

# **19AREAPLAN0002**

# **South Floyds Fork**

# **Vision Plan**

**Metro Council Planning & Zoning Committee**

**July 14, 2020**

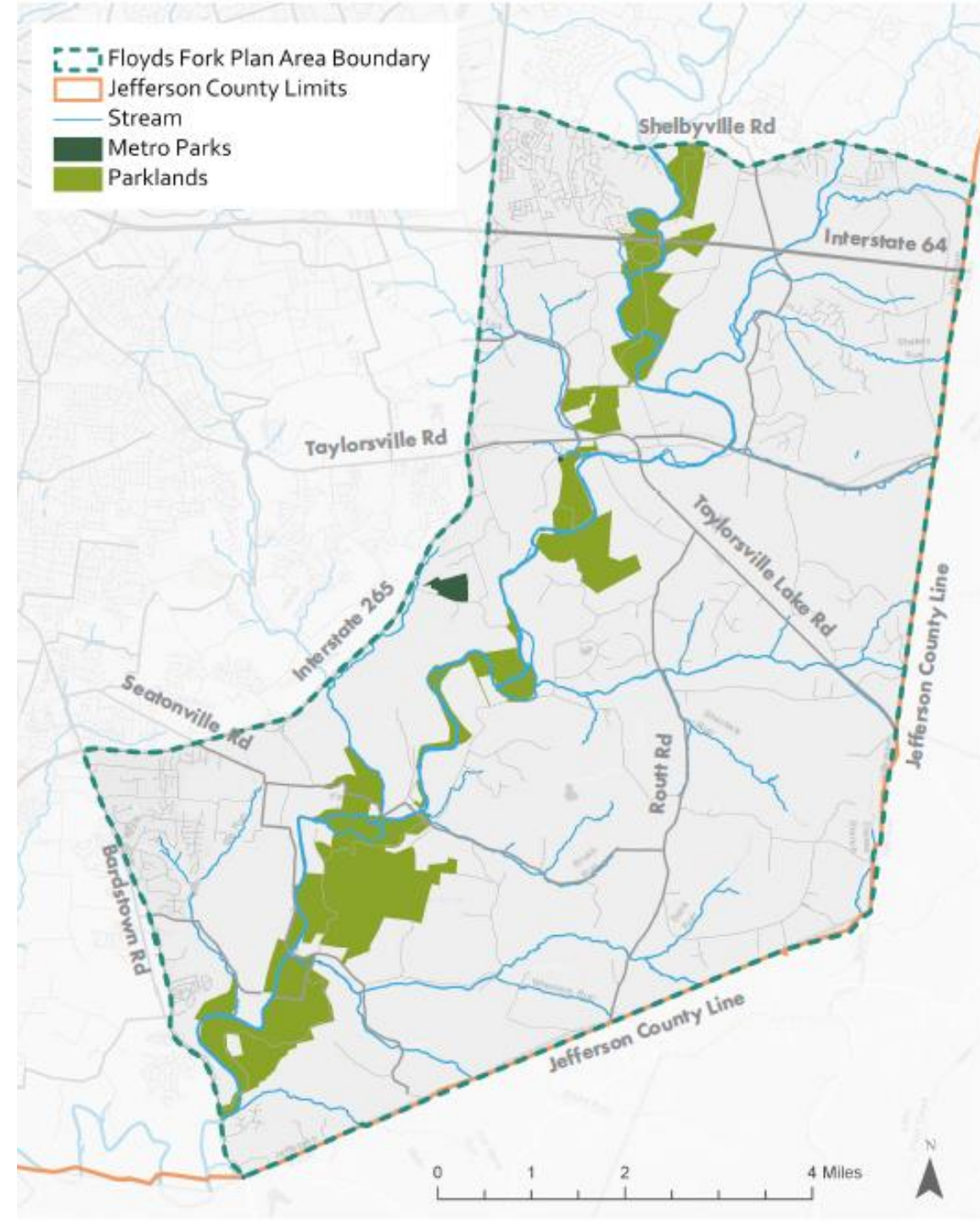
**Michael King: Urban Planner**



# 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

- 21<sup>st</sup> 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

# 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	--
<b>Scenario C (Near Term)</b>	+ 9,253	+ 4,023	+ 1,545	5,109
<b>Scenario 1</b>	+23,000	+10,057	+3,297	6,500
<b>Scenario 2</b>	+45,208	+19,892	+6,087	9,501
<b>Scenario 3</b>	+22,590	+10,103	+4,738	2,807
<b>Scenario 4</b>	+44,690	+19,996	+8,783	5,679

