant.
 - viii. All existing man-made features including, but not limited to, streets, driveways, farm lanes, woodland roads, buildings, foundations, walls, wells, drainage fields, dumps, utilities, fire hydrants, and storm and sanitary sewers.
 - ix. Locations of all historically significant sites or structures on the tract, including but not limited to cellar holes, stone walls, earthen works, and graves.
 - x. Locations of trails that have been in public use (pedestrian, equestrian, bicycle, all-terrain vehicle and other similar trails), or private trails that will be integrated into the final plan.
 - xi. All easements of property which are or have been filed of record with the Jefferson County Clerk's Office.
 - xii. At least 100 feet into adjacent properties shall be depicted on the plan with the use of the property identified as well as any significant natural features shown as listed within items a-k above.
- b. **Tree Removal Affidavit.** The applicant shall submit an affidavit affirming compliance with the following: A site shall be ineligible for development as a **LOW IMPACT DEVELOPMENT** if any tree removal has taken place on the site at any time within twenty-four months prior to pre-application submittal without consultation and approval of the Urban Forrester. In addition, no such tree removal shall take place in the time between pre-application submittal and final approval of the conservation subdivision. This requirement shall not prohibit tree removal for safety reasons, routine maintenance, or required geotechnical work.
 - c. **Site Visit.** Prior to the formal application of the Preliminary Plan, and in advance of the neighborhood meeting required in item d. below, PDS staff, the applicant, along with interested public agencies and utility companies shall visit the site to gain a thorough understanding of the characteristics of the site. In addition, the Metro Council member, or his or her designee, shall be invited to the site visit. It shall be understood by all parties that no formal recommendations can be offered, and no official decisions can be made, at the site inspection.
 - d. **Neighborhood Meeting.** The applicant shall provide notice to all first tier property owners, neighborhood groups that have registered with Planning and Design Services, the Metro Council office representing the district in which the parcel lies, and to PDS staff stating that a subdivision is being proposed and announcing a neighborhood meeting held by the developer/owner to discuss the proposed project. The meeting shall be held no more than 90 days prior to filing the application. At the time of filing a Conservation Subdivision Preliminary Plan, the applicant shall provide a summary of the public meeting between the applicant and the adjacent property owners. The summary shall include a list of those invited, those in attendance and a summary of the issues discussed.

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2. **Preliminary Plan Application.** The applicant shall file an application for preliminary plan approval on a form supplied by Planning and Design Services and shall submit therewith a preliminary plan prepared in conformance with the requirements of [Part 5](#) hereof. No application shall be complete unless it is accompanied by the appropriate review fee. Applications shall be accompanied by the following supporting documentation and any additional documentation as deemed necessary by the Planning Director or designee. Additional materials shall be required based on site conditions or potential impact of the development, or as needed to determine compliance with these regulations. In addition, technical studies required by other applicable sections of this Land Development Code, including traffic, air quality, wetland analysis, geo-technical studies, and hydro-geologic analyses may be required. Failure to submit all required material may result in delay of the application review. Staff of the Division may require submission of information, material and documents beyond that required in this section as necessary to determine compliance with these regulations. In addition to the requirements [outlined in Section 7.2.20](#), the preliminary plan shall include the following:
- a. Letter of Explanation. The applicant must submit a detailed letter explaining the various key elements of the proposed conservation subdivision. The letter may include, but is not limited to, the following items:
 - i. Describe how the existing natural features of the site are being preserved and incorporated into the layout.
 - ii. Explain how clustering of dwelling units will:
 - a. Minimize disturbance to woodlands, wetlands, grasslands, mature trees and steep slopes;
 - b. Prevent downstream impacts due to runoff through storm water techniques including minimizing impermeable areas, using bio swales, rain gardens, permeable pavements, small-scale, infiltration and green roofs;
 - c. Protect views of open land from existing adjacent roadways through practices such as orienting structures to align with topographic character of land, tucking structures behind tree lines or knolls, using vegetation as a backdrop to reduce prominence of the structures, varying setbacks, setting aside required conservation land as a visual amenity into and within the development site, or any combination of these practices;
 - d. Protect archaeological site and existing historic buildings or incorporate them through adaptive reuse;
 - e. Avoid encroaching on sensitive areas such as rare plant communities, high quality habitats, or endangered species habitats identified by the Kentucky Department for Natural Resources.
 - iii. Explain how the design and location of buildable lots will ensure compatibility with existing adjacent development.
 - iv. Justification must be provided for any cases where proposed open space areas within the development will not abut existing open space areas on adjoining parcels.
 - b. All information required on the Existing Resources and Site Analysis Plan, [as set forth in Section 7.11.5.A.1](#).

