

8000 Broad Run Road

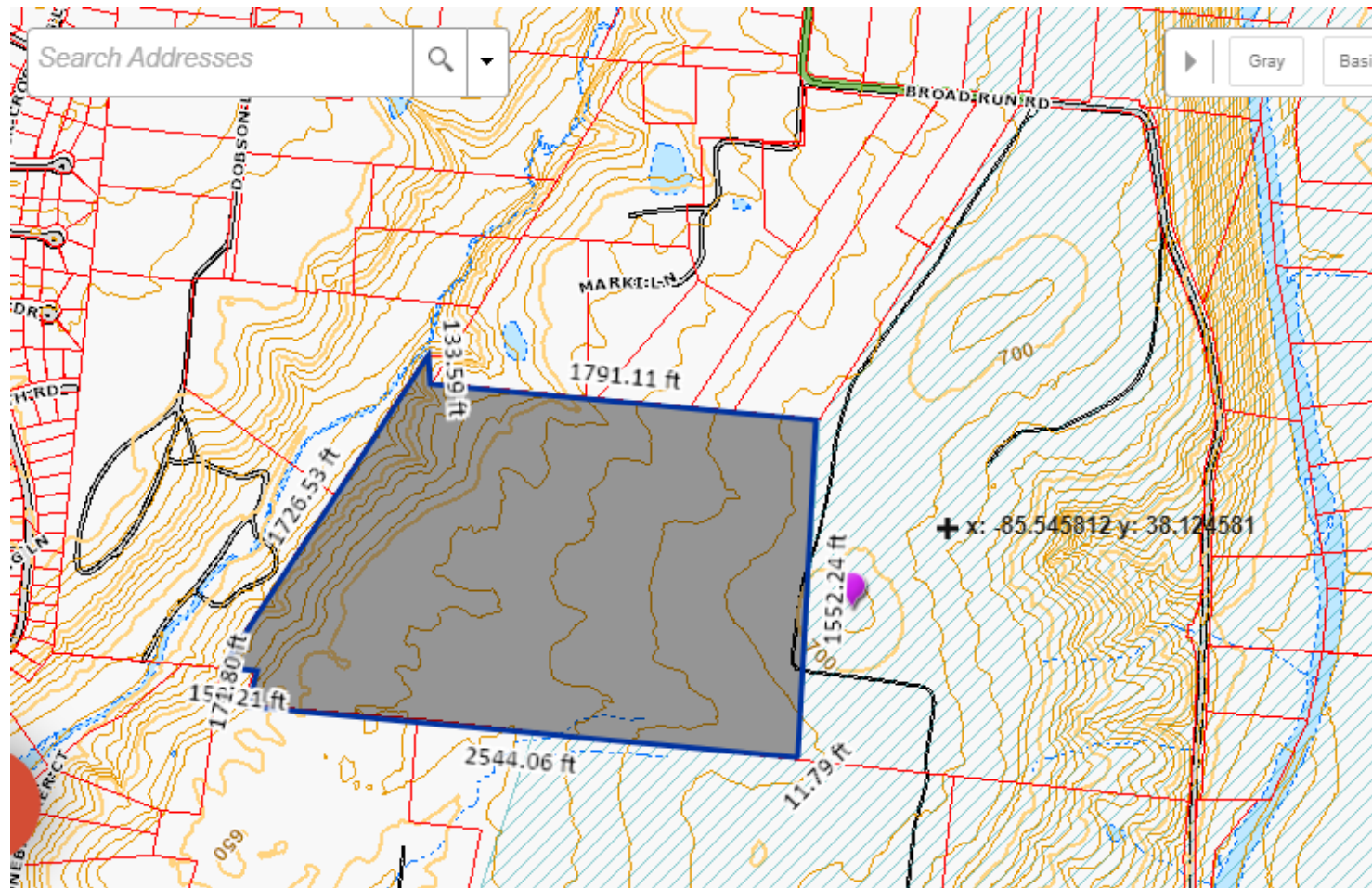
24- ZONE-0112

déjà vu - all over again
Fisherville Area Neighborhood Assn and Friends of
Floyds Fork,
Planning Commission Hearing
05/15/2025

