

Floyds Fork Development Review Overlay (DRO)

Scope and a Brief History

Floyds Fork DRO Context & History

Under then County Judge McConnell the Jefferson County Comprehensive Plan of 1979 led to a

- 1980 Study that recommends protections and rezoning for Floyds Fork , it is deferred
- 1981 Floyds Fork Management Plan drafted, and largely not implemented
- o 1991 Rezoning Reevaluated, led to Current DRO Process for Floyds Fork

DRO History and Process

Began in 1991 under Judge Armstrong

“One of our last remaining natural streams”

- o All affected property owners contacted, twice
 - o Multiple Public Meetings
 - o Kickoff, November 1991
- o 1400 Owners invited, 200 Attended
 - o 40 Person Task Force
- o Fall 1991 to Spring 1992
 - 8 workshops

DRO History and Process

- o Fall 1992
 - Brochure Outlining Concept Mailed to 900 owners, October 1992
 - Two Public Meetings Held
 - Recommendation Presented
- o Adopted by the Planning Commission and Fiscal Court in February, 1993
 - Unanimously.

Floyds Fork DRO is in Effect and adds a layer of additional protections to > 13,000 Acres of Mainstem Floyds Fork

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Chapter 3 Part 1
Floyds Fork Special District

Reserved; until the community based planning process is complete and a Floyds Fork Special District regulation is adopted, the Development Review Overlay District (DRO), originally adopted in 1993, remains in effect.

Intent of the DRO

The following section contains the Floyds Fork DRO Guidelines which were adopted in February 1993.

Intent: The intent of the Floyds Fork Design Guidelines is to insure that new development within the Floyds Fork Corridor is designed to aid in restoring and maintaining excellent quality for land and water resources of the Floyds Fork Corridor. The design guidelines are also intended to complement the natural landscape in order to obtain an aesthetically pleasing, rural atmosphere.

DRO Provisions Impact and Protect

- o Stream Corridor
 - Setbacks
 - Buffers
- Excavation & Alteration
- o Trees and Vegetation
 - Clearing >20,000 sq feet,
- o Drainage and Water Quality

DRO Provisions Impact and Protect

- o Hillsides
- o Clustering of Residential uses
- o Historic Elements
- o Vistas and Appearance
- o Utility Construction
- o Sensitive Environmental Features
 - o Wetlands, Steep Slopes, Karst, Unique Features

The DRO – A Second Layer of Development Standards

Development Review Overlay District

A. General Regulations:

1. The Development Review Overlay District - DRO Definition and Purposes:
 - a. The Development Review District is an overlay shown on the zoning district maps. It constitutes a second level of development standards in addition to those specified by the underlying zoning district.
 - b. The purpose of the district is to protect the quality of the natural environment. The district achieves these purposes by promoting compatible development of land and structures. The Development Review District is to protect the public and property owners in the district..

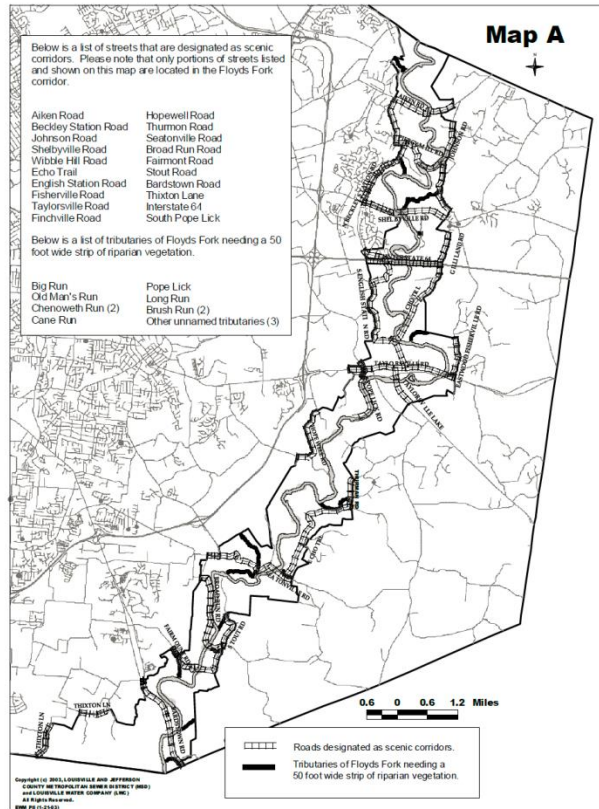
A long History of Implementation

- To our knowledge no other property in the Floyds Fork DRO has successfully obtained a commercial rezoning from RR zoning since 1993 –
- 14ZONE1064 – Pope Lick Station - is not the place to start!
- Please refer to the full text for details.

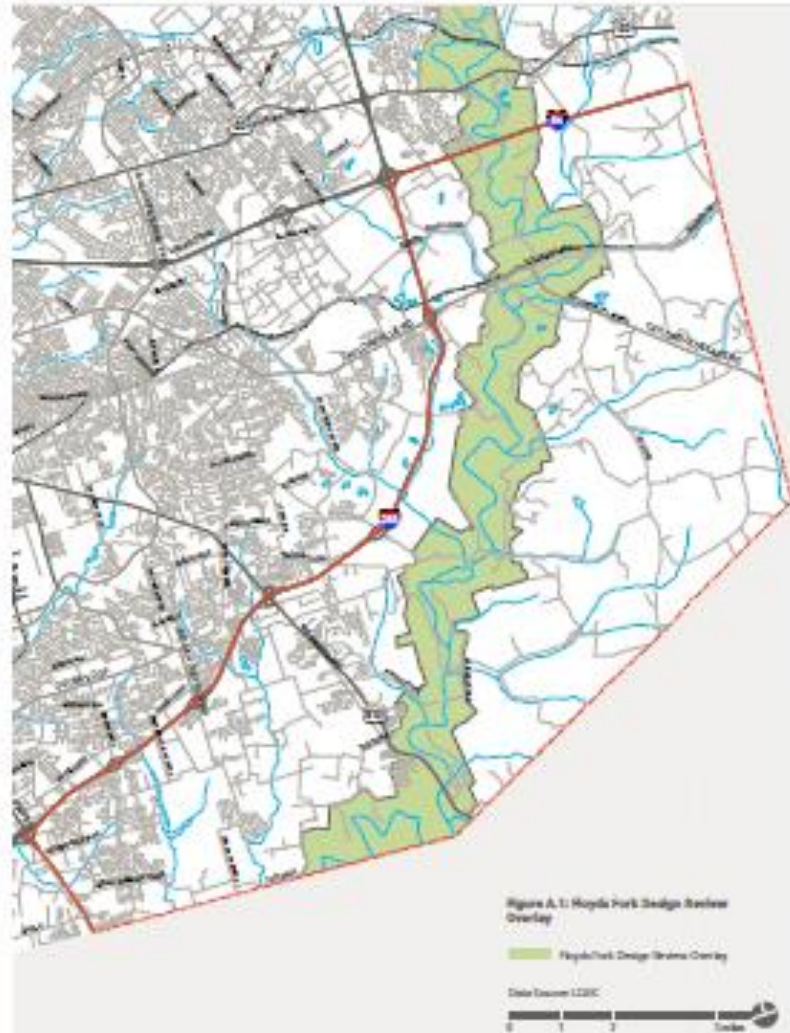
DRO Maps

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Chapter 3 Part 1
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DRO Maps



DRO Maps