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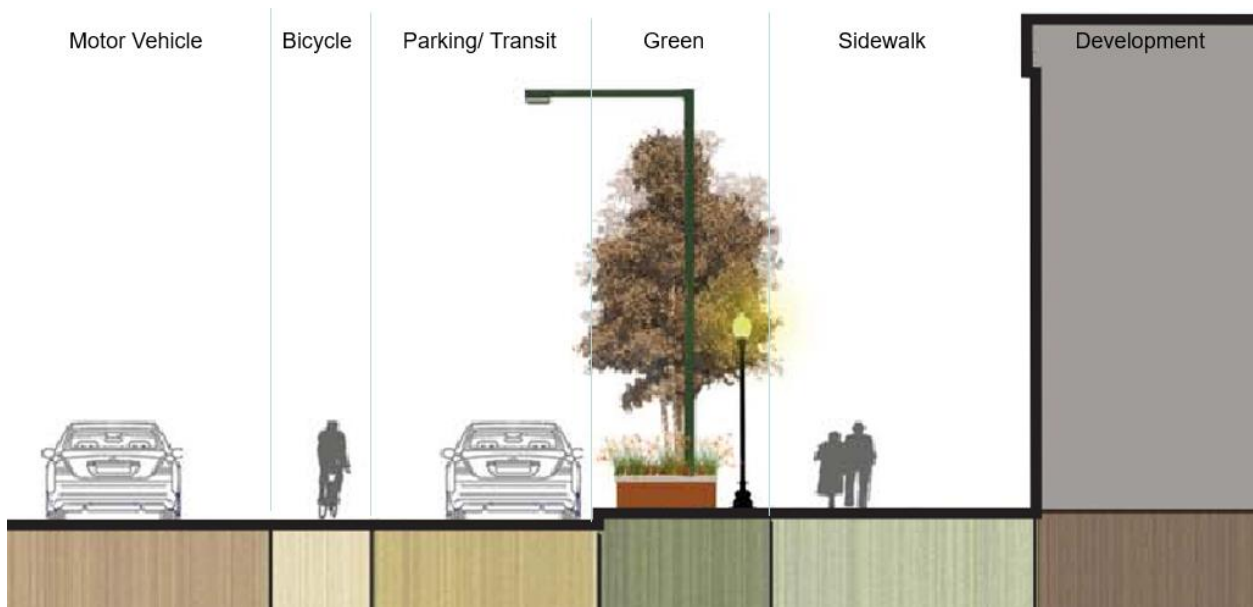
- c. Existing and approximate proposed lot lines, lot areas, existing easements and rights-of-way, and approximate boundaries of Conservation Area lands.
 - d. Approximate location, alignment, width and temporary names, location, alignment, and width of all proposed streets and street rights-of-way, including all street extensions or spurs that are reasonably necessary to provide adequate street connections and facilities to adjoining development or undeveloped areas; preliminarily-engineered profiles for proposed streets.
 - e. Utilities and Easements:
 - i. Approximate locations of existing utility easements and approximate locations of proposed utility easements.
 - ii. Approximate layout of all proposed sanitary and storm sewers and location of all inlets and culverts, and any proposed connections with existing facilities. (These data may be on a separate plan.)
 - iii. The tentative location of proposed on-site sewage and water facilities.
 - iv. The tentative location of all Green Management Practices.
 - f. Location of all percolation tests, including all failed and approved test sites or pits and including an approved alternate site for each lot requiring an alternative sewage disposal system. All approved alternative sewage disposal systems shall be clearly distinguished from unapproved sites.
 - g. Limits-of-disturbance lines shown in relation to natural and cultural features to be saved.
 - h. Approximate location and dimensions of proposed playgrounds, public buildings, public areas and parcels of land to be dedicated or reserved for public use.
 - i. If the land to be subdivided lies partly in or abuts another jurisdiction, the applicant shall submit information concerning the location and conceptual design of streets, layout and size of lots and provisions of public improvements on such land in the proposed site as lies within the adjacent municipality. The design of public improvements shall provide for a smooth, practical transition where specifications vary between municipalities. Evidence of submittal of this information to appropriate officials of the adjoining municipalities also shall be submitted.
3. **Staff Review.** PDS Staff's review of the plan shall proceed in accordance with the procedures [set forth in Section 7.2.20.B](#). In addition, specific guidelines of this part shall apply.
 4. **Final Action.** Final action on the subdivision shall be in accordance with the Louisville Metro Planning Commission Policies.