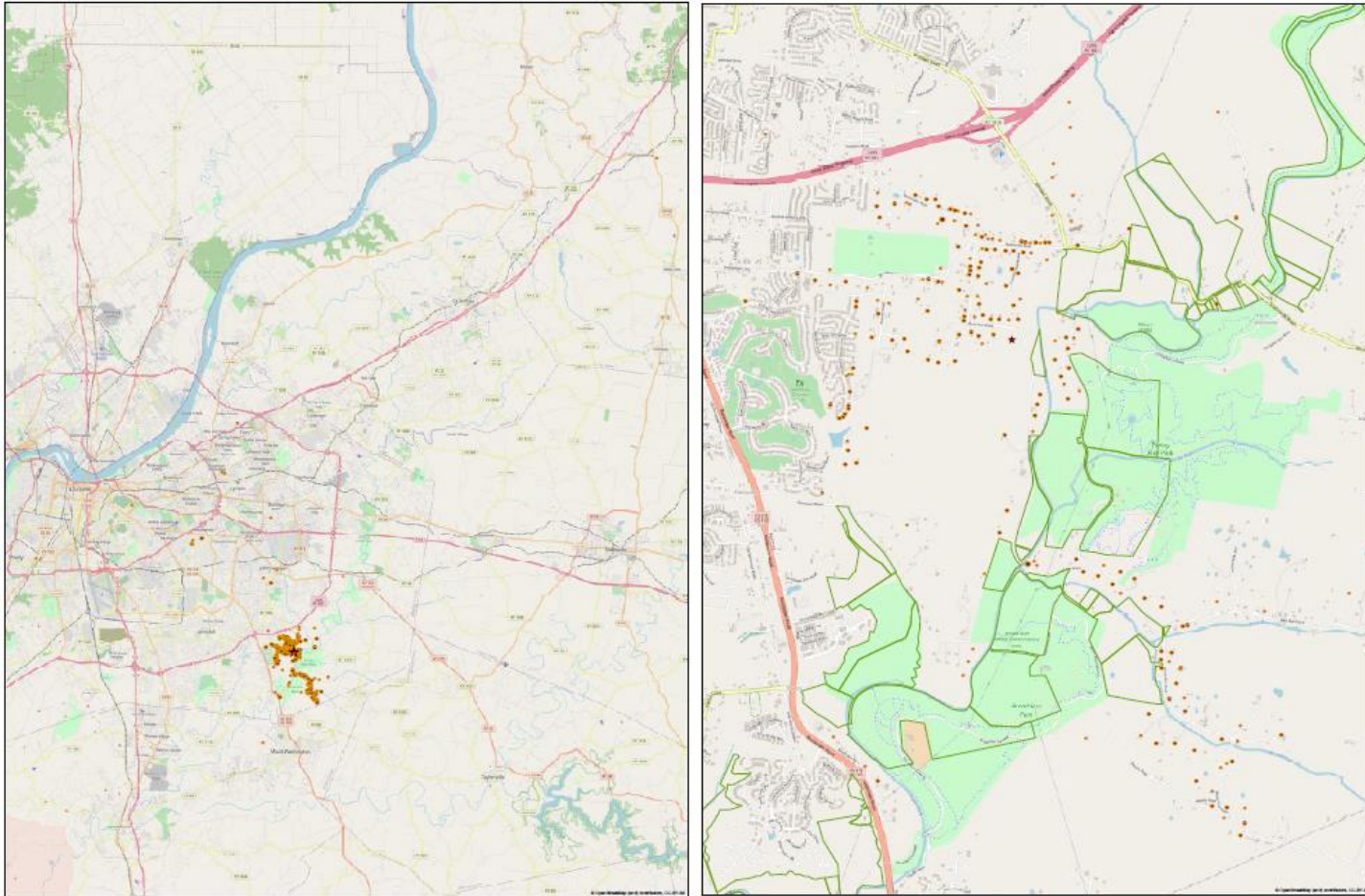
We've been here before...

