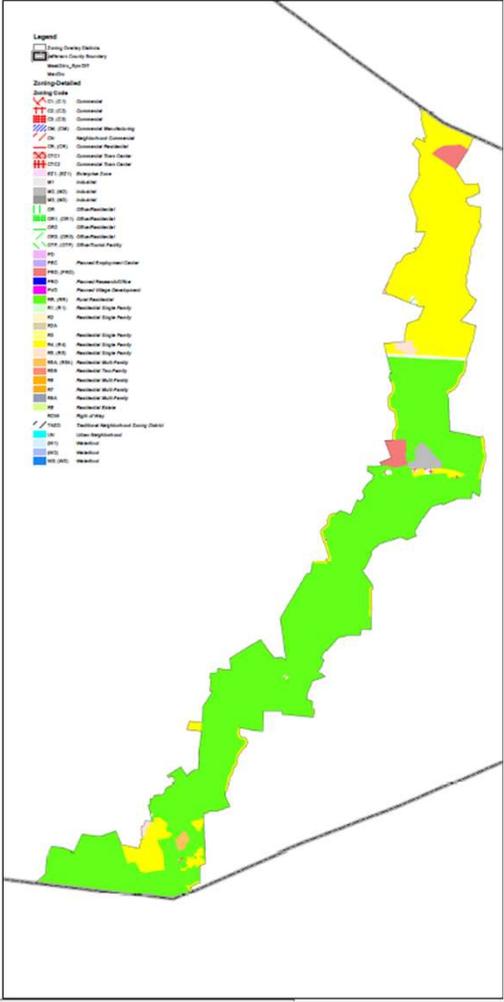
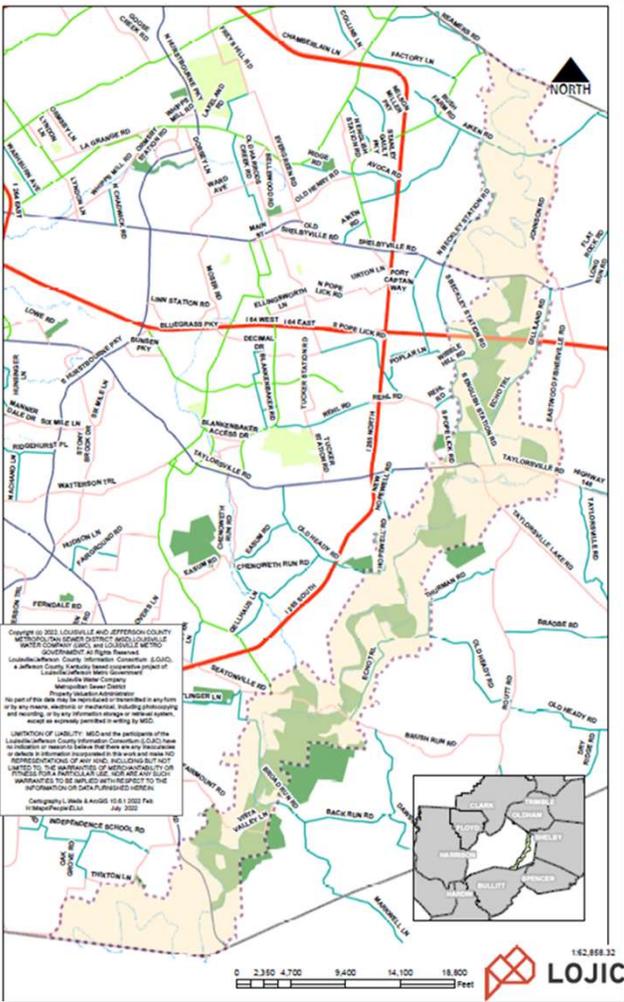