Conceptual Mobility Cross-Sections

The vision for the transportation network is to provide a multi-modal network that meets future travel demands, is coordinated with other infrastructure improvements, enhances future land uses, and complements the natural topography and setting of the study area.

The transportation system in Floyds Fork will need significant upgrades to better serve the growing population of the area, in addition to the increasing traffic from neighboring counties. Many of the existing roads are historic “farm to market” routes, as narrow as 18 feet wide. These will need to be rebuilt to current standards that should always consider bike and pedestrian facilities where applicable. The Master Road Plan lays out the connectivity needs and standards for future development. The exact location of these roads would be determined through additional analysis and design.

Creating a flexible road plan to guide public and private investment ensures new neighborhoods will connect to existing roads and to future development with right of way set asides. The following figures illustrate conceptual cross-sections that typify design standards that should be considered for new roads, reconstruction of existing roads or the creation of multi-modal facilities. Context sensitive design should always take precedence when designing and implementing improvements to the study area’s transportation network.

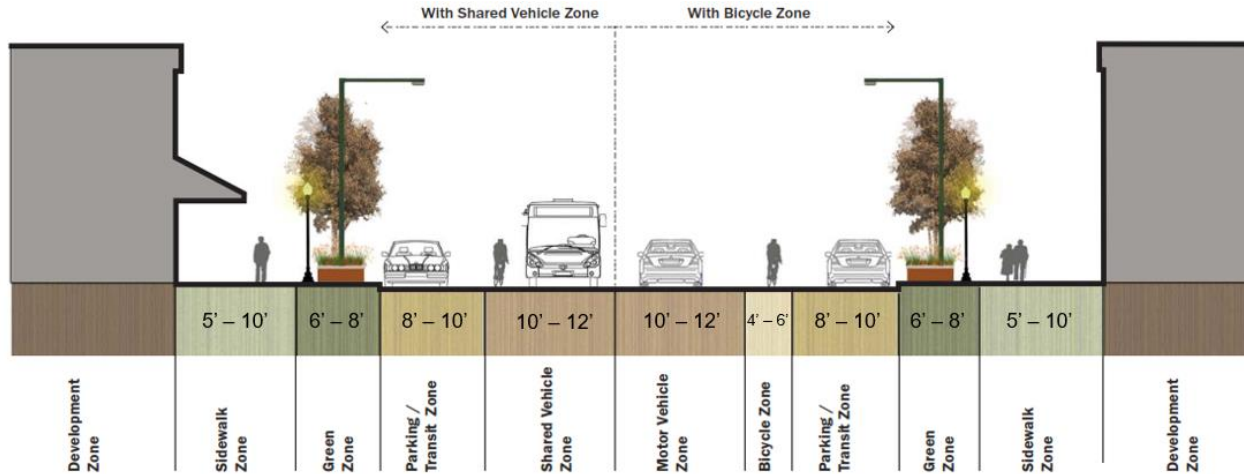


Cross-Section Zones

APPENDIX: CONCEPTUAL CROSS-SECTIONS

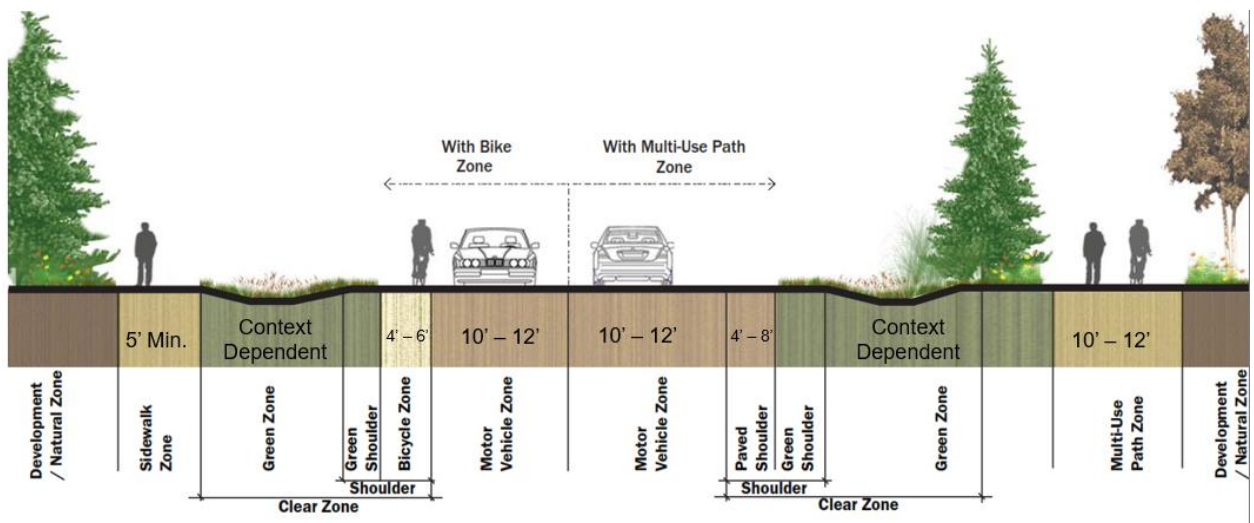
RURAL/SUBURBAN MAIN STREET

- May function as an arterial, collector, or local street - ADT does not drive the design decisions
- Designed to carry vehicles at low speeds
- A destination street serving as a center of civic, social and/or commercial activity
- Serves substantial pedestrian traffic as well as transit and bicycles
- Typically located in Village Center and Town Center Form Districts



RURAL ROAD

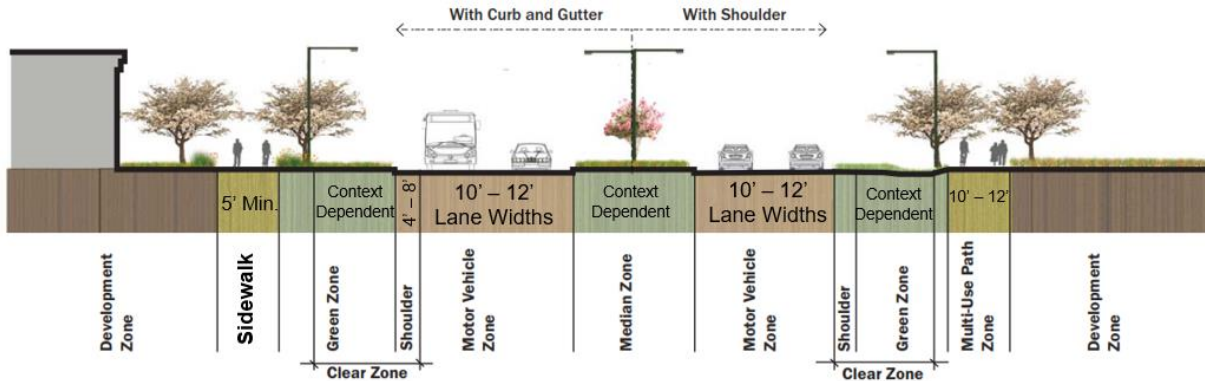
- May function as an arterial, collector, or local street - ADT does not drive the design decisions
- Designed to carry vehicles at a range of speeds
- Wide paved shoulders can be used to provide bicycle and pedestrian accommodations
- Multi-use paths separated from the roadway may also be an appropriate treatment
- Typically serve as connections to arterials and residential development



