

19AREAPLAN0002

South Floyds Fork

Vision Plan

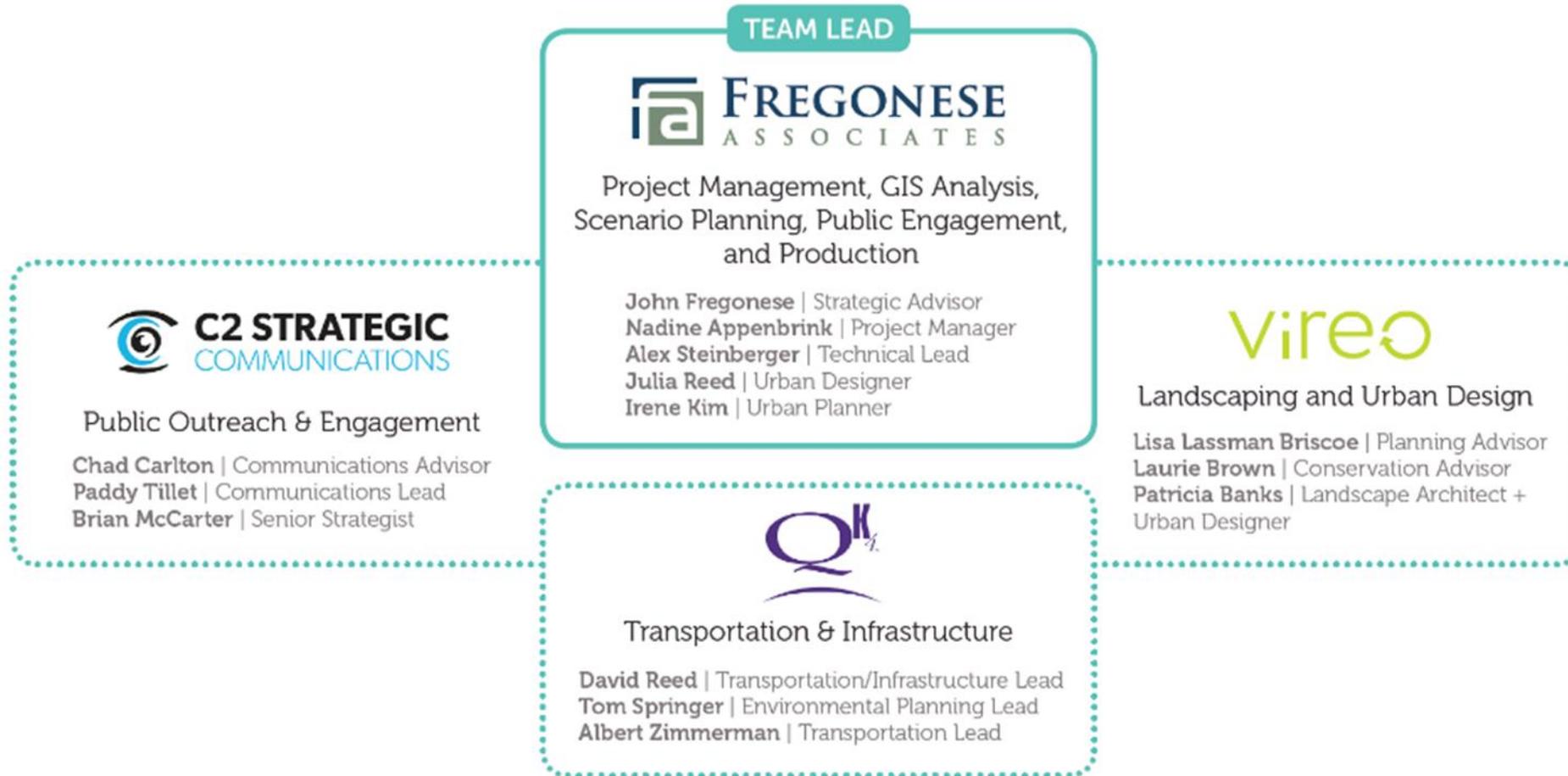
Metro Council Planning & Zoning Committee

October 29, 2019

Michael King: Urban Planner



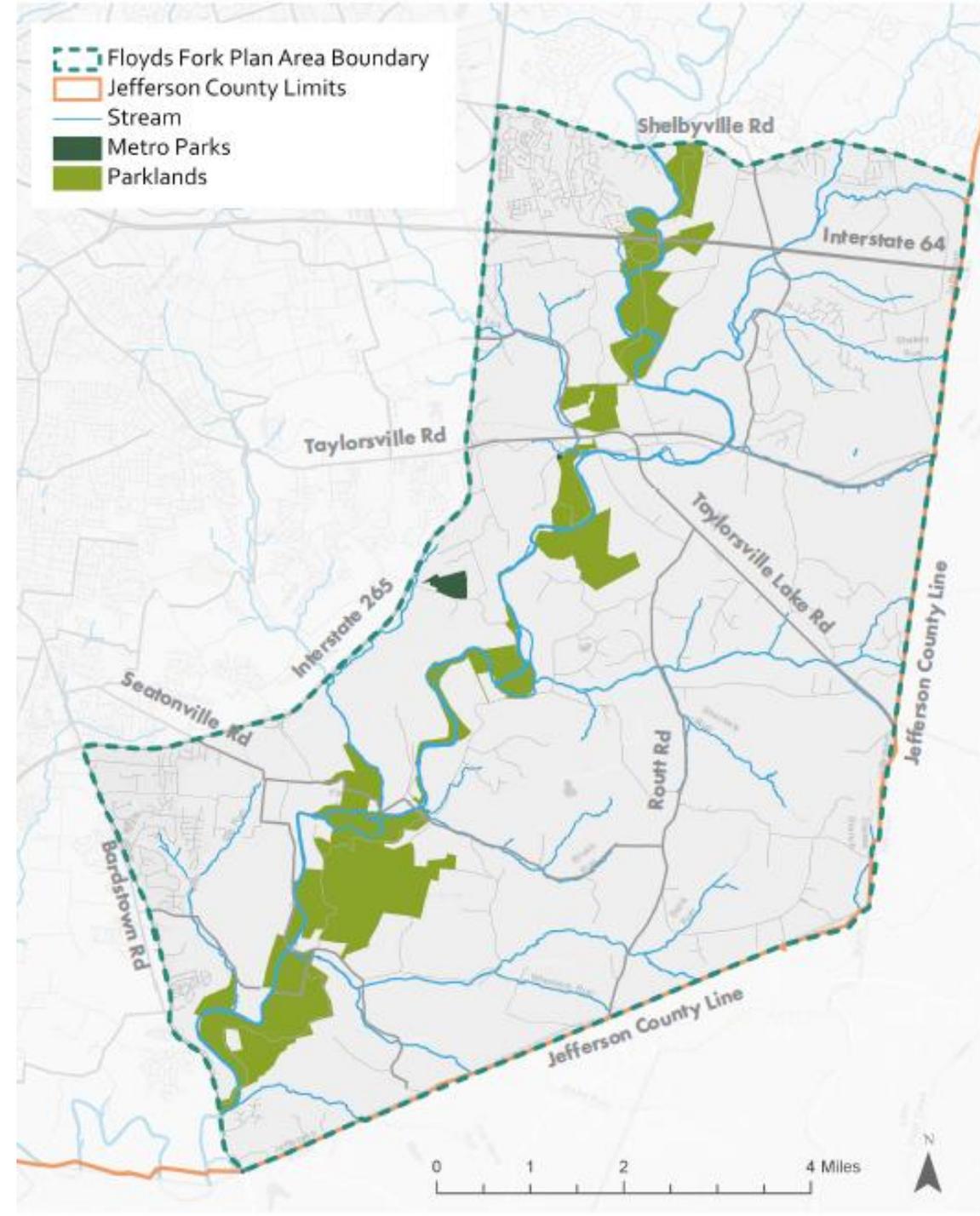
Consulting Team



Background



- Started in August 2017
- 60 Sq. Miles (38,260 Acres)
- 4,000+ Acres of Parks
- 143 Miles of Perennial Streams within the Study Area
- Predominately Rural/Residential Character
- 97% Single Family Residential Zoning
- Continued Development Appeal
- Lacks Infrastructure



Advisory Group

- Senator Julie Adams (KY Senate District 36)
- Frances Aprile (District 20 resident)
- Bill Bardenwerper (Attorney BBT)
- Pat Dominik (Sabak, Wilson, Lingo)
- Juva Barber (Pat Durham) (BIA Louisville)
- Mike Farmer (District 20 resident)
- Teena Halbig (District 20 Resident)
- Harrell Hurst (District 20 resident)
- Anita Johnson (District 20 Resident)
- David Kaelin (District 20 resident)
- Kurt Mason (USDA)
- Sheila Mead (District 20 resident)
- Matt Michaud (KY Farm Bureau)
- Greg Oakley (Hollenbach Oakley)



South **Floyds Fork** Vision

South Floyds Fork Vision Study

Neighborhood Plans are an important way to establish the goals of a neighborhood and coordinate actions with Louisville Metro and related agencies

DOES

- ✓ Creates a shared vision
- ✓ Develops a plan to guide sustainable growth and development in the area
- ✓ Establishes priorities, shared values, and objectives
- ✓ Recommends specific steps towards implementation of recommendations

DOESN'T

- Enact regulation
- Change zoning or form districts
- Implement recommendations
- Appropriate funding for projects