Figure 4. Scenario 1  
Conventional Moderate Growth

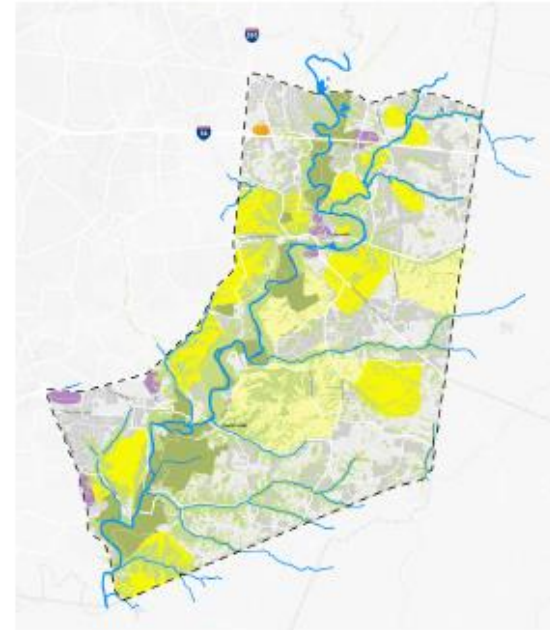


Figure 5. Scenario 2  
Conventional High Growth

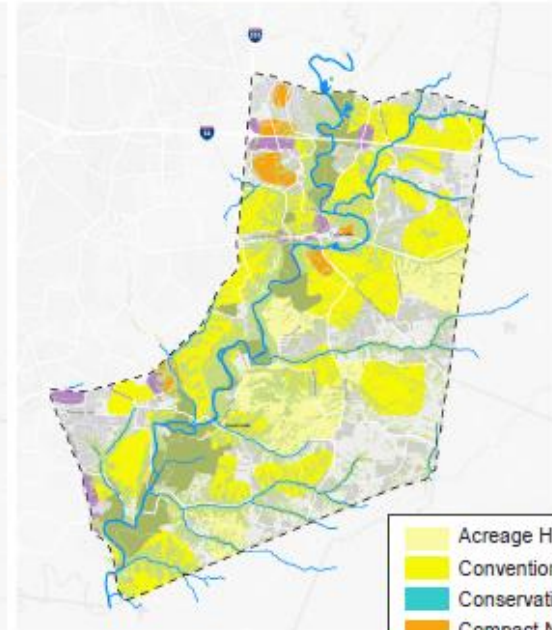


Figure 6. Scenario 3  
Conservation Moderate Growth

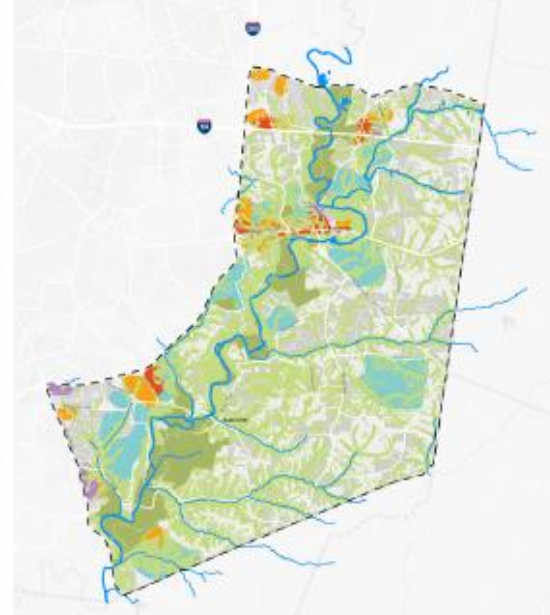
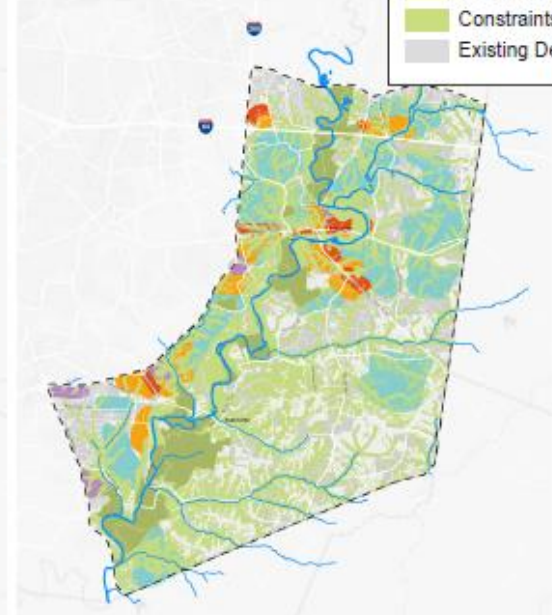