- In 2020 and 2021 we addressed an essentially identical application for this site: 20-Zone-0122
- In the face of strong opposition the applicant withdrew the proposed homes in the Floyds Fork DRO and intimated they would not propose to develop the DRO parcel at R4 density
- The R4 portion was approved with only access roads to the R4 parcel placed in the DRO
- Here we are with the same applicant proposing to place R4 densities with *more* houses in the DRO than the original application...

Approx. 108 acres DRO Zoned RR
Approx. 83 Acres Zoned R4



The original application garnered near unanimous opposition from all first and second tier neighbors, with > 300 Signatures (red dots)



We have a full set of Adopted Guidance and a Regulatory vacuum

- The planning commission is being asked today to act in a manner consistent with the spirit and intent of adopted ordinances and regulations:
- What is the adopted guidance???
 - Original Floyds Fork DRO – adopted 1992
 - Revised Floyds Fork Zoning Overlay District – revised and adopted May 16, 2024, Ordinance #073-2024
 - South Floyds Fork Area Study – adopted August 6th, 2020
Ordinance 084-2020
 - A RESOLUTION REQUESTING THE PLANNING COMMISSION REVIEW THE METRO LAND DEVELOPMENT CODE REGULATIONS WITH REGARD TO DEVELOPMENT ALONG SUBSTANDARD ROADS. 12/12/24 Metro Council Adopted 12/3/24 Planning and Zoning Committee Recommended for Approval Enactment #: Resolution No. 137, Series 2024

Floyds Fork ZOD Purpose

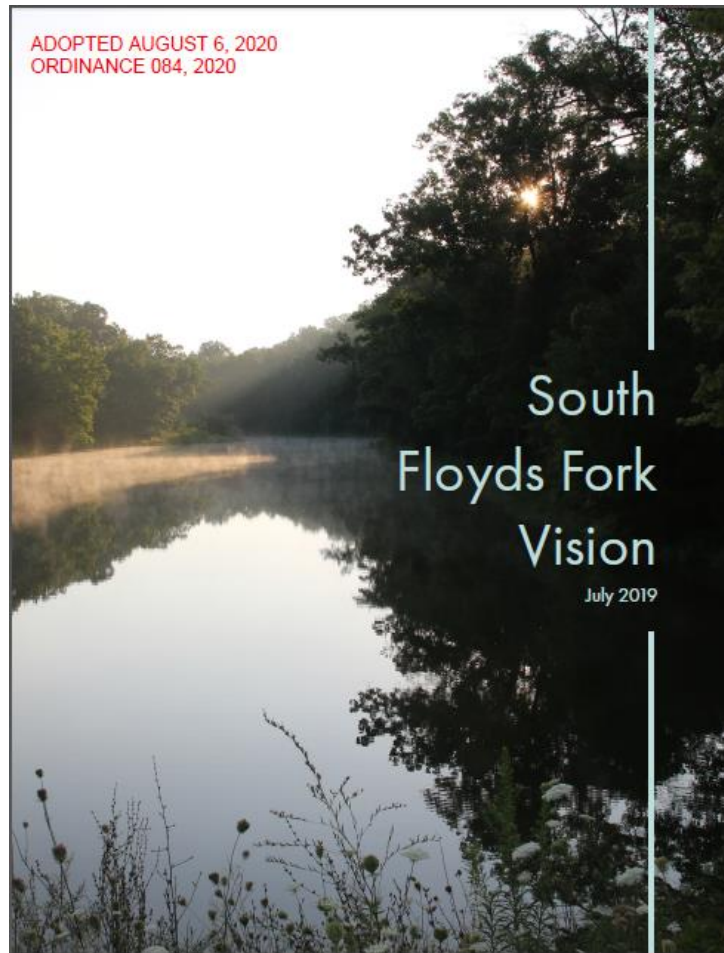
3. The purpose of the district is to protect the quality of the waterways and the natural environment. The district achieves these purposes by promoting compatible development of land and structures. The Floyds Fork Special Zoning Overlay District's primary objectives are to:
 - a. Protect and enhance the natural environment and integrate in with the built environment as development occurs (see Plan 2040 Livability Goal 1).
 - b. Protect the existing waterways to enhance water quality (see Plan 2040 Livability Objective 1.b).
 - c. Mitigate negative impacts to waterways from development impacts by discouraging changes to stream channels and natural drainage features (see Plan 2040 Livability Policy 1.10).
 - d. Protect those waterways as defined by the Land Development Code as protected waterways.
 - e. Encourage development techniques that protect, preserve or minimize the impact to prominent hillsides and valleys.
 - f. Maintain the economic value of existing properties and/or new developments.
 - g. Protect all waterways from soil erosion and stream siltation.
 - h. Conserve mature and/or valuable trees and other vegetation and wildlife habitat.
 - i. Respect the high-quality visual character.