Engagement Process

Community Outreach

- Advisory Group Meetings
- Public Open Houses
- Inter-Agency Review Committee
- Young Professionals Association of Louisville
- Urban Land Institute KY
- KY Chapter American Planning Association
- Online Engagements

Continuous Communication

- 21st Century Parks
- Fisherville Area Neighborhood Association
- BIA Louisville



South Floyds Fork Vision Plan

- Introduction
- Vision Statement
- PLAN 2040 CHASE Principles
- Plan Elements
- Recommendations
- Appendix



South **Floyds Fork** Vision

Introduction

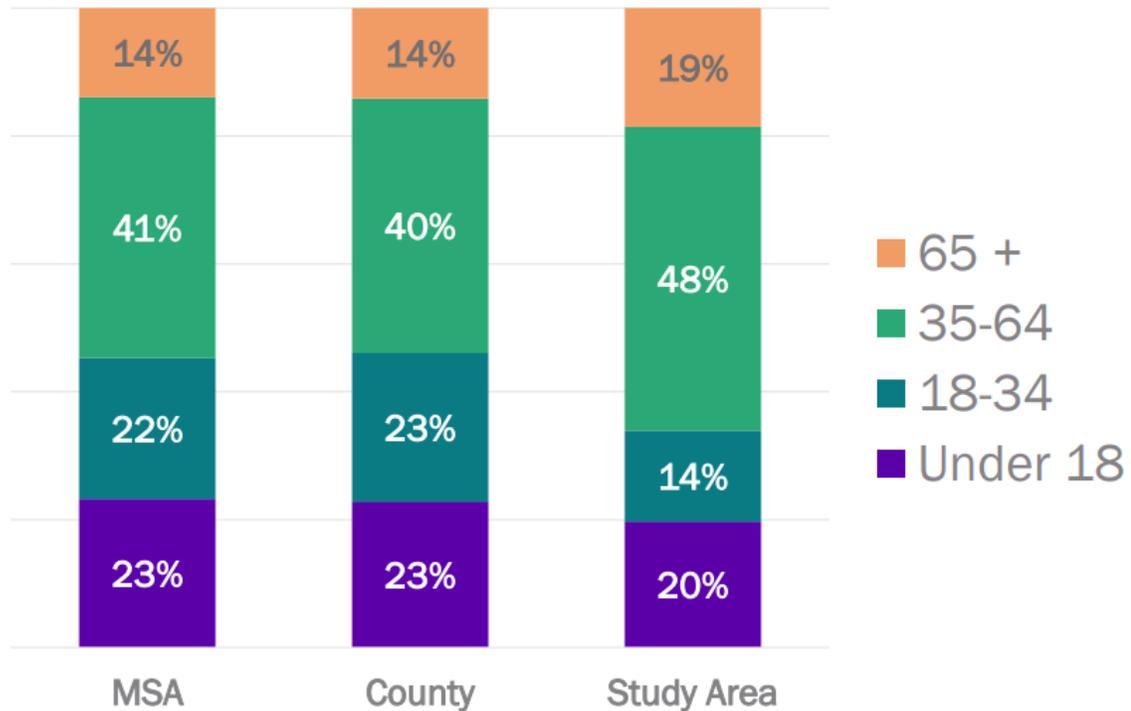
The South Floyds Fork Vision is an area plan for a developing portion of southeastern Louisville Metro, Kentucky, which is one of the more significant natural and rural parts of the county remaining. This plan will provide guidance for healthy, sustainable, equitable, well-connected and authentic growth in the South Floyds Fork area over the next 20 years, covering topics such as land use and community form, transportation and connectivity, sustainability and infrastructure.



Demographics

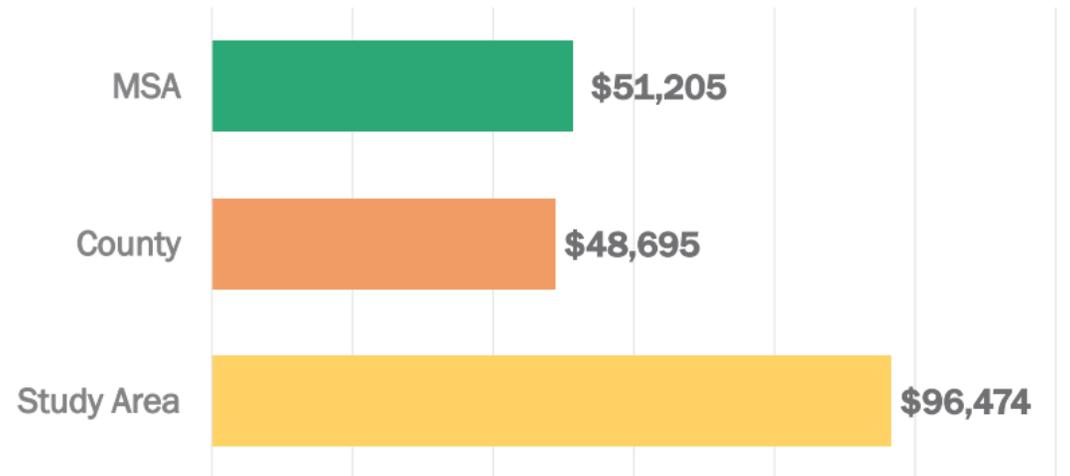
Floyds Fork is just 2% of the County's population today, but will grow significantly. Today's residents are older and have significantly higher incomes than the County or region.

Age



Median Household Income (in 2015 Inflation Adjusted Dollars)

Floyds Fork median income is 198% of Jefferson County median income



Population

Louisville-Jefferson County, KY-IN MSA	1,261,936
Jefferson County	755,809
Floyds Fork	13,499

Vision Statement

The Floyds Fork watershed is a natural treasure.

The area is defined by rich natural resources, rural landscapes, open spaces, a robust tree canopy, agricultural lands, stream health, parks and recreational areas, scenic roads, dark skies, wildlife habitat, and healthy ecosystems. Protecting, preserving and enhancing these natural, cultural and historic resources while providing sustainable, low-impact and mixed-use developments will reduce environmental impacts.

The preservation of Floyds Fork as a healthy living creek is paramount.



South **Floyds Fork** Vision



South Floyds Fork Vision

GUIDING PRINCIPLES (CHASE)

Connected

- Provide a mix of housing and jobs to support complete communities.
- Prioritize the creation of neighborhood trails and clear connections to neighborhood and regional parks.
- Improve access to quality housing, jobs and educational opportunities.

Healthy

- Protect clean air, clean water, and clean soil.
- Encourage new development that integrates new parks and trail connections.
- Create walkable neighborhoods and well-connected mixed-use centers.

Authentic

- Preserve and protect agricultural lands and rural lifestyle.
- Foster and grow the local business community, including farms, markets, workshops, studios, galleries, restaurants, and daily needs and services.
- Incorporate design that reinforces the character of the community.

Sustainable

- Preserve and enhance the tree canopy.
- Limit development in environmentally sensitive locations.
- Encourage sustainable best practices for new development.
- Maintain and improve the water quality of Floyds Fork and waterways.

Equitable

- Expand mixed-use and mixed-income neighborhoods, especially near parks and natural amenities.
- Establish planning and zoning that supports a range of housing types and densities in appropriate areas.
- Support new economic opportunities for agricultural and recreational businesses.

Plan Elements

1. Community Form
2. Mobility
3. Community Facilities
4. Economic Development
5. Livability
6. Housing





Community Form

- Current Conditions
- Scenarios
- Form Districts
- Land Use

Scenarios: An exploratory planning exercise

	POPULATION	HOUSING UNITS (+ Additional)	JOB (+ Additional)	ACRES OF NEW DEVELOPMENT
Current Floyds Fork (as of 2015 ACS)	13,499	5,196	2,455	--
Total 2040 Forecast*	21,598	8,407	3,885	--
Scenario C (Near Term)	+ 9,253	+ 4,023	+ 1,545	5,109
Scenario 1	+23,000	+10,057	+3,297	6,500
Scenario 2	+45,208	+19,892	+6,087	9,501
Scenario 3	+22,590	+10,103	+4,738	2,807
Scenario 4	+44,690	+19,996	+8,783	5,679