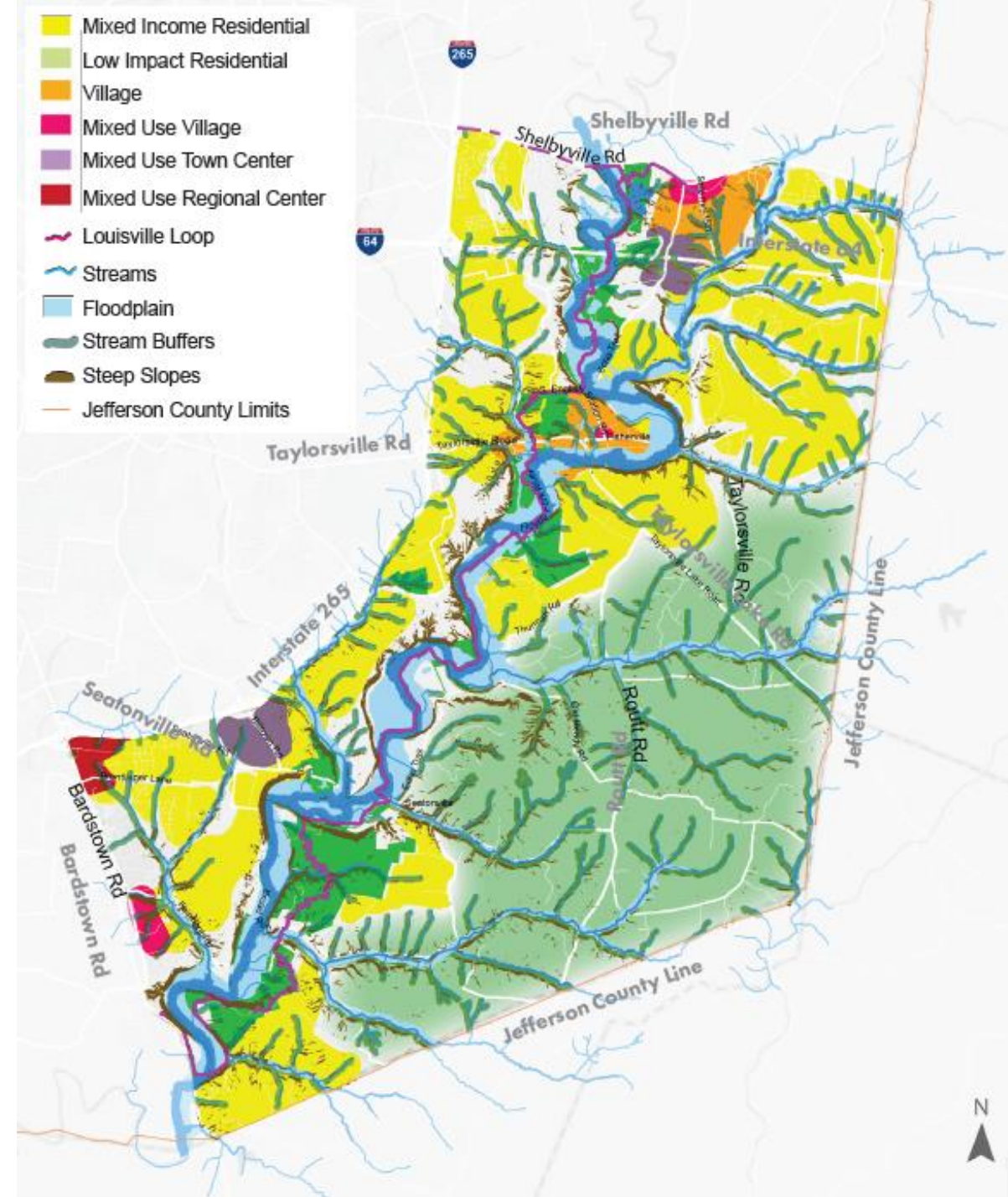
Figure 7. Scenario 4  
Conservation High Growth