... ..

Ordinances without Regulations

- The South Floyds Fork Area Study (SFFAS) calls for this portion of the county to be developed as part of a “Conservation Form District” with “Low Impact Development Standards”
- Metro Council adopted this area study *August 6th 2020* and sent it to Metro Planning to develop regulations consistent with the Vision
- Since then:
 - *Nothing* by way of regulations

The South Floyds Fork Vision



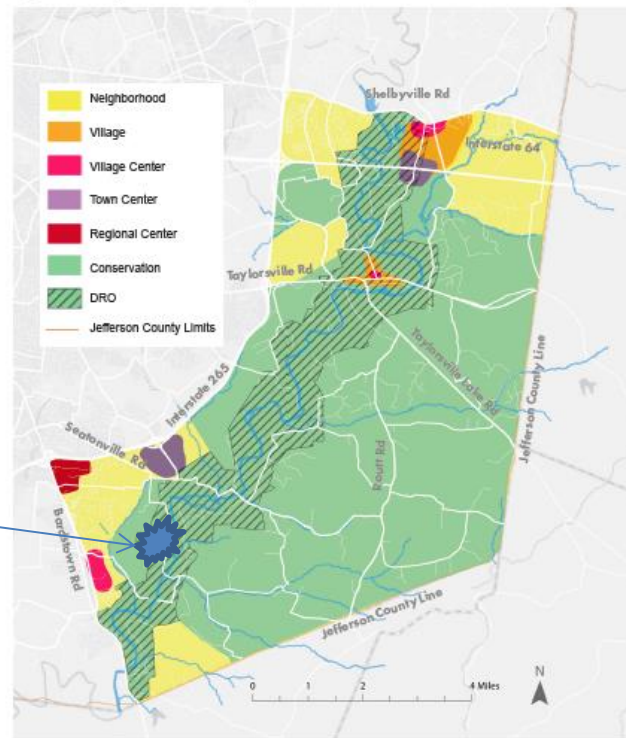
The South Floyds Fork Vision

- What Is the South Floyds Fork Vision?
 - 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. The area is facing tremendous growth pressures and 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.
 - 109 pages
 - 28 sets of Recommendations