Figure 4. Scenario 1
Conventional Moderate Growth

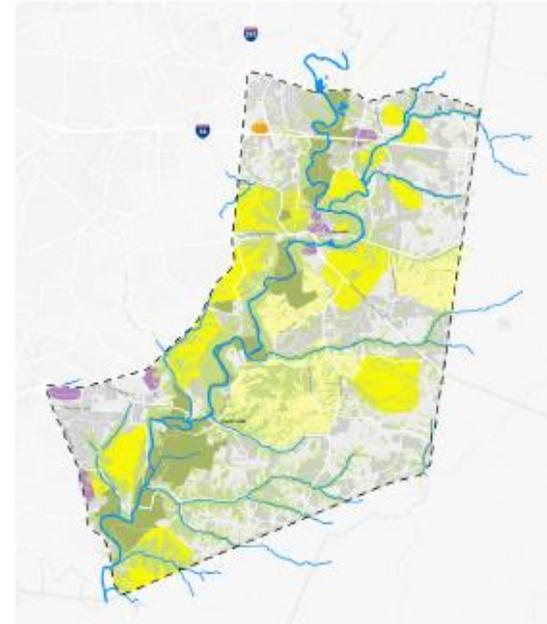


Figure 5. Scenario 2
Conventional High Growth

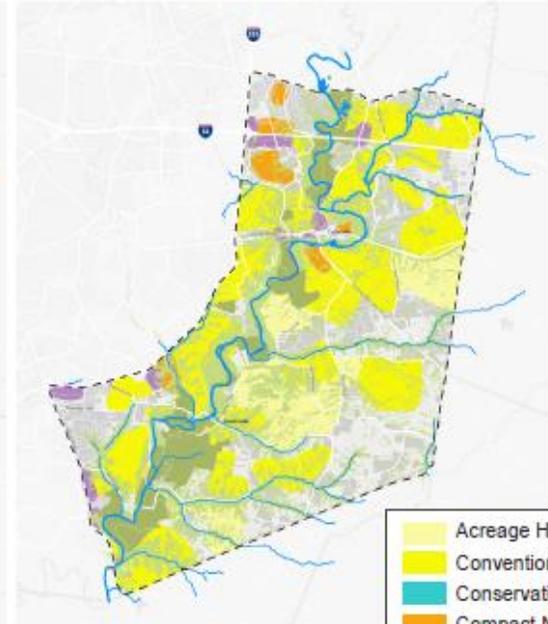


Figure 6. Scenario 3
Conservation Moderate Growth

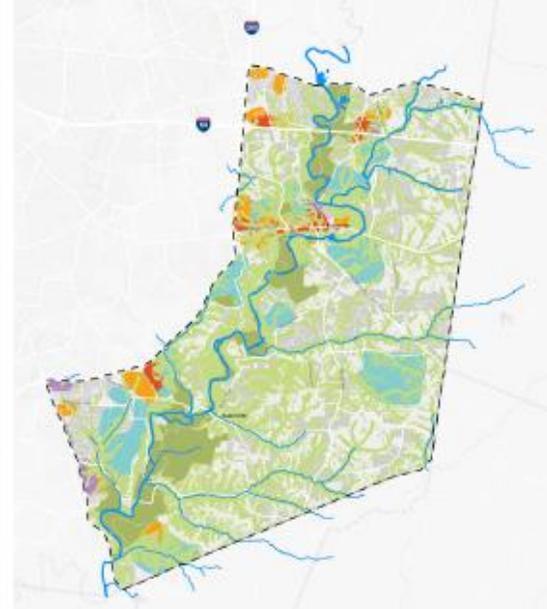
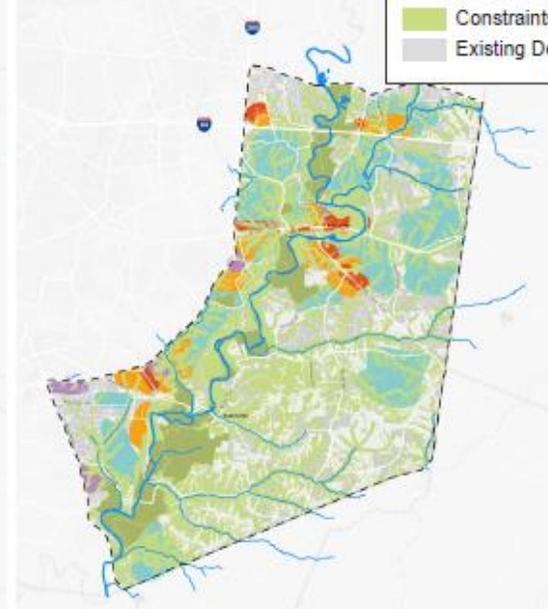


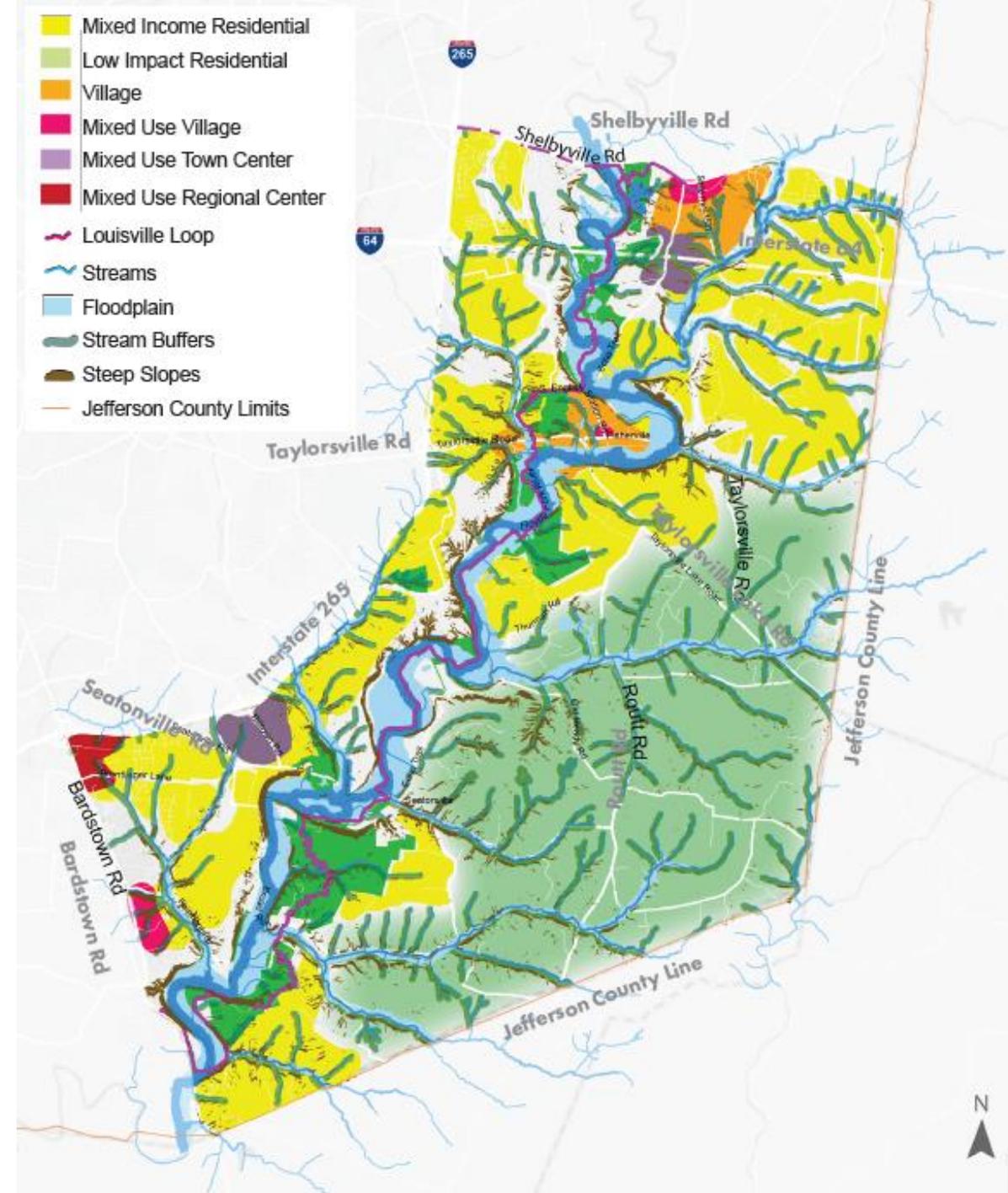
Figure 7. Scenario 4
Conservation High Growth



- Acreage Homes
- Conventional Subdivision
- Conservation Subdivision
- Compact Neighborhood
- Village
- Employment
- Parks & Parklands
- Constraints
- Existing Development