- 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**

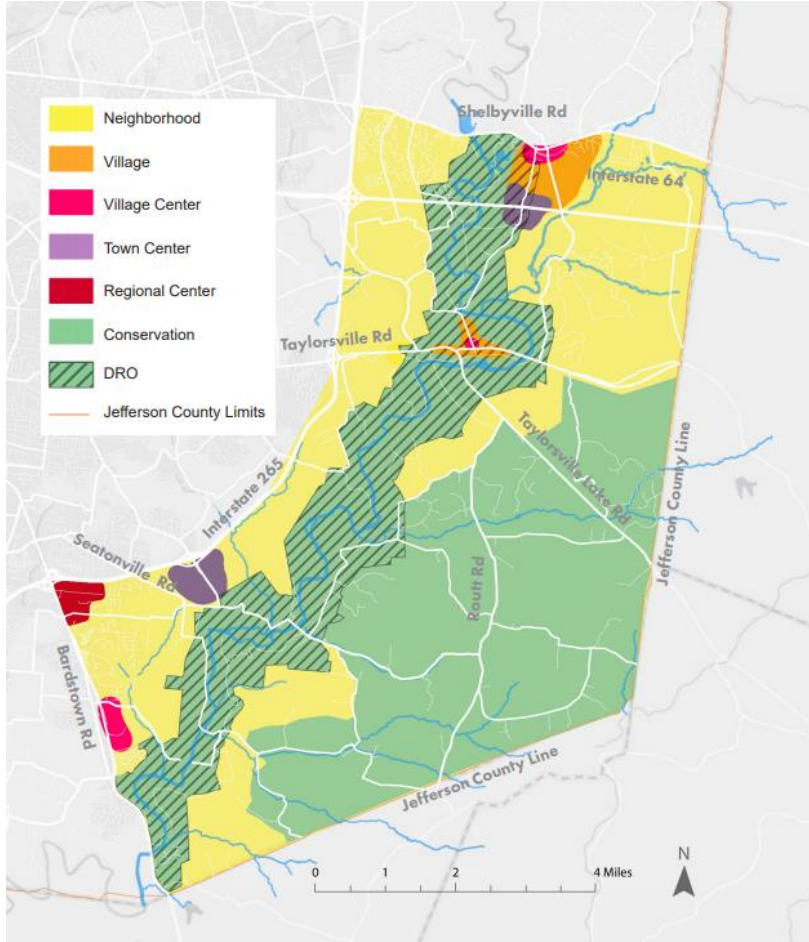


# Conservation Form District

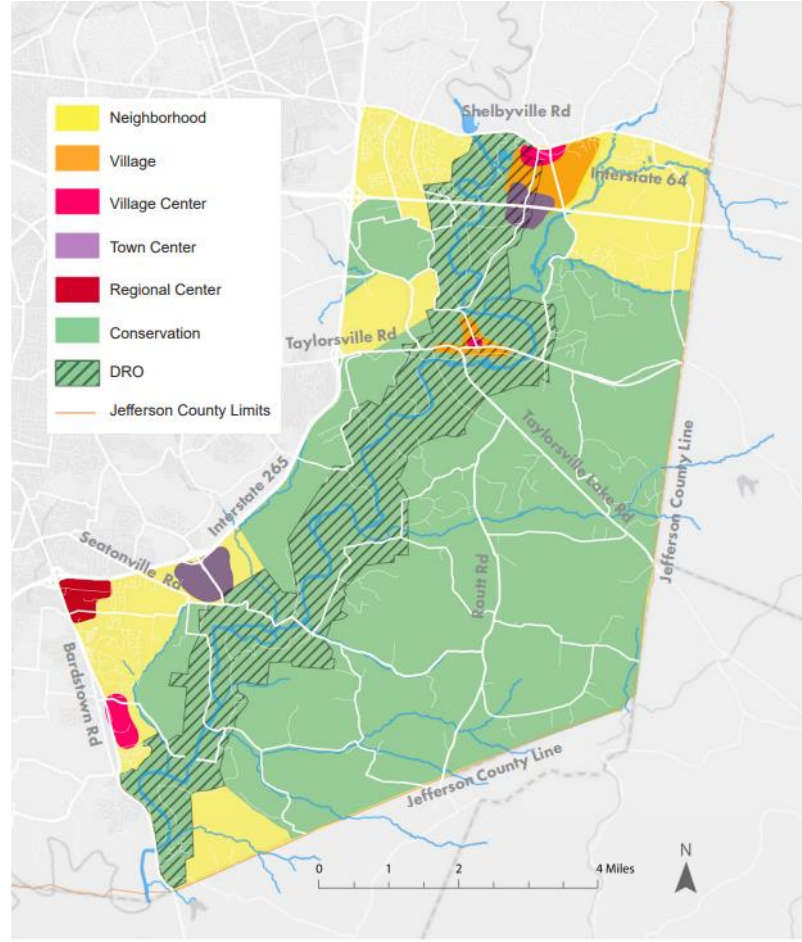
- Incentivizes low impact, sustainable development
- Characterized by natural features and scenic landscapes
- Promotes multi-modal connectivity
- Establishes design features such as, setbacks, lot sizes and building height
- Does not establish land use, density, or intensity
- Conforms to Neighborhood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



