

System Development Charge Program Update

Louisville Metro Public Works
December 7, 2021



System Development Charge Program

Adopted by Ordinance 66, Series 2006 passed in April of 2006, and amended by Ordinance 159, Series 2006 & Ordinance 247, Series 2007.

Established four System Development Charge Zones:

Zone A

Zone B

Zone C

Zone D

Established fees for each residential housing type:

Single-family detached, detached condo & mobile home \$1,000/unit

Attached condo \$500/unit

Multi-family apartment (for rent) \$250/unit



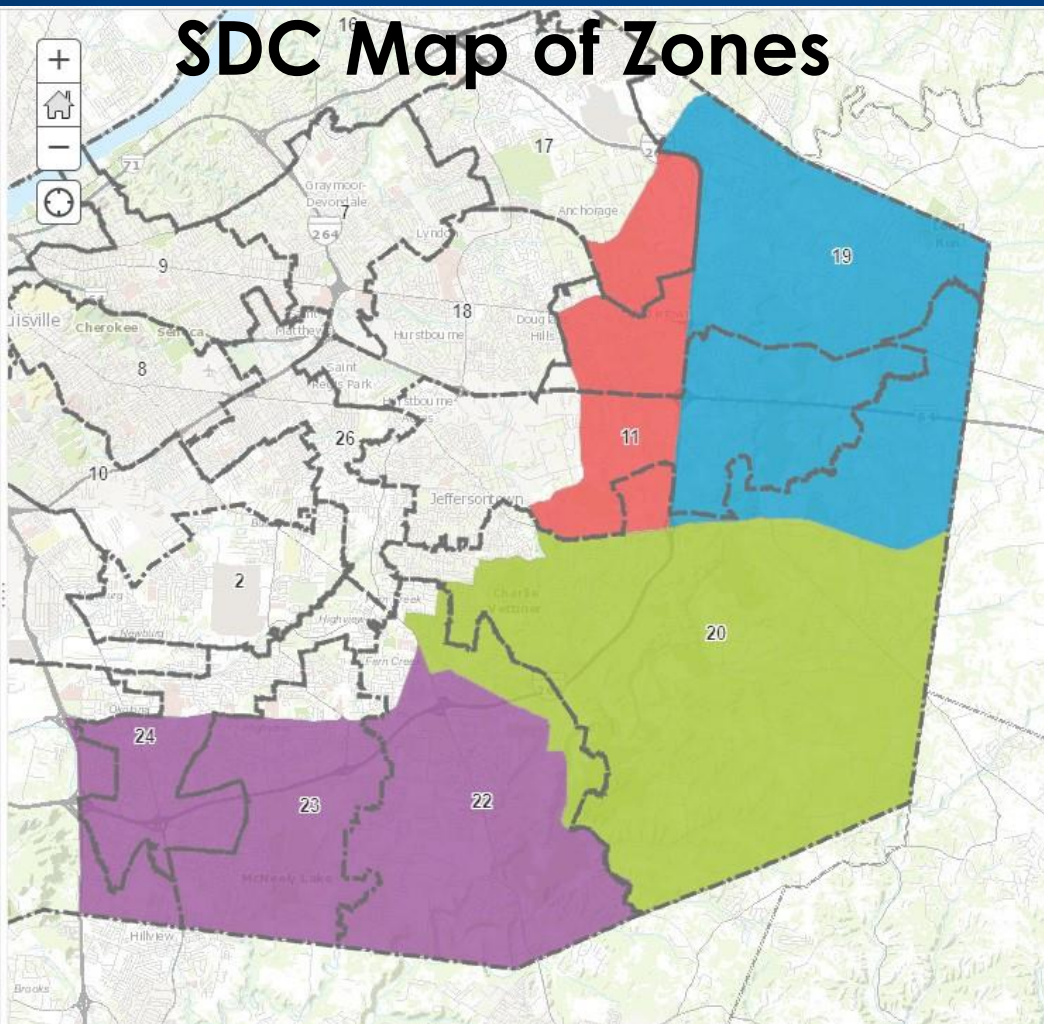
SDC Map of Zones

Metro Council Districts



System Development Zones

-  A
-  B
-  C
-  D



System Development Charge Program

In 2009, Metro bonded \$17,000,000 in SDC projects, set to retire in 2030, with the anticipation that SDC fees paid would cover up to 50% of the debt obligation. Unfortunately, the Great Recession resulted in fewer building permits issued and fees collected so Metro had to make up the difference.