Vision Map

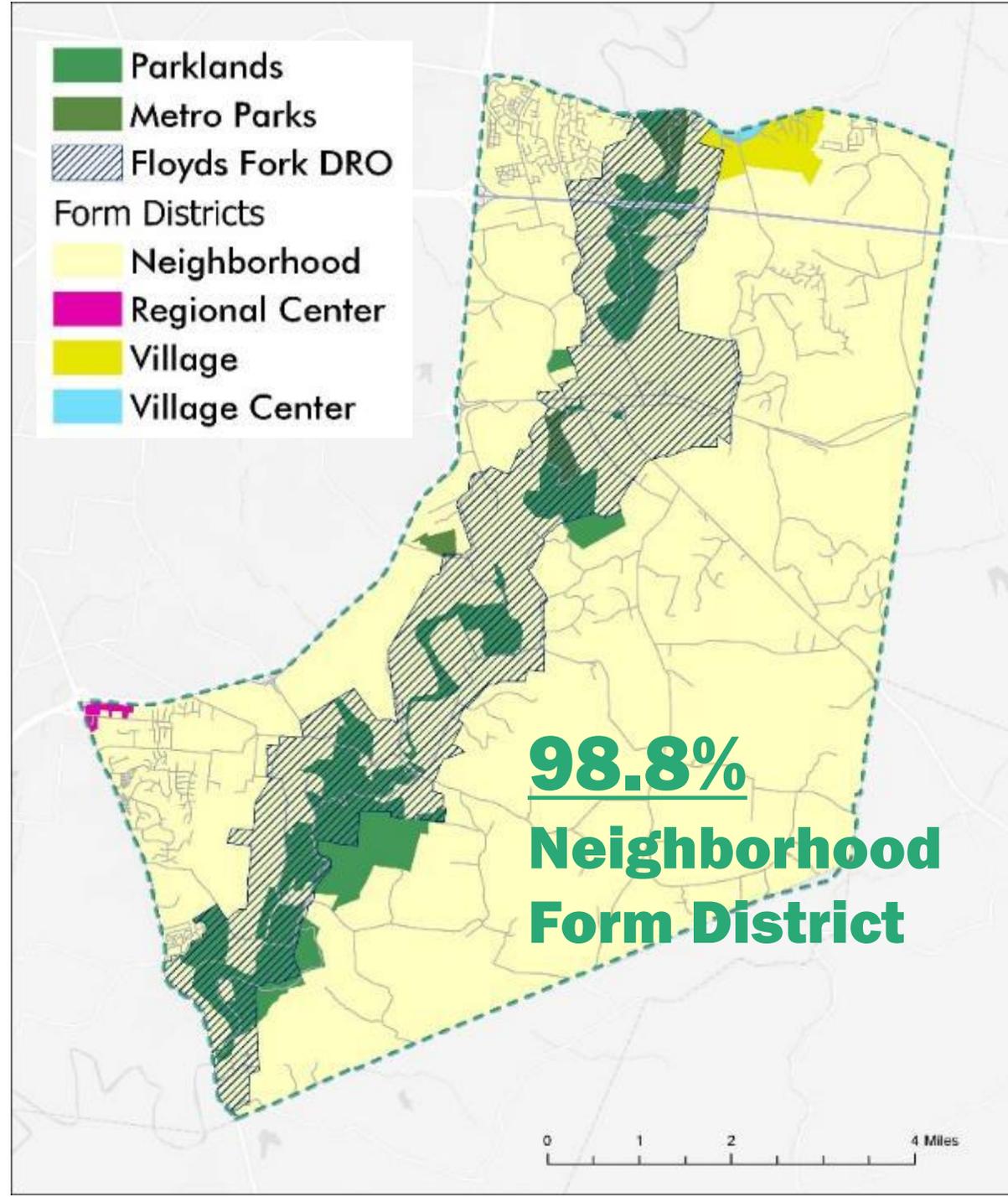
- **COMMUNITY INPUT**
- **Floyds Fork and Tributaries**
- **Wetlands and Floodplains**
- **Steep Slopes and Ridgelines**
- **Agriculture and Preservation**
- **Parks and Louisville Loop**
- **Neighborhoods**
- **Villages**
- **Regional Centers**
- **Transit Hubs**
- **Major Transportation Corridors**



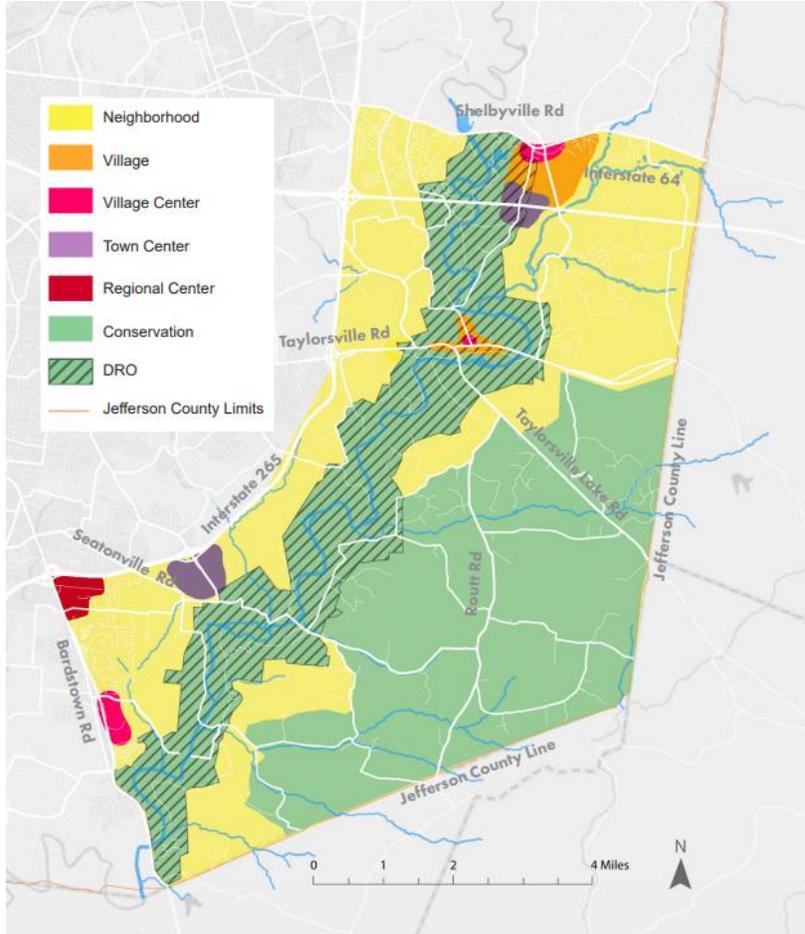
Form Districts

Recommendation 1: Modify the Metro form district map

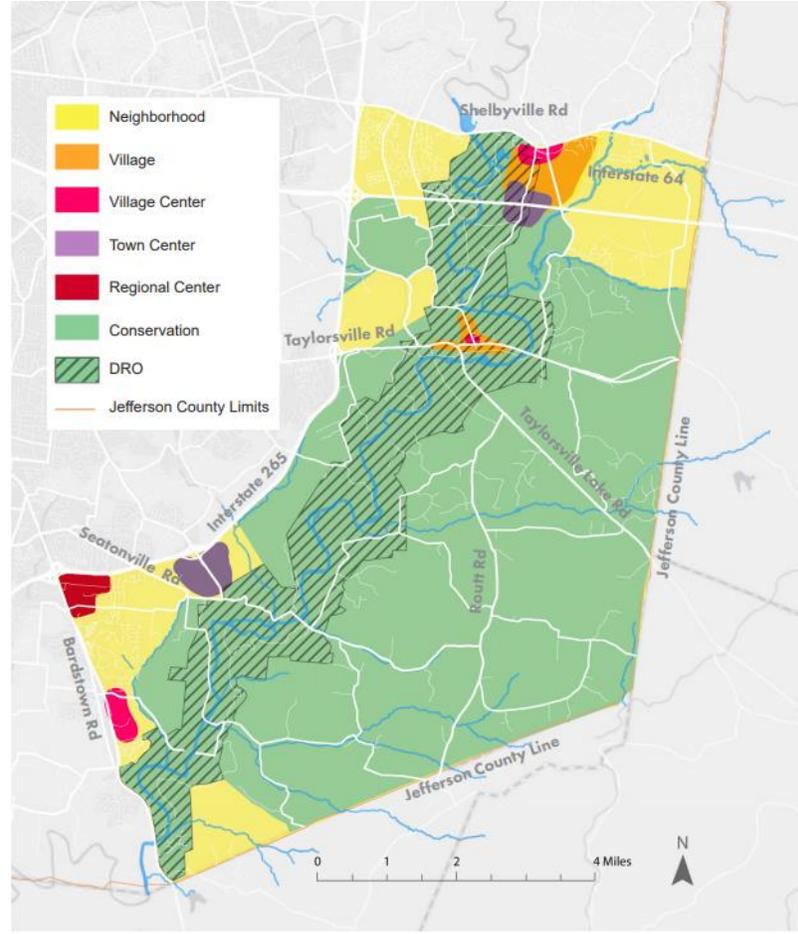
- A. Modify the form district map in coordination with targeted zoning changes. The process should ensure property owner buy-in.
- B. Apply the Conservation Form District to the current Floyds Fork Development Review Overlay District and to the portions of the South Floyds Fork study area, as shown in the Proposed Form District Maps.
- C. Village, Village Center, and Town Center Form Districts are currently applied to portions of Eastwood located in the study area, as identified in the Eastwood Neighborhood Plan (2005). As the planning for a possible highway interchange in this area moves forward, consider updating the Village and Village Center form district geographies to correspond to its design. The same applies to the Billtown Road Town Center area.
- D. Apply the Regional Center Form District to the area of Bardstown Road within the boundaries of the Southeast Metro Regional Center Planning Study (2012).
- E. Apply the Conservation Form District to all lands that have been established under permanent protection (such as conservation easements).