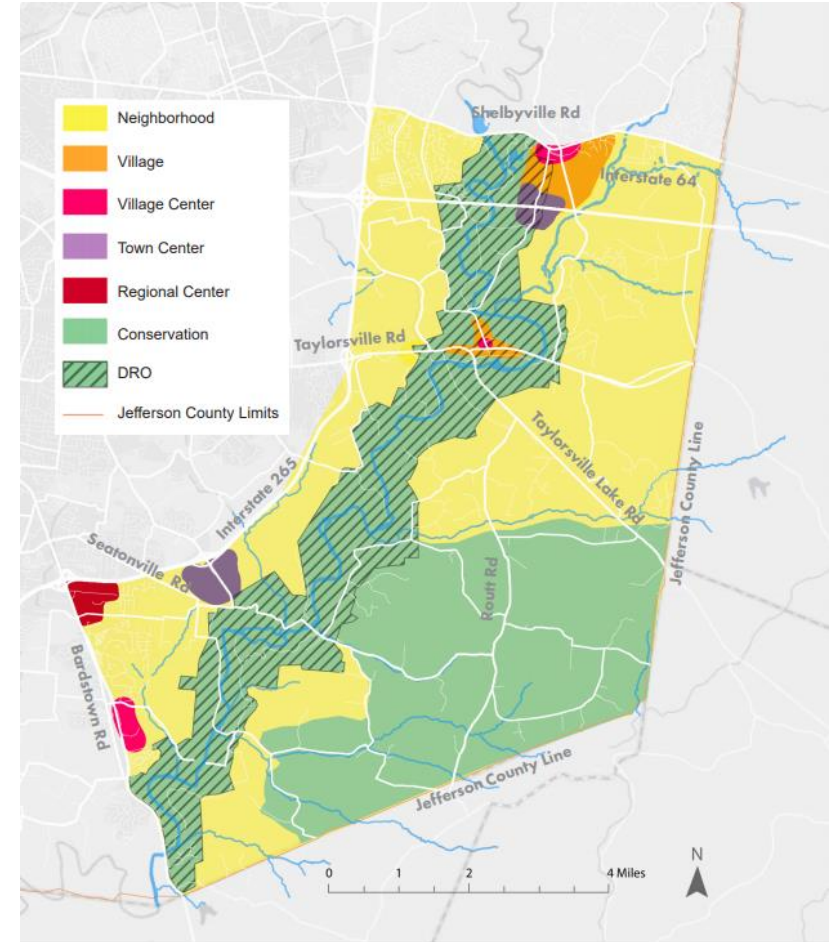
# Form District Map Revisions



Alt A



Alt B

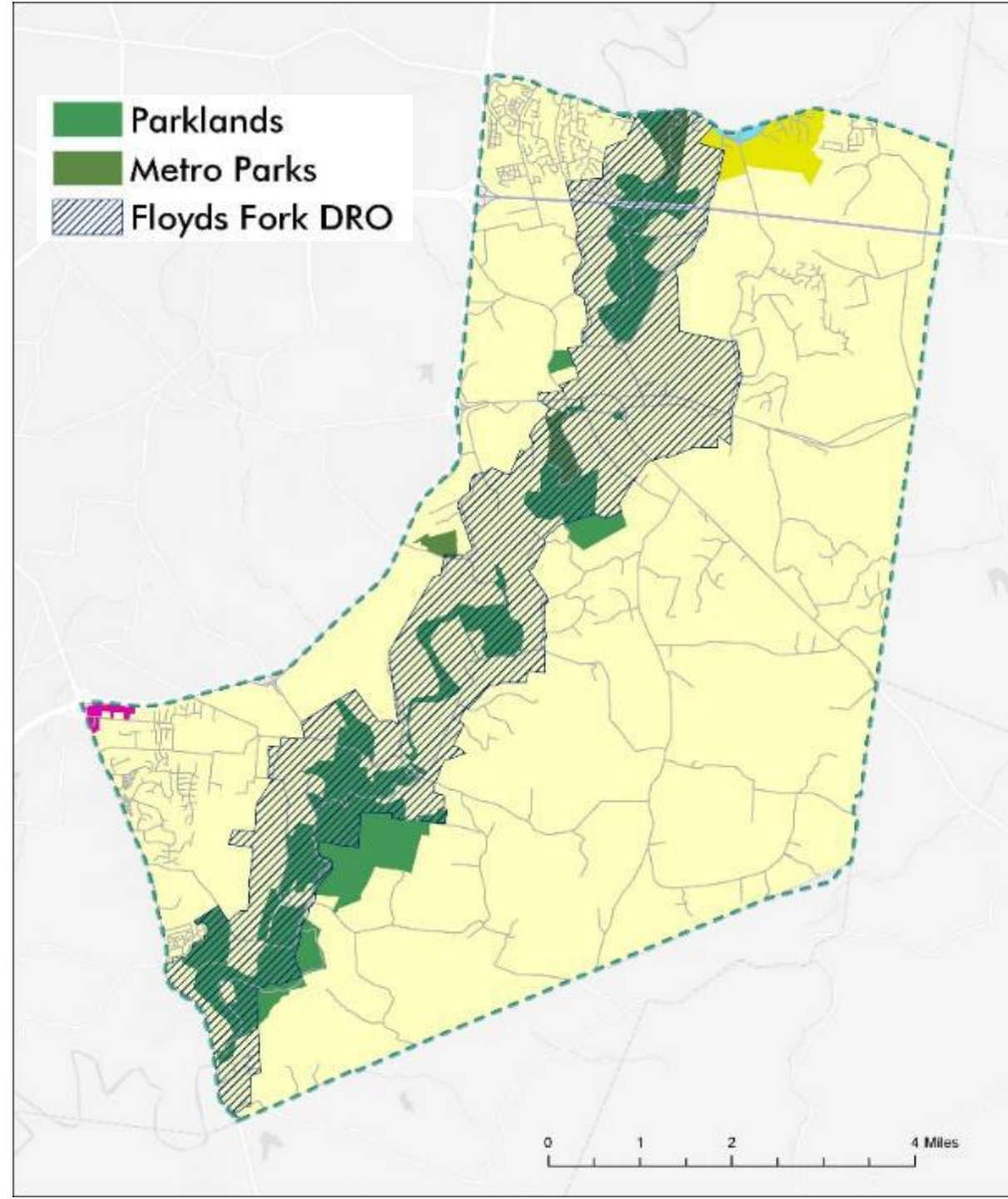


Alt C

# 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