APPENDIX: CONCEPTUAL CROSS-SECTIONS

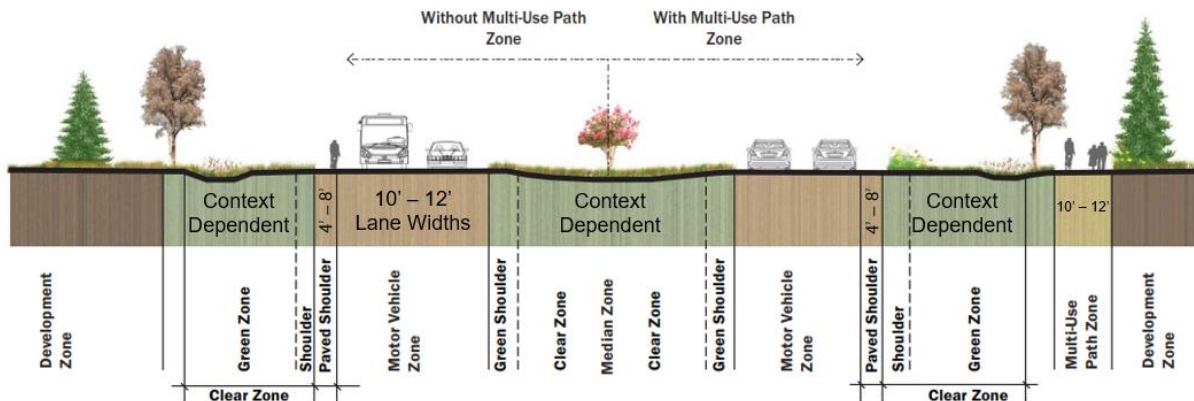
MAJOR ROADS

- Function as arterials or collectors
- Designed to carry high ADT at moderate speeds
- Wide paved shoulders can be used to provide bicycle and pedestrian accommodations
- Multi-use paths separated from the roadway may also be an appropriate treatment
- Median Zone should include dedicated left turn lanes
- Typically serve as connections to interstates, collector roads and development centers



PARKWAYS

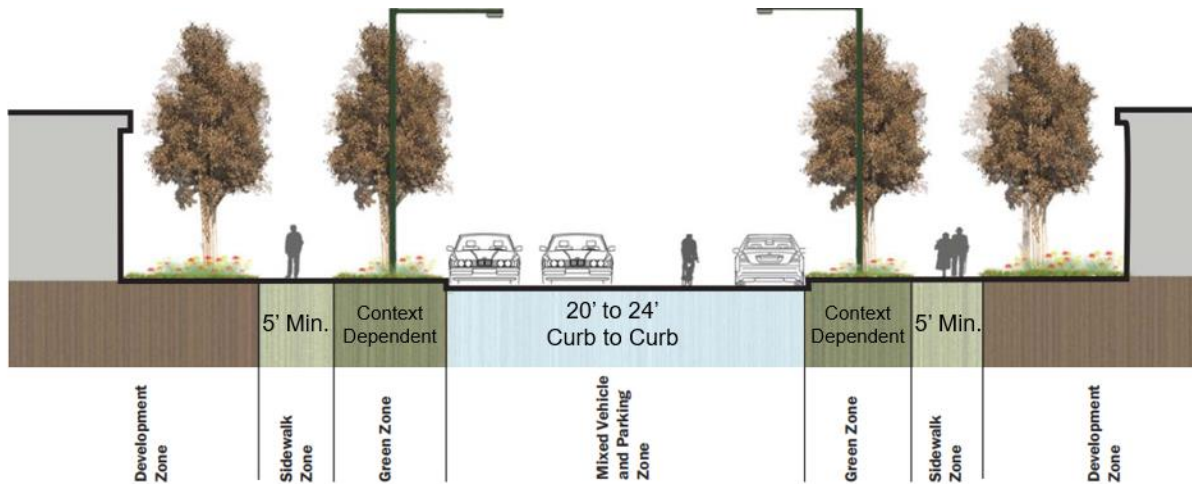
- Function predominately as arterials - ADT does not drive the design decisions
- Designed to carry vehicles at a range of speeds
- Wide paved shoulders can be used to provide bicycle and pedestrian accommodations
- Multi-use paths separated from the roadway may also be an appropriate treatment
- Median Zone should include dedicated left turn lanes
- Provides connections to a variety of road classes, developments and amenities



APPENDIX: CONCEPTUAL CROSS-SECTIONS

LOCAL/NEIGHBORHOOD ROADS

- Links residential areas to transportation network and services/amenities
- Designed to carry vehicles at a very low speeds
- Roadway designed to be shared by motorists and cyclists
- Sidewalks provide internal mobility and connections to larger multi-modal network
- Provides connections to a variety of road classes, developments and amenities



MULTI-USE PATH

- Provides non-motorized connections to transportation network, services and amenities
- Designed for pedestrians and other non-motorized users
- Should connect to Louisville Loop or other multi-modal networks