The South Floyds Fork Vision

4.1 Community Form

Figure 9.B Conceptual Form District Map



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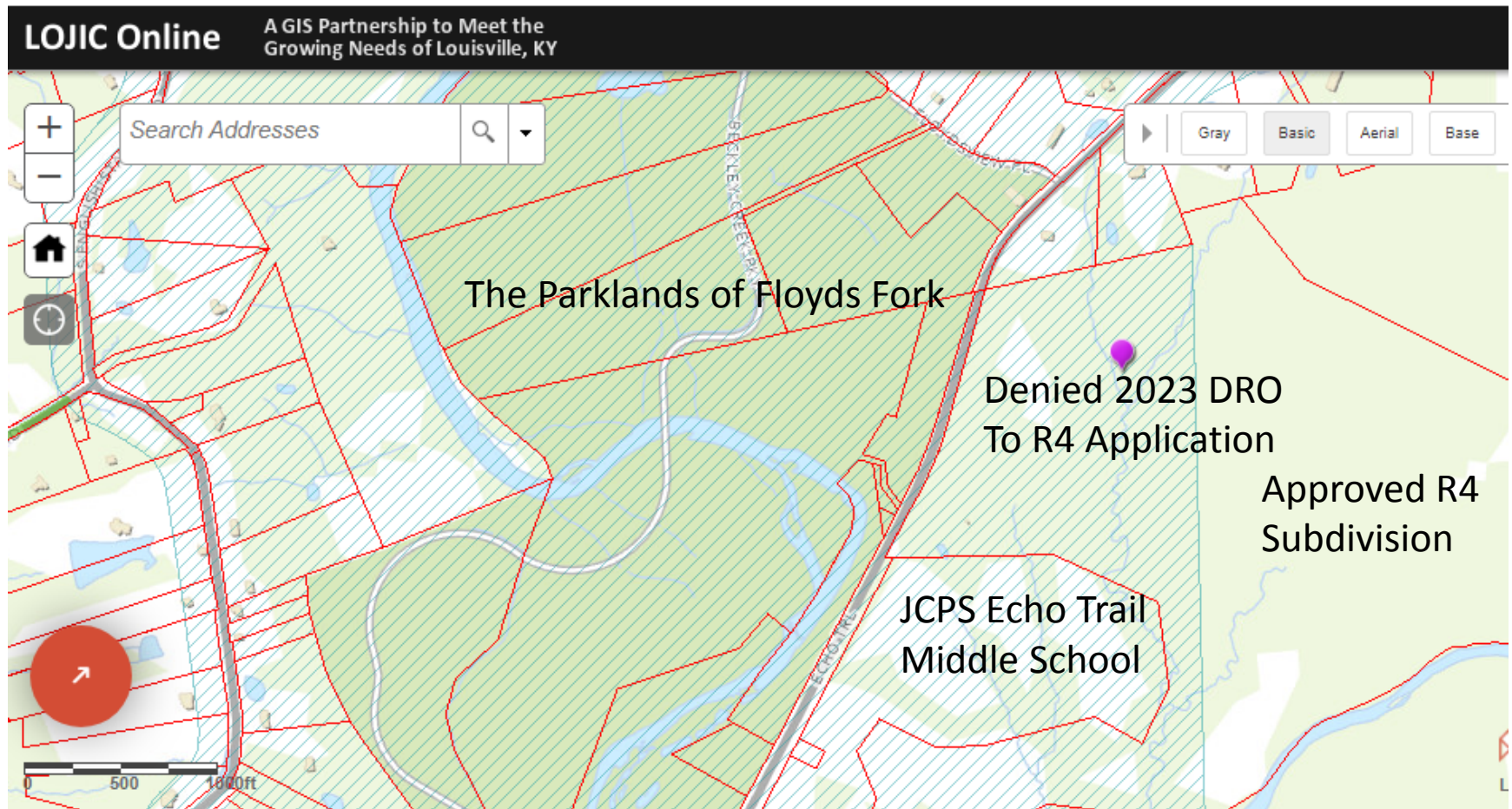
Does this Development fit the adopted Metro Vision for Floyds Fork???