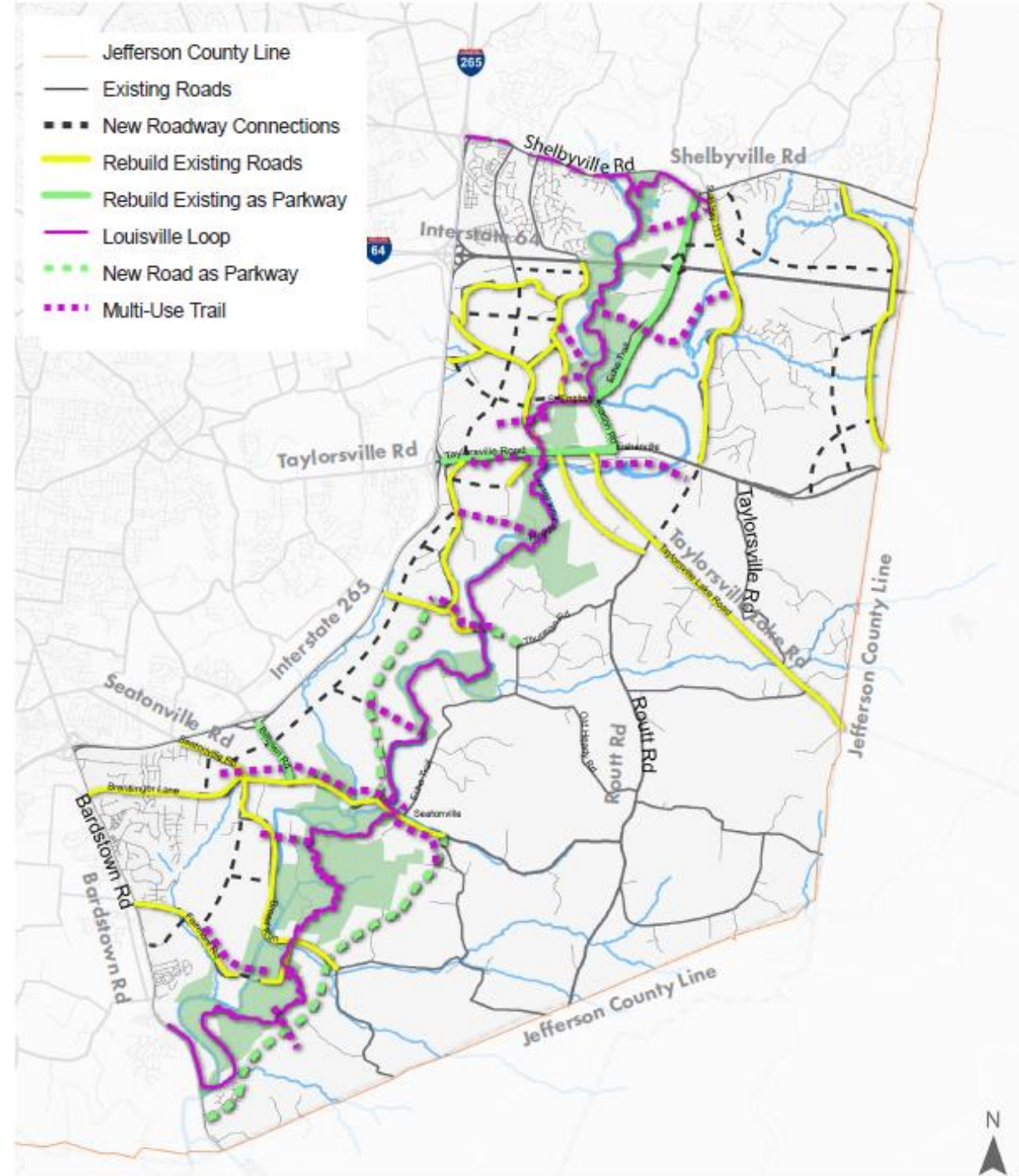
- Master Street Plan
- Greenways, Blueways, and Trails
- Pedestrian and Bicycle Design
- Connectivity Standards
- Context Sensitive Design
- Transit