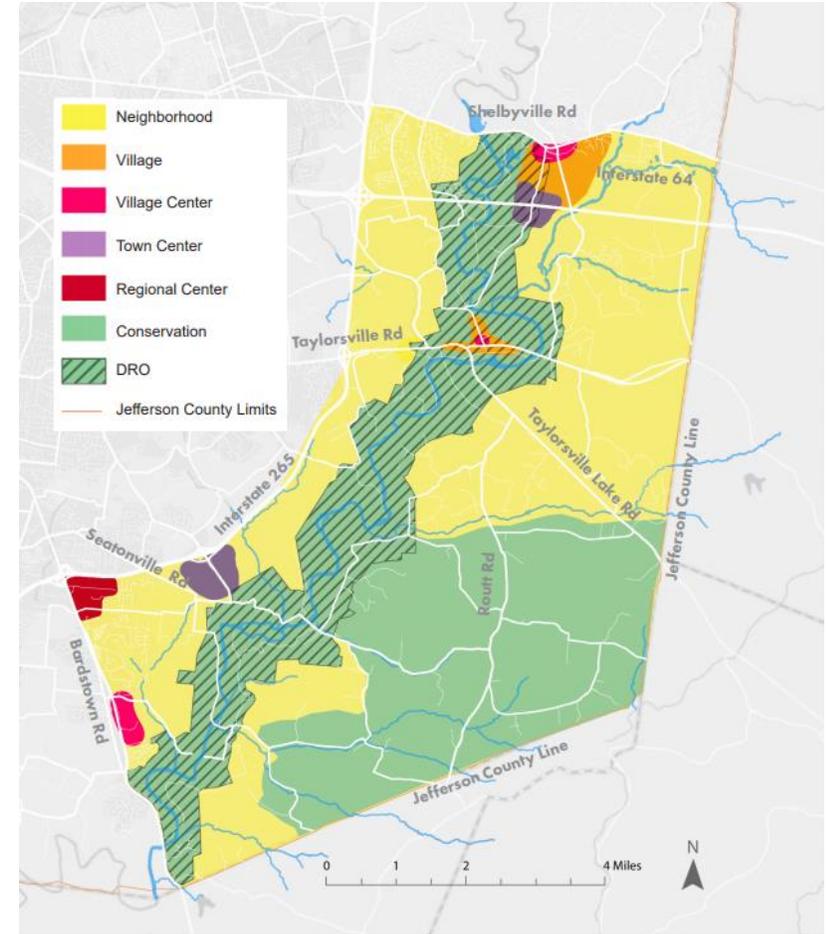
Form District Map Revisions



Alt A



Alt B

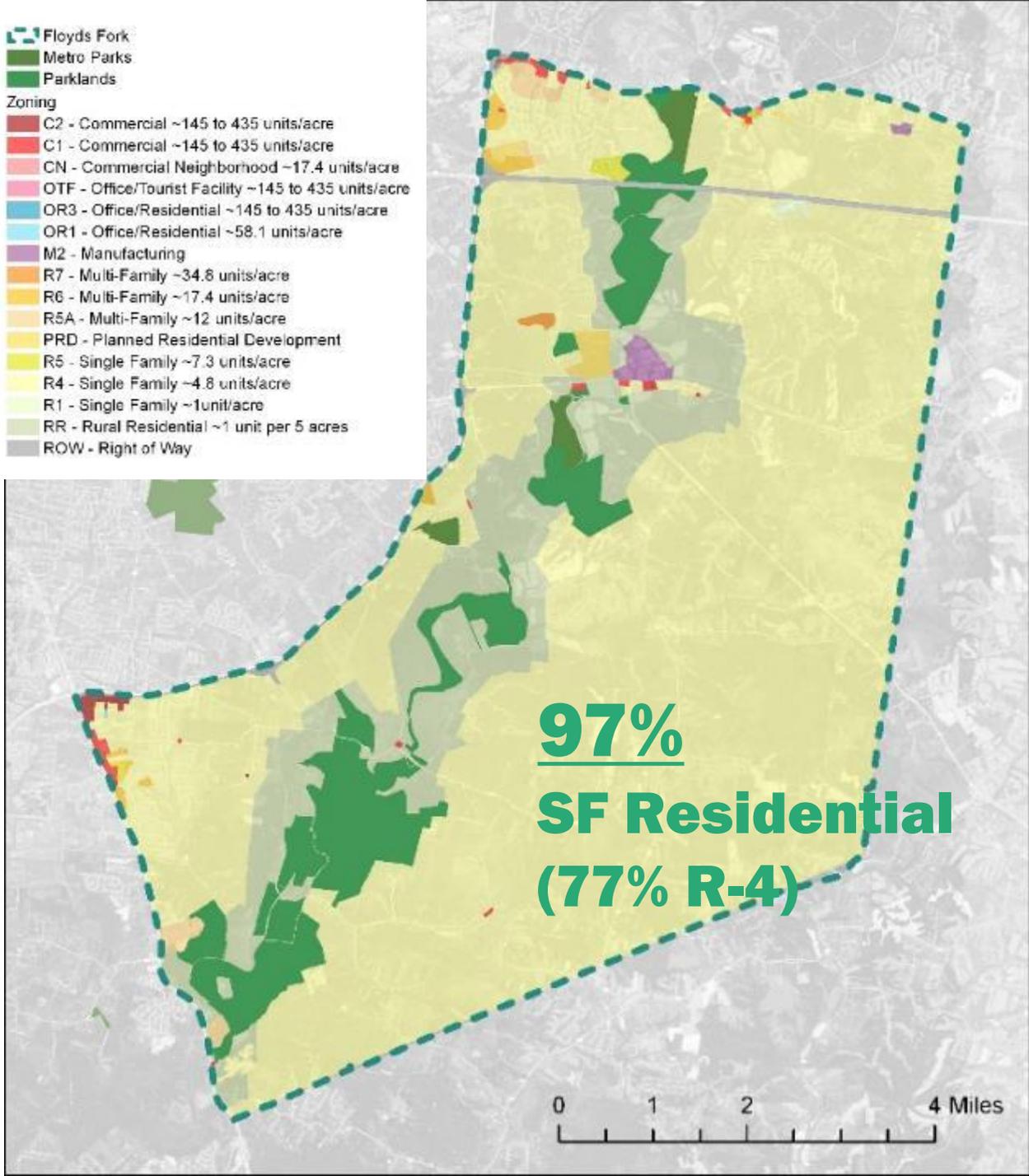


Alt C

Zoning

Recommendation 2: Modify zoning designations in limited areas

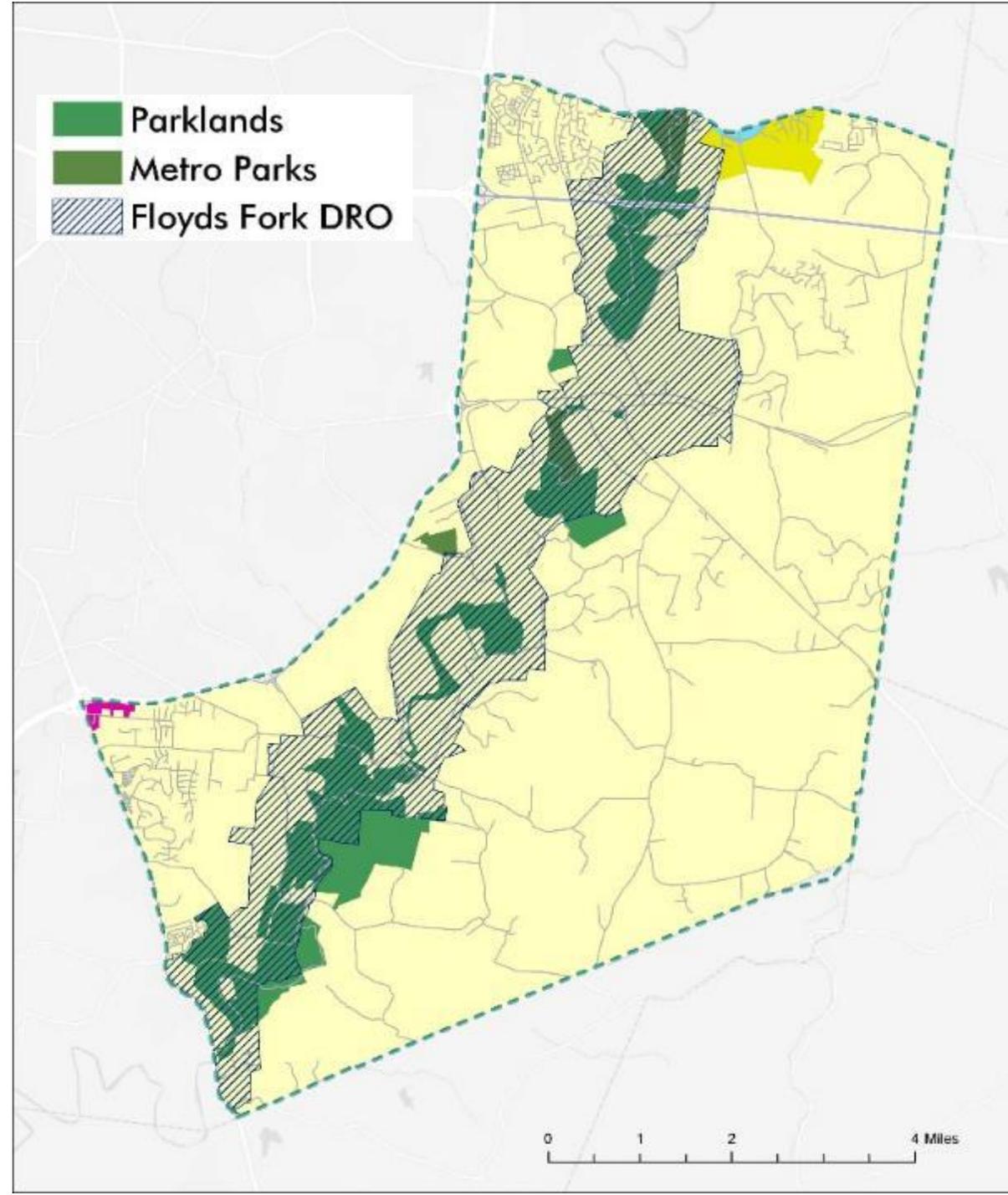
- A. Identify appropriate zoning to correspond with Village, Village Center, Town Center, and Regional Center Form District changes. New zoning designations should increase permitted housing density, housing type diversity, and allow for mixed-use development: Eastwood, Fisherville along Taylorsville Road between Pope Lick Road on the west and Floyds Fork on the East, at the Billtown Road and I-265 interchange, and Bardstown Road.
- B. Zoning modifications should correlate with the planning of major infrastructure improvements to the sanitary sewer system and the transportation network (widening, extensions of shared use paths, transit service, new/expanded interchanges and new roads.)
- C. All zoning modifications should include coordination with property owners and area residents.