There is currently one active SDC project, Cooper Chapel Rd extension phase 3.



System Development Charge Program

A review of the current SDC projects and projected land use growth in the 4 SDC zones began early 2020 with the intent to identify new SDC eligible projects based on safety, capacity and connectivity. Construction cost estimates for the newly identified projects was reviewed against potential for development to determine an appropriate per unit charge for these proposed road improvement projects.

Crash heat maps, congestion maps, and LOS maps were also created to identify any problem locations within the zone areas that would warrant additional projects in the coming years



System Development Charge Program Update

The SDC ordinance created a System Development Charge Oversight Committee composed of:

System Development Charge Administrator

Director or designee of Planning & Design Services

Director or designee of Public Works & Assets

A representative from BIA

A representative of the Louisville Apartment Association

An individual selected by Greater Louisville, Inc

A neighborhood representative selected by the Planning Committee

A representative of KYTC



System Development Charge Program Update

The System Development Charge Oversight Committee will meet semiannually to review recently proposed and approved developments and recommend System Development Charge projects for design or construction to address growth in each Zone.

Projects will be selected based on approved development plans, roadway capacity, connectivity and overall safety and efficiency. Not all projects identified in this report will go to construction, but SDC improvements will be implemented as growth occurs.



System Development Charge Expected Growth

ZONE A	
Residential Land Use Category	Dwelling Units
Single Family & Detached Condo Category A Total:	996
Attached Condo SDC Category B Total:	245
Multi-Family SDC Category C Total:	690
Total	1,931

ZONE B	
Residential Land Use Category	Dwelling Units
Single Family & Detached Condo Category A Total:	1,909
Attached Condo SDC Category B Total:	193
Multi-Family SDC Category C Total:	550
Total	2,652

ZONE C	
Residential Land Use Category	Dwelling Units
Single Family & Detached Condo Category A Total:	1,396
Attached Condo SDC Category B Total:	37
Multi-Family SDC Category C Total:	205
Total	1,638

ZONE D	
Residential Land Use Category	Dwelling Units
Single Family & Detached Condo Category A Total:	3,363
Attached Condo SDC Category B Total:	280
Multi-Family SDC Category C Total:	761
Total	4,404



System Development Charge Summary of Project Costs

Traffic Zone "A" Summary of Project Cost		
Project Category	Total Optimal Cost	Total Minimum Cost
Roadway Improvement Projects	\$9,097,073	\$6,769,530
New Roadway Projects	\$44,387,309	\$33,845,837
Intersection Projects	\$892,188	\$892,188
Louisville Loop Projects	\$2,676,364	\$2,676,364
Total Zone "A"	\$57,052,934	\$44,183,918

Traffic Zone "B" Summary of Project Cost		
Project Category	Total Optimal Cost	Total Minimum Cost
Roadway Improvement Projects	\$86,884,659	\$77,113,996
New Roadway Projects	\$92,518,740	\$92,518,740
Intersection Projects	\$6,547,302	\$6,547,302
Louisville Loop Projects	\$1,982,028	\$1,982,028
Total Zone "B"	\$187,932,729	\$178,162,066

Traffic Zone "C" Summary of Project Cost		
Project Category	Total Optimal Cost	Total Minimum Cost
Roadway Improvement Projects	\$24,608,225	\$18,903,914
New Roadway Projects	\$167,936,366	\$155,463,971
Intersection Projects	\$3,006,432	\$3,006,432
Louisville Loop Projects	\$887,731	\$887,731
Total Zone "C"	\$196,438,753	\$178,262,048

Traffic Zone "D" Summary of Project Cost		
Project Category	Total Optimal Cost	Total Minimum Cost
Roadway Improvement Projects	\$43,715,583	\$30,822,418
New Roadway Projects	\$112,446,988	\$111,031,560
Intersection Projects	\$8,173,726	\$8,173,726
Louisville Loop Projects	\$3,746,287	\$3,669,003
Total Zone "D"	\$168,082,584	\$153,696,706