There is precedent to deny this application– 2405 Echo Trail

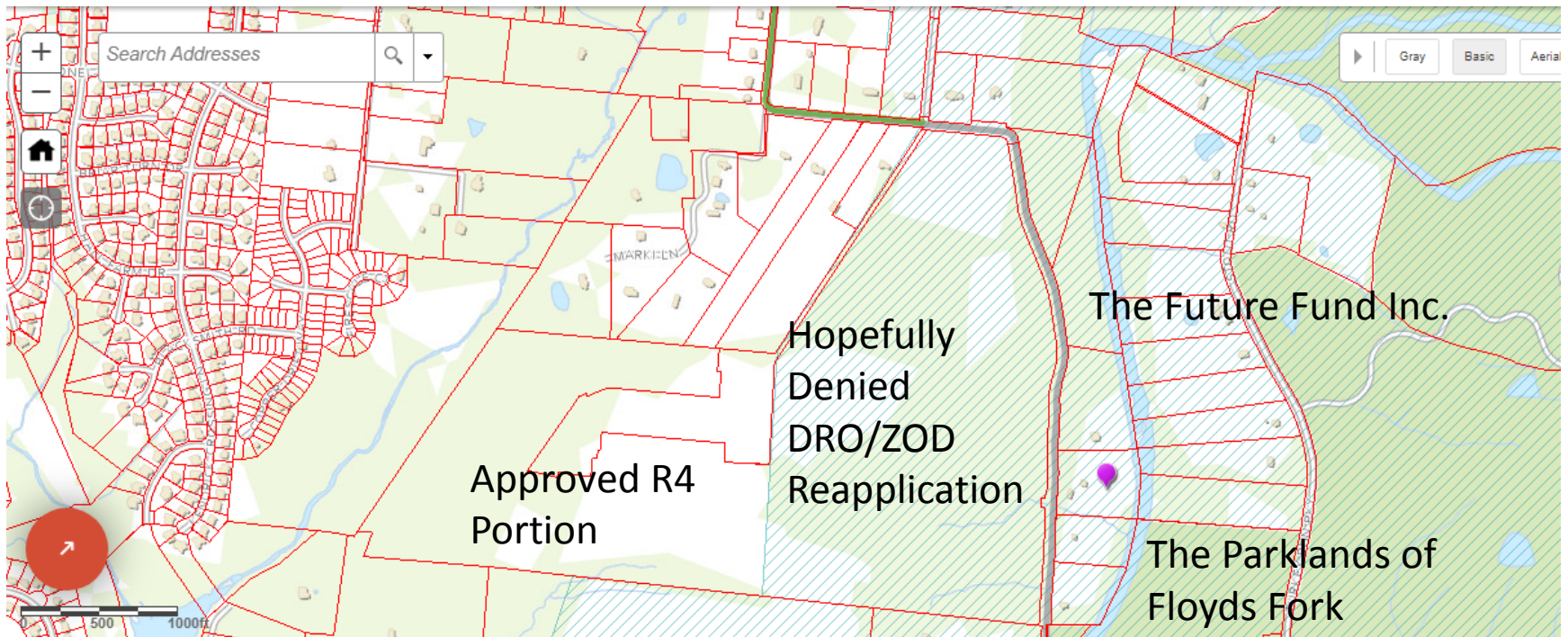
- The Floyds Fork DRO(ZOD) portion of 2405 Echo Trail was proposed for R4 density development (22-ZONE-131)and denied by this body in 2023...
- The cases are quite similar, each with an earlier R4 parcel approved with “only access roads” in the DRO area, followed by the same original developer proposing R4 densities on top of Floyds Fork in the DRO buffer