Floyds Fork DRO

Recommendation 3: Update the Floyds Fork Development Overlay (DRO) District Ordinance

- A. Analyze and revise the Floyds Fork DRO in its current state to eliminate redundancies, provide clear standards and to reflect current needs and conditions.
- B. Consider zoning modifications to align zoning with overlay. Any modifications should be made with property owner consent.



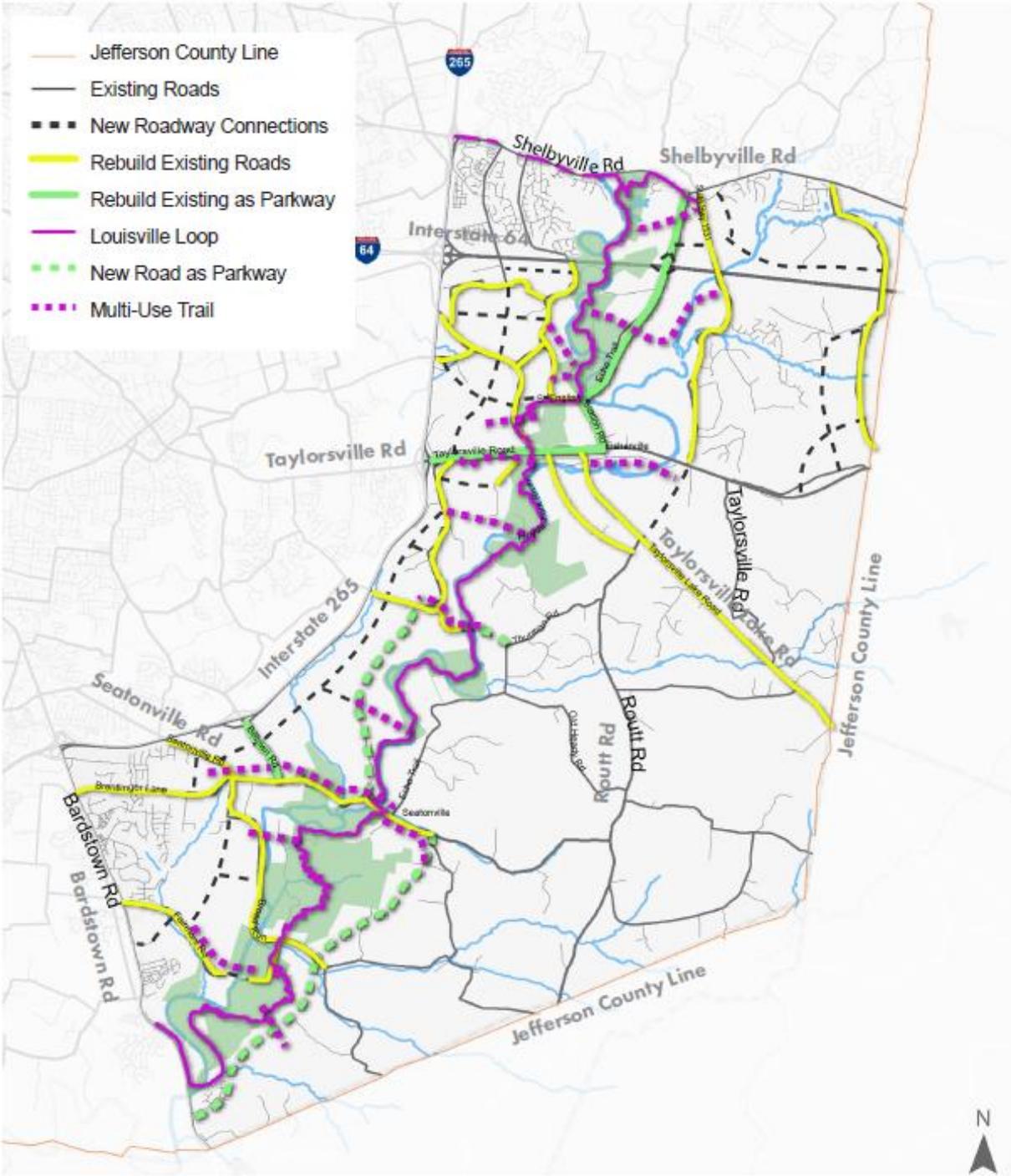


Mobility

- Master Street Plan
- Greenways, Blueways, and Trails
- Pedestrian and Bicycle Design
- Connectivity Standards
- Context Sensitive Design
- Transit

Master Road Plan

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.



Multi-Modal Connectivity

- Recommendation 7: Promote a Context Sensitive Complete Street and corridor preservation approach.
- Recommendation 9: Plan for all modes of travel.
- Recommendation 12: Promote active living for all residents.



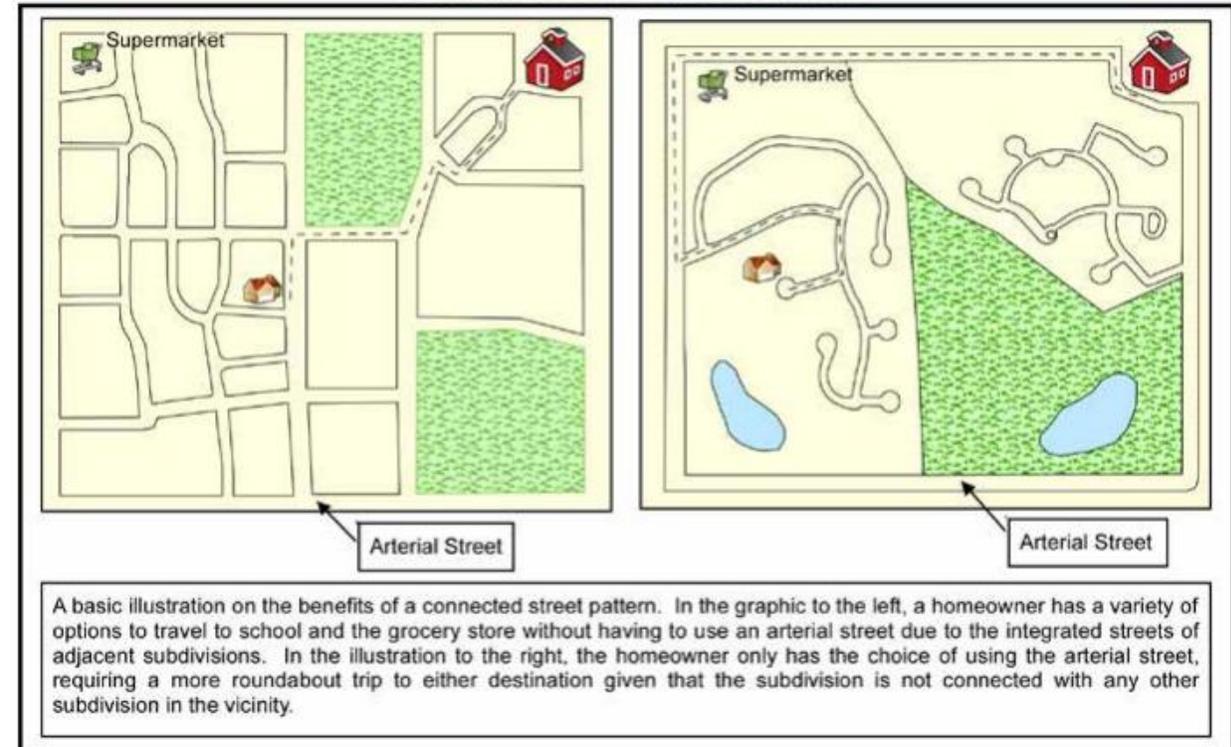
Complete streets should always be considered, but context sensitive design should take precedence

Recommendation 8: Connectivity Standards

- A. Develop a context-sensitive approach to road design and transportation infrastructure. Encourage continuous and more direct routes. Context-sensitive design is responsive to the unique context and conditions of each project.
- B. The master road plan shows where important connections need to be made. New roads and road improvements provide connectivity to reduce trip length and minimize the need for motor vehicle trips. The road network should include continuous sidewalk connections, and improved multi-modal options, per Complete Streets guidelines.

Wherever possible:

- i. Local roads should have two or more connections to a collector or arterial.
- ii. Provide access where development is within 1,000 feet of a collector.
- iii. For new development in South Floyds Fork, recommended block length is a maximum of 700 feet, unless topography or environmental conditions dictate a longer length. Context sensitive design should take precedence.



Context Sensitive Design

Recommendation 10: Employ context sensitive design standards for roads.

- A. Enhance context sensitive street design on priority corridors to address safety issues for all transportation modes.
- B. Rebuild substandard roads to low-speed (35 MPH) design criteria, including 10-foot-wide travel lanes, 1-foot-wide shoulders, adequate drainage, and pedestrian and bicycle facilities.
- C. Encourage design of KYTC-programmed road reconstruction projects (e.g., Taylorsville Road and the new I-64 interchange and connector roads) that promote aesthetic gateways, lower travel speeds, pedestrian and bicycle safety, and Parkway elements.
- D. Currently, parkways must be designated, which is a high barrier and not typical of other cities known for boulevards and parkways. Simplify the process and enable parkway and boulevard design elements to be utilized more readily.
- E. Design sustainable corridors to include green infrastructure, aesthetics, dark-sky-compliant lighting, and consideration of wildlife habitat connectivity.
- F. Consider existing and future roads for designation as Scenic Corridors.