# 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.*

***Employ context sensitive design standards for mobility improvements***





# 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

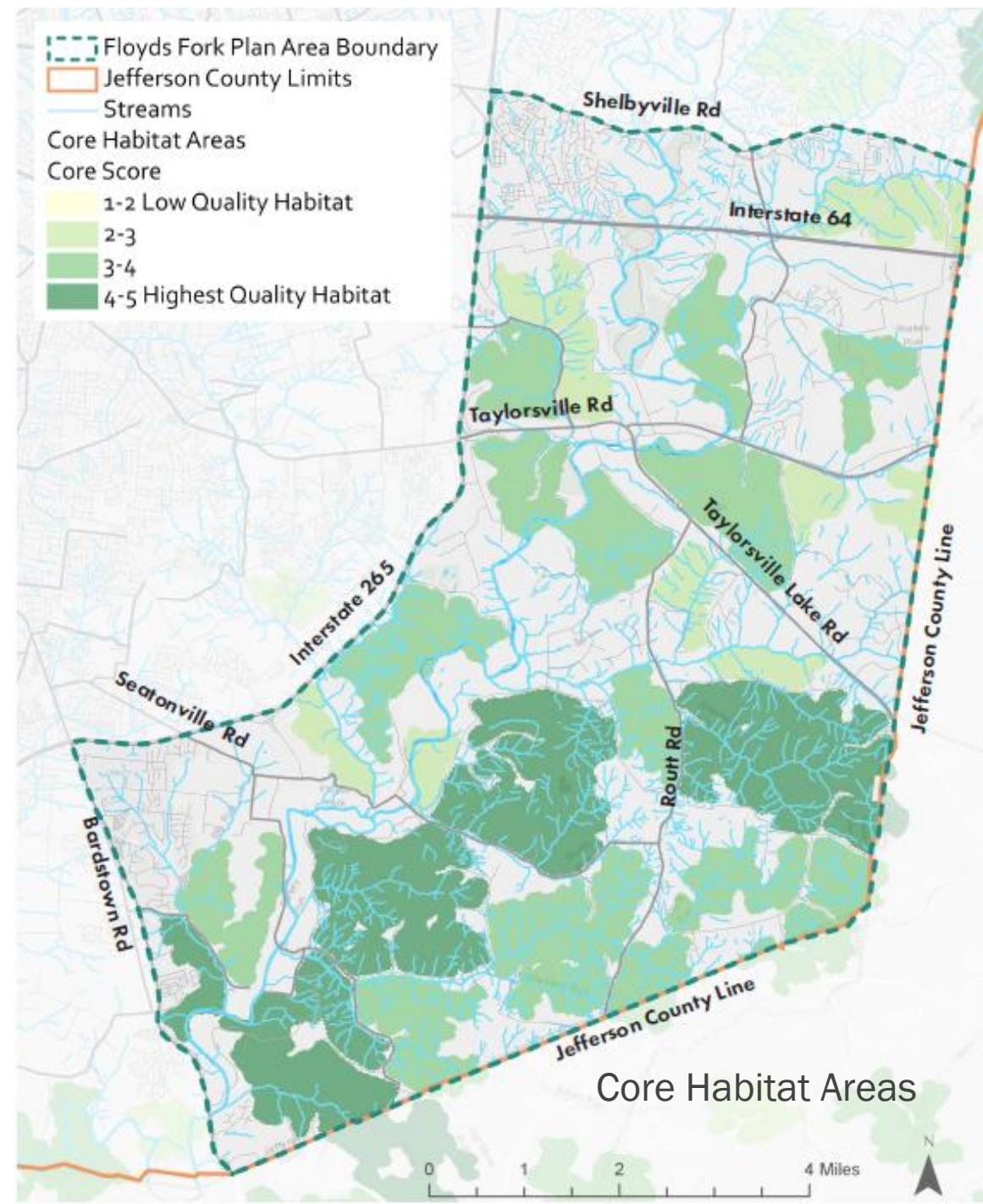


# Livability

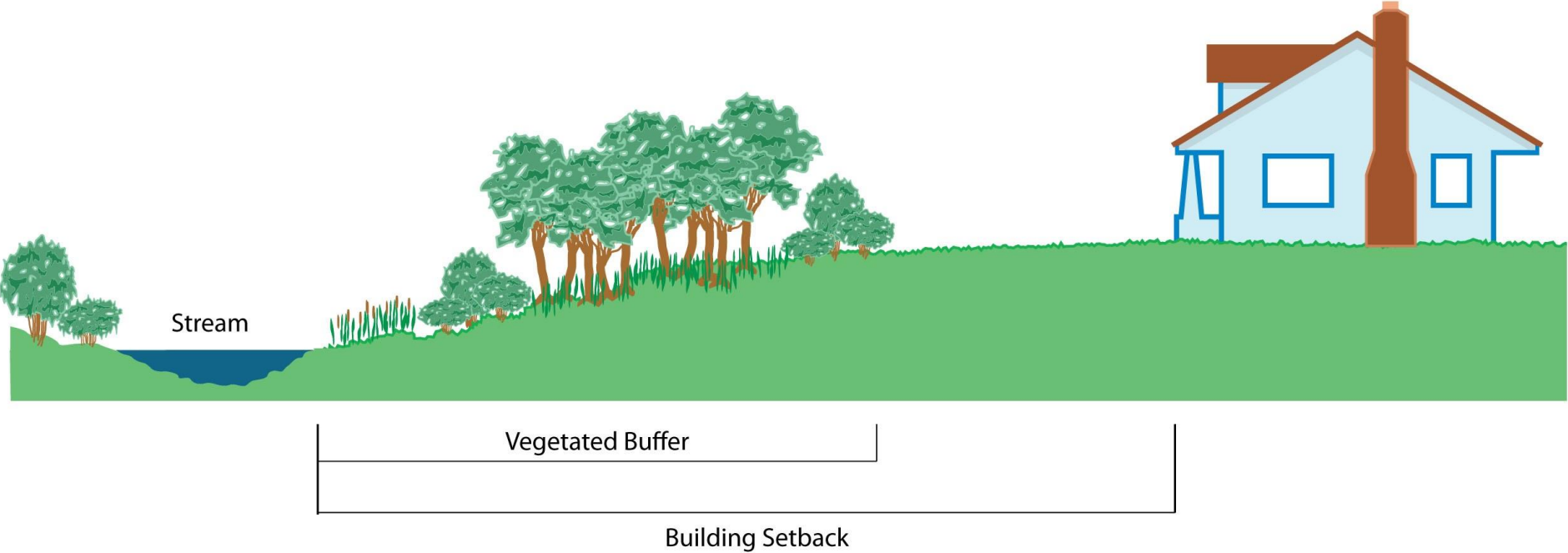
- Natural Resources
- Strategies for Sustainability
- Agriculture
- Water and Wastewater Infrastructure