2405 Echo Trail Mapping



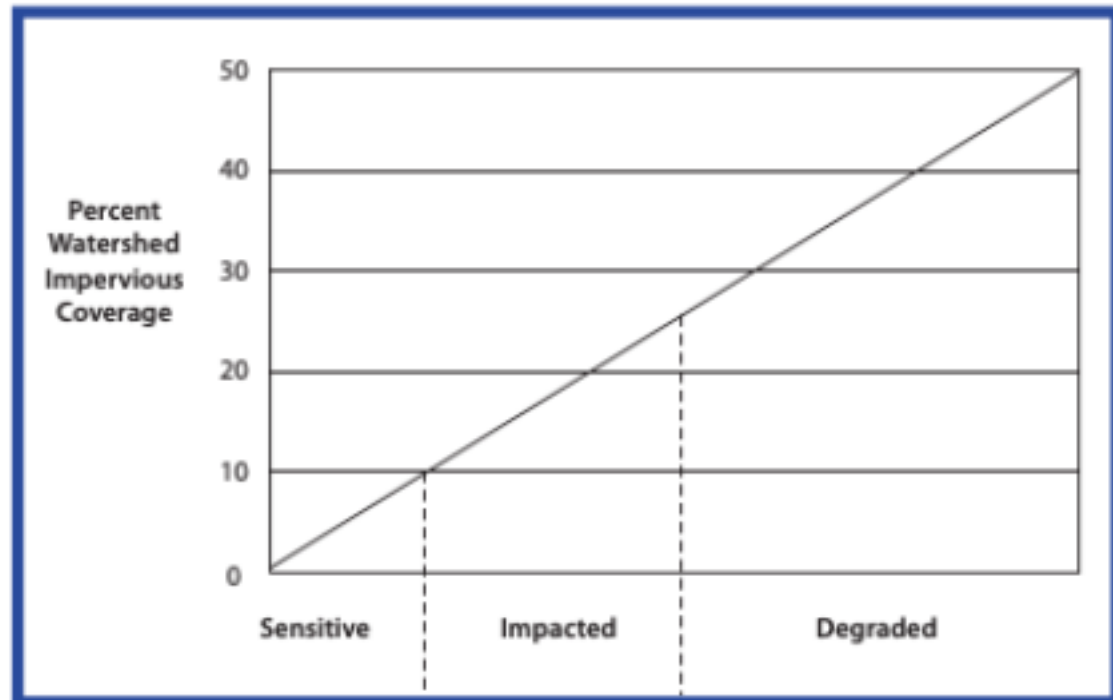
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8000 Broad Run Road Mapping



One Graph tells the tale on Storm Water Runoff

Figure 9-1 Impervious Cover and Impacts to Streams.



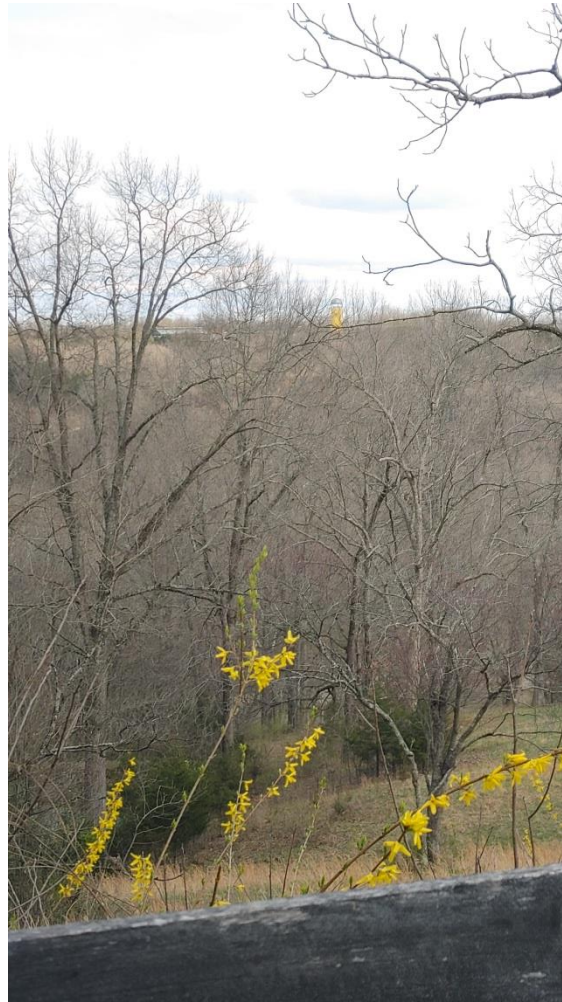
One Graph tells the tale on Storm Water Runoff