Urban cross sections should be considered where applicable, but context sensitive design should take precedence





Community Facilities

- 13. Improve public services to serve new development, including police, fire, library and community centers.**
- 14. Support environmental education.**
- 15. Support access to quality health care.**
- 16. Assist Jefferson County Public Schools in their efforts to enhance academic and financial strengths.**



Economic Development

- Jobs and Services
- Outdoor Recreation
- Agriculture

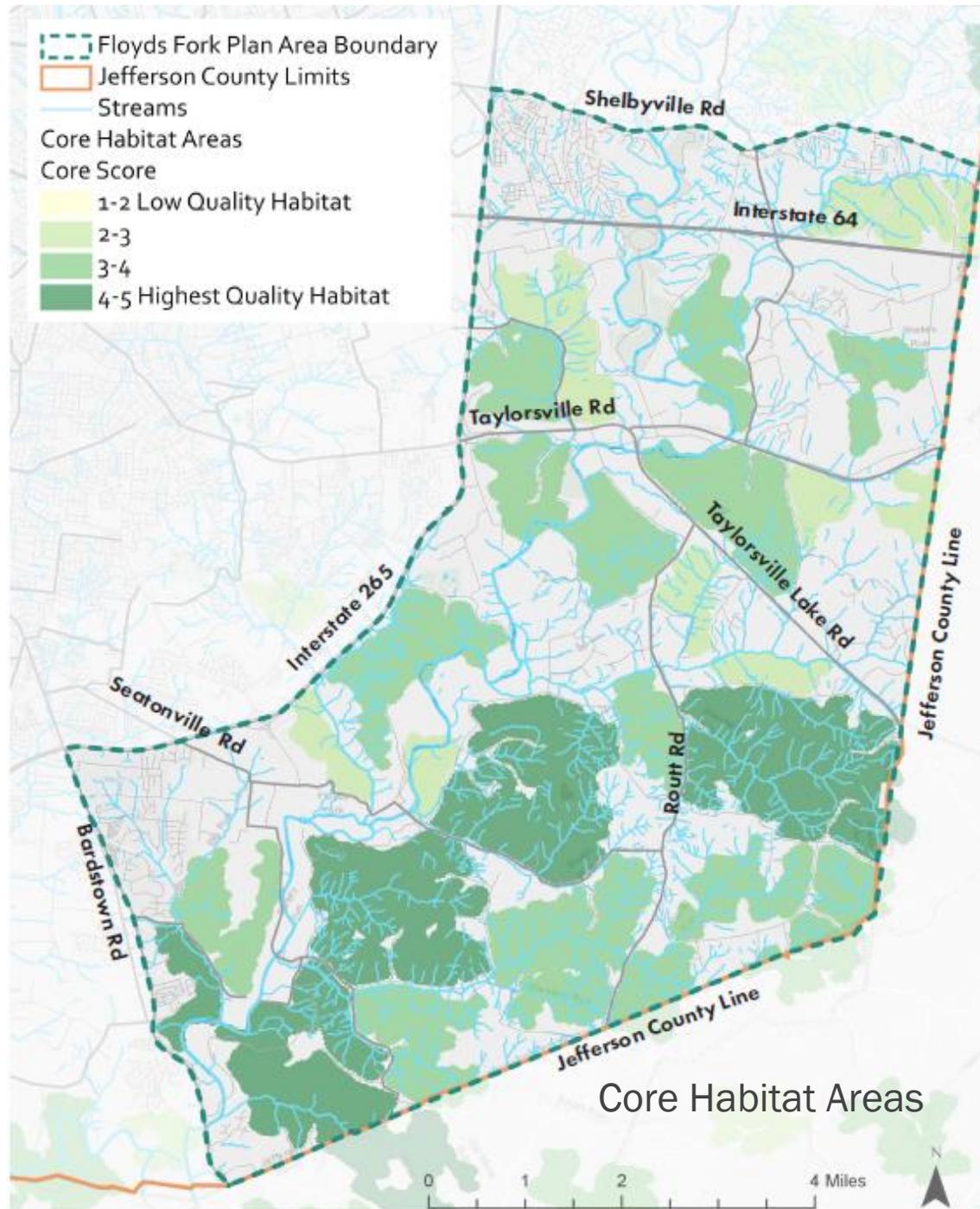


Livability

- Natural Resources
- Strategies for Sustainability
- Agriculture
- Water and Wastewater Infrastructure

Natural Resources

- Floyds Fork
- Integrate development into natural environment
- Tree Canopy
- Habitat protection
- Air Quality
- Light Pollution

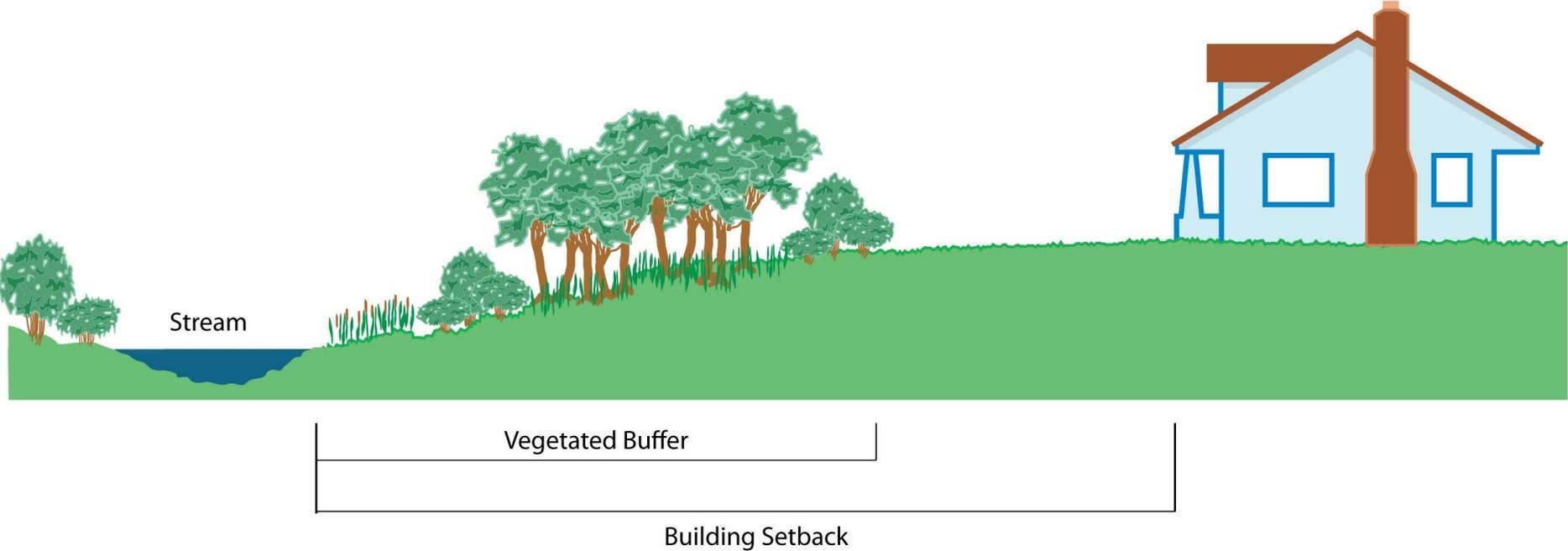


Strategies for Sustainability

- Conservation Fund
- Stream Setbacks
- Reforest Riparian Areas
- Targeted Acquisition of Riparian Areas



Proposed Stream Setback



Stream Segment	Building Setback	Landscape Buffer
Floyds Fork (Perennial Stream)	200 ft	150 ft
Other Perennial Streams	125 ft	100 ft
Intermittent Streams	75 ft	50 ft