# Natural Resources

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



# 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

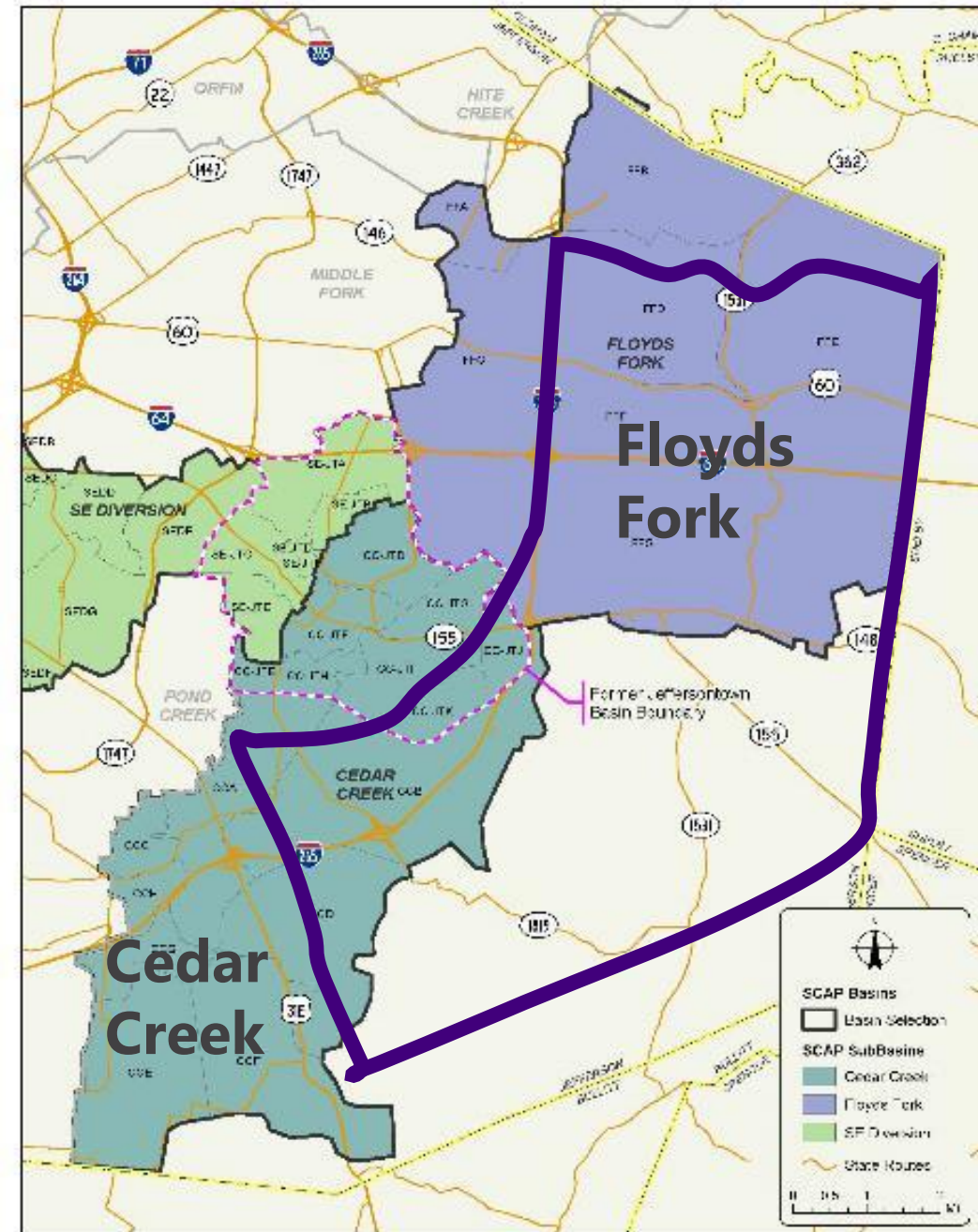
- Buffers
- Tools to Voluntarily Protect Agricultural Land
- New Products and Markets
- Agriculture and Water Quality
- “Common Sense” approach to agricultural protection



# 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
<b>TOTAL</b>	<b>20,000</b>	<b>20,200</b>







# Housing

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

# 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

# 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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 19<sup>th</sup> 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 26<sup>th</sup>, 2019**
  - Planning Committee recommended the Planning Commission consider the four proposed revisions
- **Planning Commission: September 19<sup>th</sup>, 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