Floyds Fork Development Review Overlay

Public Meeting
May 24, 2023

Overlay Boundary and Zoning



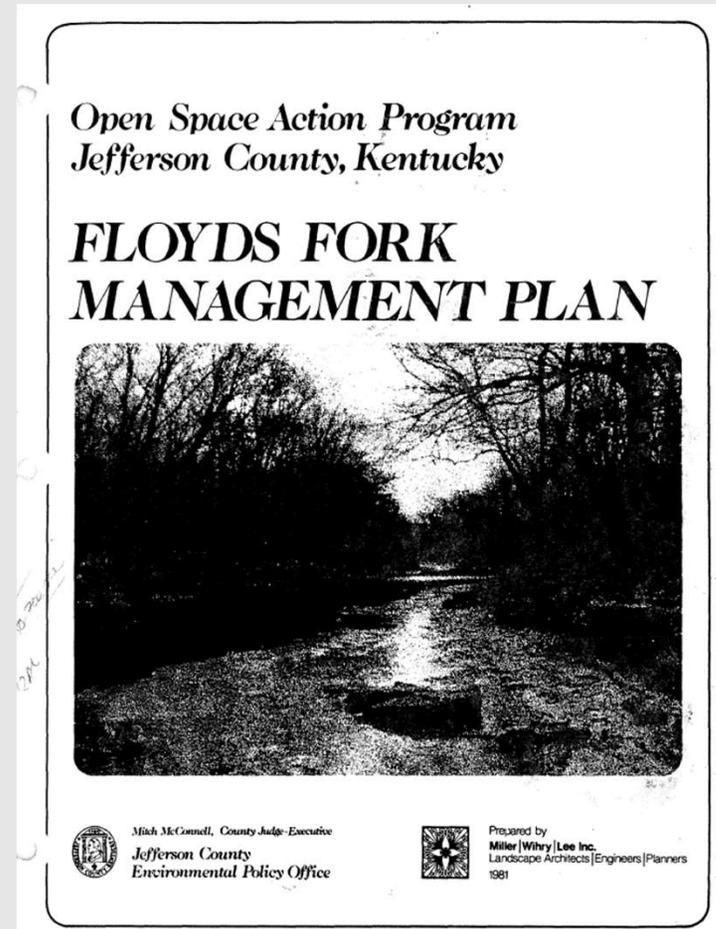
Floyds Fork DRO Facts

- DRO is 20.42 square miles or 13,069.80 acres of land or an area larger than the City of Frankfort
- DRO includes approximately 2,483 properties
- DRO area includes 8,911 acres of land zoned RR or 68.18% percent of overlay area
- From 2007 to 2022, 95 cases were reviewed under the DRO; a large portion of these related to single lot residential development



History of Floyds Fork DRO

- **Planning for Floyds Fork began after the adoption of the 1979 comprehensive plan.**
- **The 1980, “Comprehensive Plan Implementation: Environmental and Essential Services Constraints” study recommended rezoning Floyds Fork to allow only very low intensity uses.**
- **This study led to the 1981, “Floyds Fork Management Plan” This study recommended numerous measure to protect the environment and preserve scenic resources of the Floyds Fork corridor.**
- **In 1985, a major rezoning was proposed based on the preceding studies. Substantial opposition to this proposal led to the deferral of this rezoning.**



History of Floyds Fork DRO

- **The Snyder Freeway Corridor Study, adopted in 1988 by Jefferson County Fiscal Court recommended identified the Floyds Fork corridor as a resource to be protected.**
- **In May of 1991, a planning process for Floyds Fork began. A task force of volunteers was created to develop a plan for the area. This culminated in the following actions:**
 - **A rezone of a large portion of the study area to the Rural Residential Zoning District.**
 - **Creation of Development Review Overlay (DRO) Guidelines**
 - **A rezone to add DRO to the study area**
 - **This ordinance was approved on March 9, 1993**

ZONING ORDINANCE NO. 7, SERIES 1993.

DOCKET NO. 9-71-92 -

An Ordinance regarding the Floyds Fork Area-Wide Rezoning with the following zoning changes:

- (1) R-4 Residential Single Family to R-R Rural Residential;
R-1 Residential Single Family to R-R Rural Residential;
R-5A Residential Multi-Family to R-R Rural Residential;
C-1 Commercial to R-R Rural Residential;
C-2 Commercial to R-R Rural Residential; and
- (2) the application of a Development Review Overlay District for the Floyds Fork Corridor; and
- (3) adoption of the design guidelines to be applied within the Floyds Fork Development Review Overlay District

WHEREAS, the Fiscal Court of Jefferson County has considered the evidence presented at the public hearing held by the Planning Commission and the recommendations of the Commission and its staff as set out in the minutes and records of the Louisville and Jefferson County Planning Commission; and

WHEREAS, the Fiscal Court concurs in and adopts the reasons of the Planning Commission for said zoning change and approves and accepts the recommendations of the Planning Commission in this matter as set out in said minutes;

NOW, THEREFORE, BE IT ORDAINED BY THE FISCAL COURT OF JEFFERSON COUNTY, KENTUCKY:

Section 1. That the above property located in the Floyds Fork Corridor and more particularly described in the minutes and records of the Planning Commission in Docket No. 9-71-92 is hereby changed as follows: (1) R-4 Residential Single Family to R-R Rural Residential; R-1 Residential Single Family to R-R Rural Residential; R-5A Residential Multi-Family to R-R Rural

Purpose of Floyds Fork DRO

- Protect natural environment
- Promote compatible development of land and structures
- Protect property owners and the public



Metro Council Resolution

- Adopted by Metro Council on June 9, 2022
- Analyze and revise Floyds Fork DRO in its current state to:
 - Eliminate redundancies
 - Provide clear standards
 - Reflect current needs and conditions
- Engage stakeholders
- Consider a development review overlay committee



Zoning Overlay vs. Design Overlay

Zoning Overlay

- Is a part of the zoning regulations
- Subject to the same limitations as other zoning districts
- Overlays existing zoning and form districts for a specific area
- Is more restrictive than the underlying zoning or form
- Usually written as a standard and not a guideline
- Does not include a specific committee
- Limited to KRS 100

Design Overlay

- Not part of the zoning regulations
- Focuses on design
 - Building Design
 - Urban Design
- Does not regulate use and intensity
- Uses design guidelines specific to design elements
- Has an overlay committee to review development activity against the design guidelines
- Limited KRS 82.660

Focus of Review

Limitations:

- DRO is a part of the zoning regulations
- Planning Commission process
- Cannot be a separate committee from Planning Commission
- Cannot become a design overlay – controls different elements of development

What can we do?

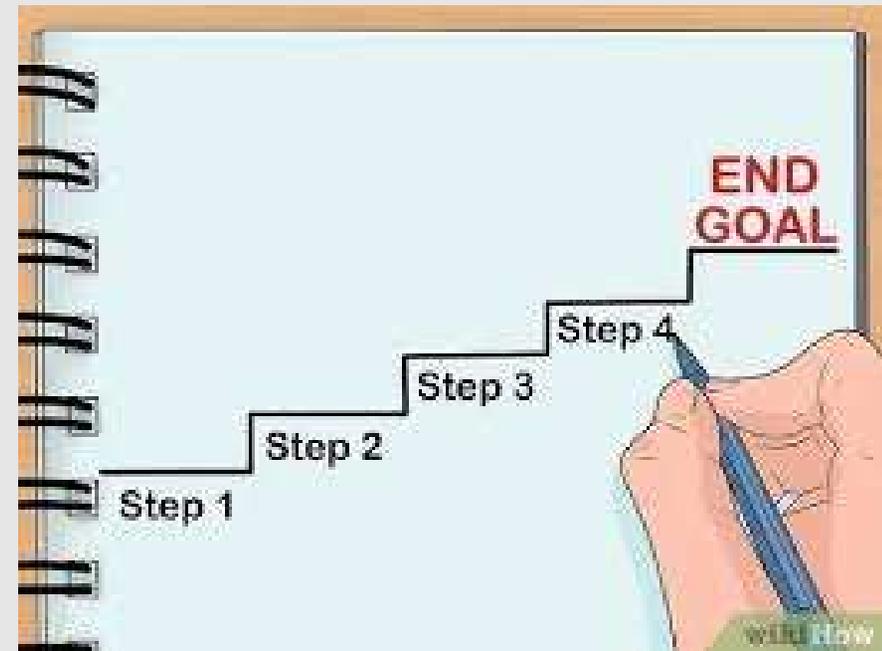
- Focus on most important components of overlay
- Strengthen those requirements
- Waivers of requirements go through formal process
- Remove guidelines regulated by other ordinances or processes

Tonight's Meeting

- Three stations around room to solicit feedback:
 - Process/Procedure
 - Environmental guidelines
 - General design guidelines
- Questionnaire at each station
- Staff available for guidance

Next Steps

- Compile questionnaires
- Analyze feedback
- Draft amendment to DRO ordinance
- 30-day public comment period
- Planning Committee
- Planning Commission
- Metro Council



Contact Information

Provide comments online through form on the webpage.

- louisvilleky.gov/government/planning-design/floyds-fork-dro

If you have questions about the process or would like to learn more about the Floyds Fork DRO, contact:

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- Christopher.French@louisvilleky.gov
- (502) 574 – 5256