- **“Sensitive streams** have watersheds that are below 10% impervious cover. Impacts are generally minor and the water quality and habitat is good to excellent.
- **Impacted streams** have water quality and habitat impairments. These are found in watersheds between 10% and 25% impervious cover.
- **Degraded streams** have severe water quality and habitat degradation in watersheds with over 25% impervious cover. The impacts are so significant that they are not considered suitable for restoration.
- These ranges are part of a continuum, and there can be variation between individual streams. The model is most reliable when impervious cover exceeds 10%. In watersheds below 10% water quality and habitat can still be degraded where the forest cover is below 65%, the riparian or vegetated stream buffer is not continuous, and existing pollution sources, such as failed septic systems, are prevalent (Schueler, 2000).
- Source: Rhode Island Low Impact Development Site Planning and Design Guidance Manual (March 2011) “
- **The stormwater runoff from the developed portion of this proposal will be draining in excess of 50% impervious surfaces. These storm waters leaving the site via the neighbors properties and thence directly to Floyds Fork will be severely water quality impaired and the streams used to channel it degraded beyond restoration**

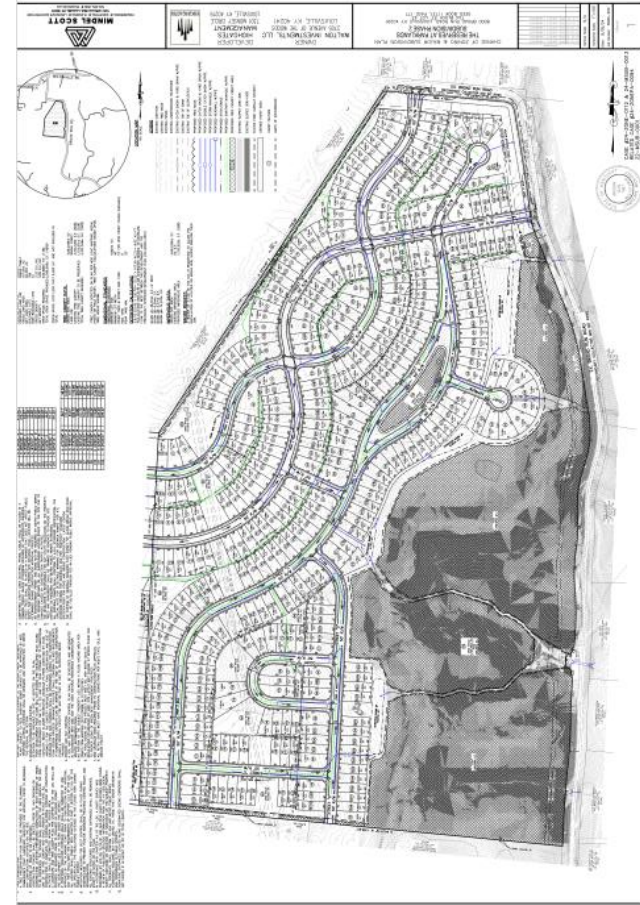
What about the 1850' ish Homestead Ruin @
-85.545812W, 38.124581N



Prominent Ridgetop Location – Viewshed and Lighting Impacts



What hasn't Changed – Hi Impact R4 development in the Floyds Fork DRO/ZOD



We would urge the commission to deny the present application

- Based on Precedent
- Based on adopted guidance and pending regulations
- Based on deficiencies noted here and by the rest of the opposition present here today,
- again.