Agriculture

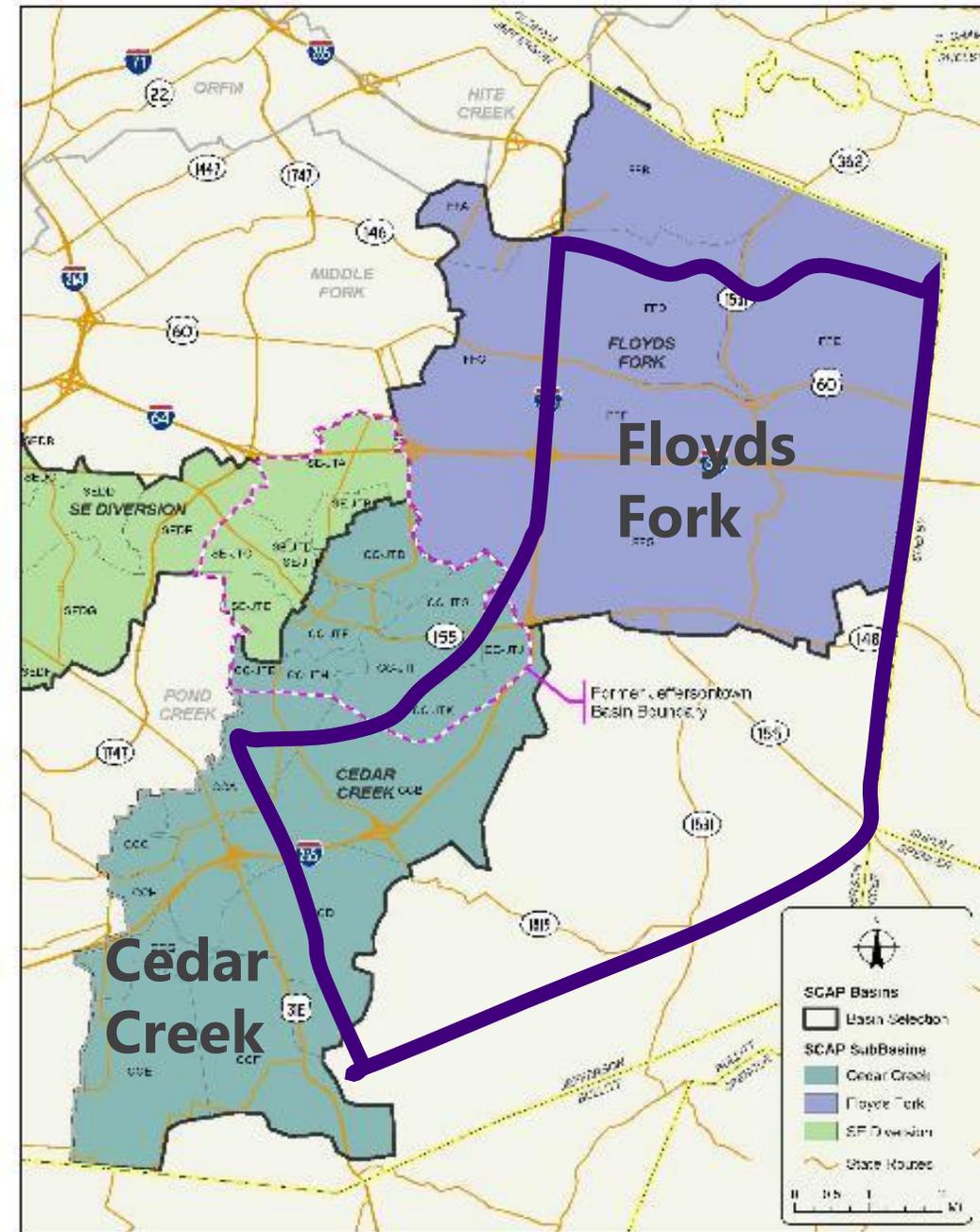
- Buffers
- Tools to Voluntarily Protect Agricultural Land
- New Products and Markets
- Agriculture and Water Quality
- “Common Sense” approach to agricultural protection



Water and Wastewater Infrastructure

- Louisville Water Company
- Wastewater Needs
- Long Term Solutions
- Existing Conditions
- Discharge (Innovative Solutions)
- Stormwater
- Green Infrastructure

	Floyds Fork	Cedar Creek
Capacity	9,000	7,200
With Expansion	11,000	13,000
TOTAL	20,000	20,200





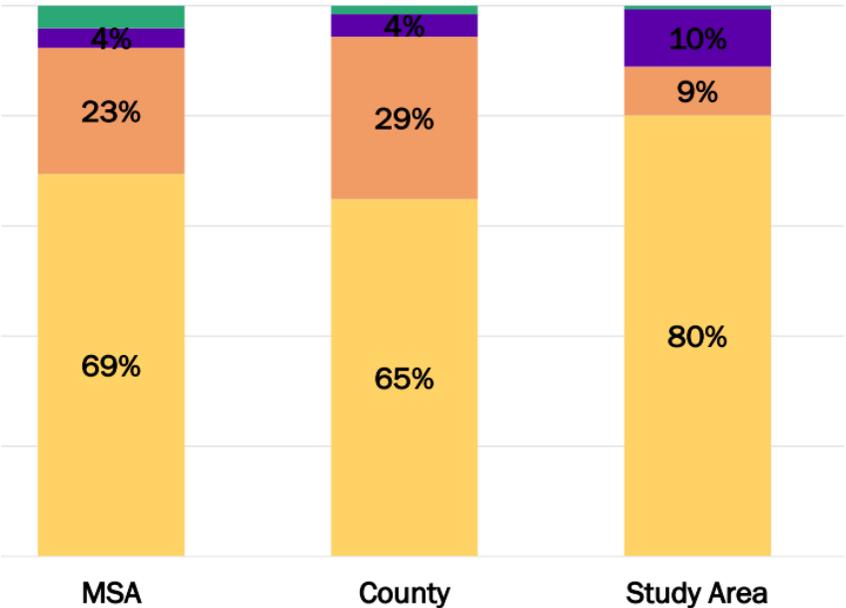
Housing

- Existing Typology
- Diversity and Affordability
- Low Impact Subdivisions
- Mixed-use

Housing Today

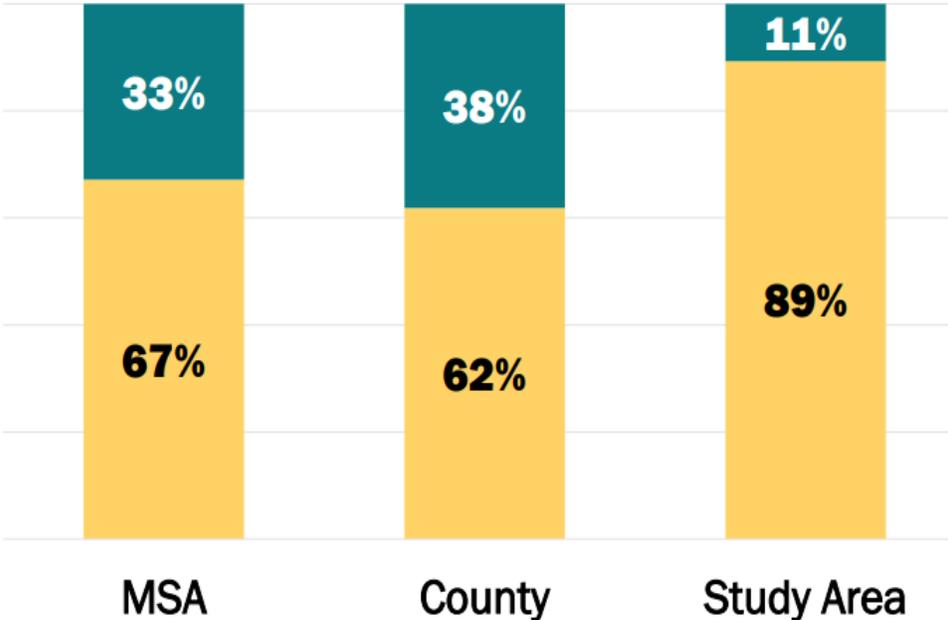
80%

Single Family Residential



90%

Home Ownership



Future Housing Needs

Recommendation 29: Promote and encourage expanded housing diversity

- A. Promote and incentivize a diversity of housing types with a balance of homeownership and rental units ranging from large lot estate homes to small cottage homes, townhomes and multi-family.
- B. Increase the number of well-designed and affordable housing types that respond to residents' preferences and incomes. This should include smaller lot single-family homes such as cottage and courtyard homes.
- C. Expand incentives for affordable housing development.
- D. Expand the supply of housing that is suited for people of all life stages and physical abilities. Encourage that housing is developed in walkable areas with easy access to services, shopping and clinics. Review housing standards and incorporate universal design standards into affordable housing.



Smaller scale single family homes



Townhomes or rowhouses



Village and Village Center-style housing

Conservation Form District

- Incentivizes low impact, sustainable development
- Characterized by natural features and scenic landscapes
- Promotes multi-modal connectivity
- Establishes design features such as, setbacks, lot sizes and building height
- Does not establish land use, density, or intensity
- Conforms to Neighborhood Form District dimensional standards when not utilizing development incentives



Low Impact Subdivisions

- New opportunity in the toolbox
- Higher density in exchange for more open space
- No lot size minimums
- Allows for base density
- Encourages continuous and contiguous open space



Planning Commission: September 19th 2019

- *4.B. Wherever possible roadways should be buffered from tree clearing. Rather than prohibit logging practices entirely in the area, this recommendation would maintain a buffer of trees and vegetation between public roadways and logging operations. This would reduce the visual impact of tree clearing on roadways and other scenic areas.*
- **4.B. Roadways should be buffered from tree clearing. Rather than prohibit logging practices entirely in the area, this recommendation would maintain a buffer of trees and vegetation between public roadways and logging operations. This would reduce the visual impact of tree clearing on roadways and other scenic areas.**

Planning Commission: September 19th 2019

- 5.A. *Consider establishing “common sense” buffer standards between when new development is proposed adjacent to permanently protected active agricultural uses. Property owners should work together to develop adequate buffers in these cases.*
- 5.A. Establish a 50-foot natural/vegetative buffer in new development adjacent to permanently protected land.

Planning Commission: September 19th 2019

- *21.A. Maintaining and protecting a minimum of 50% tree canopy within the planning area protects the numerous benefits that trees provide.*
- **21.A. Maintain and protect a minimum of 50% tree canopy within the planning area.**

Planning Commission: September 19th 2019

- *27.A. Encourage dark-sky-compliant lighting on all new public and private development throughout the area.*
- *27.A. Require dark-sky-compliant lighting on all new public and private development throughout the area.*
- **27.A. Support and encourage dark-sky-compliant lighting on all new public and private development throughout the area.**

Public Meetings

- **Planning Committee: August 26th, 2019**
 - Planning Committee recommended the Planning Commission consider the four proposed revisions
- **Planning Commission: September 19th, 2019**
 - 7 people spoke in support
 - 5 people spoke in opposition
 - Planning Commission recommended approval of the plan and adoption of the executive summary as an amendment to Plan 2040 with the four outlined revisions by a vote of 5-1 (Three members were not present)

Required Action

- Approval/denial of the South Floyds Fork Vision Plan
- Approval/denial of adoption of the South Floyds Fork Vision Plan Executive Summary as an amendment to Plan 2040