

8000 BROAD RUN RD PHASE 1 AND PHASE 2

24-RSUB-0005

24-MSUB-0013

24-ZONE-0112

24-FFO-0002

24-WAIVER-0160

PLANNING COMMISSION

5/15/2025

SUBMITTED BY:

RANDY STROBO, STROBO BARKLEY PLLC

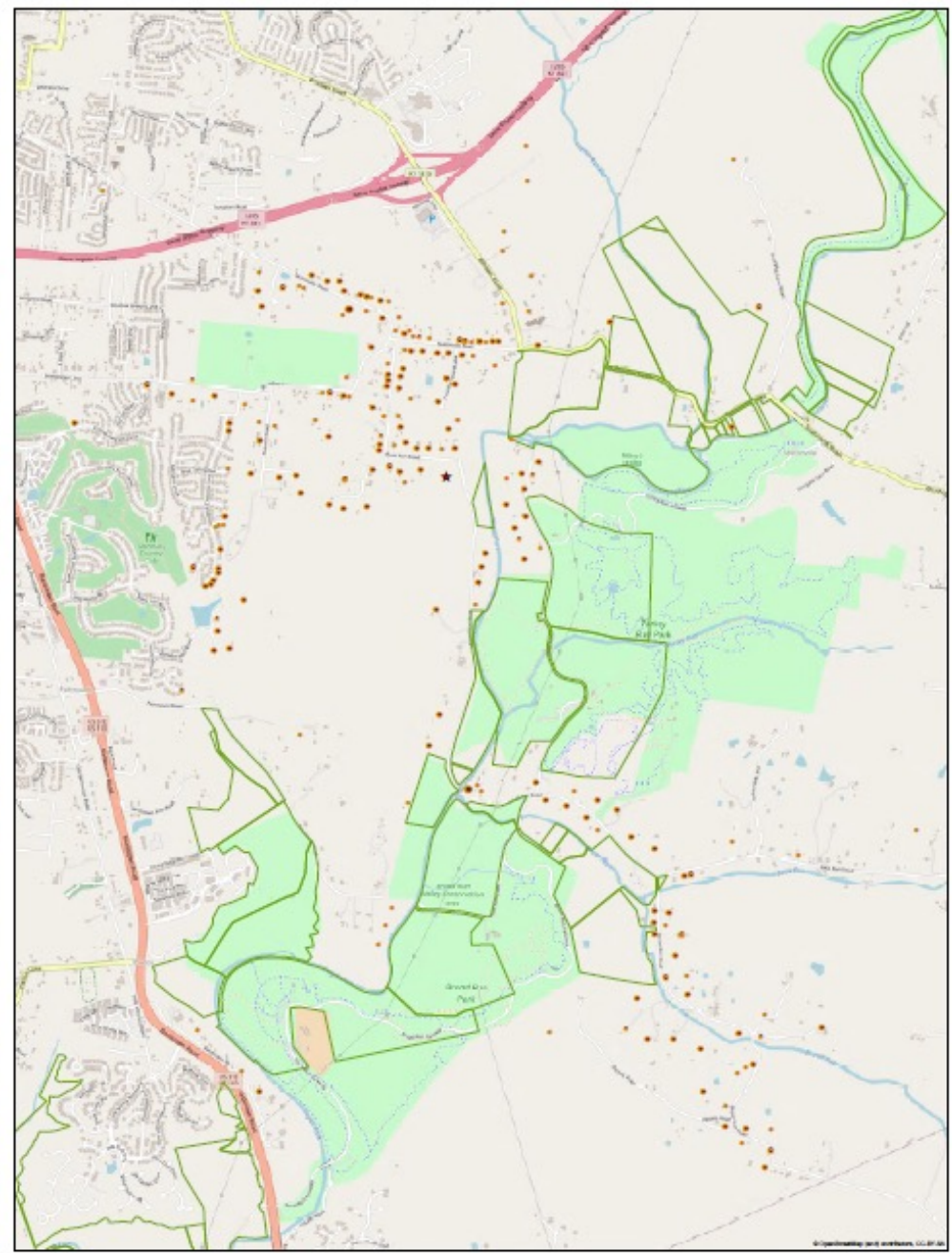
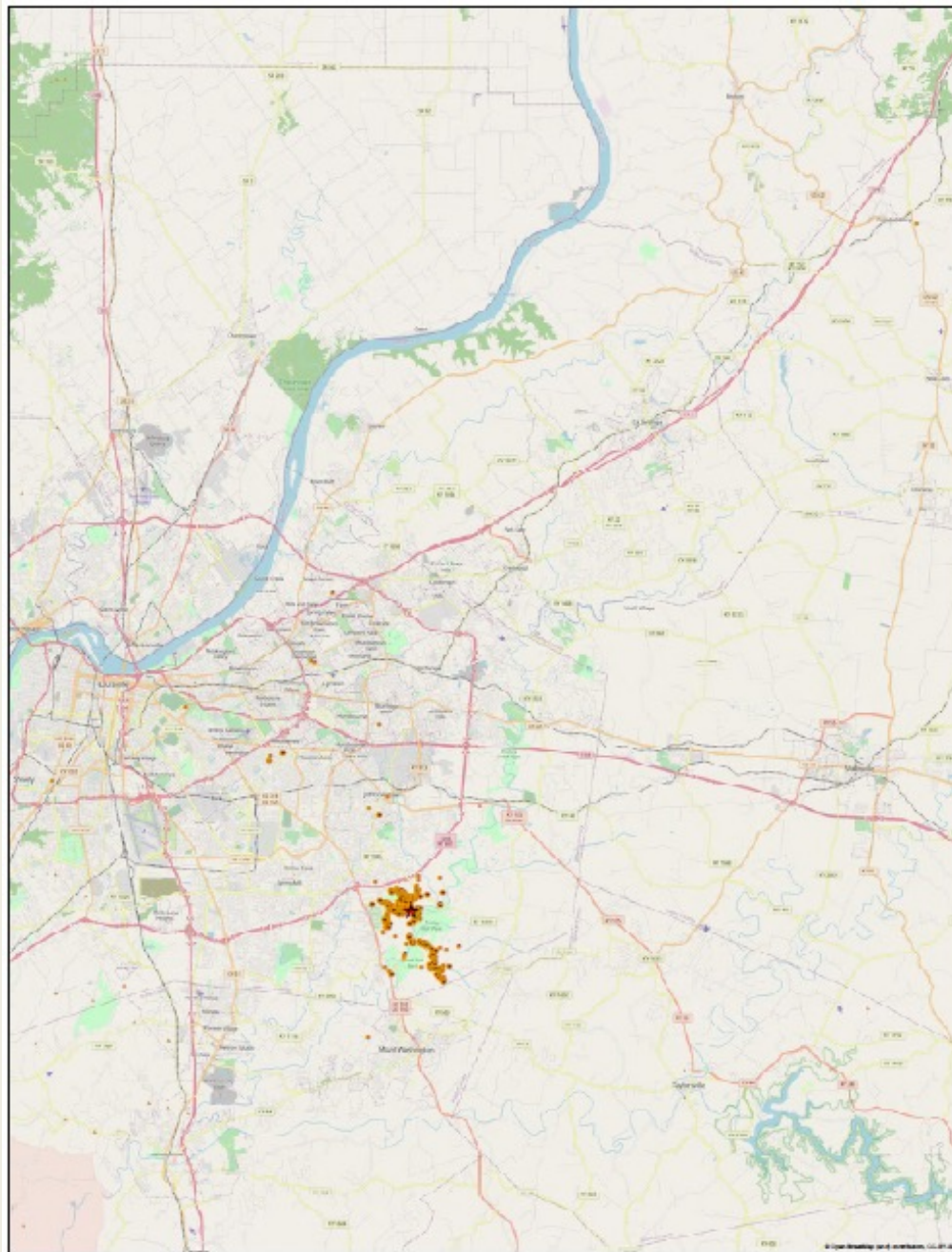
ON BEHALF OF BRENDA RICHARDSON

PHASE I BACKGROUND

- Full Development Proposed in 2020 - Zone Change and Subdivision Applications
- Hundreds of Surrounding Residents in opposition
- Full Development Pulled Back
- New Subdivision Application for only non-DRO(ZOD) portion of the development
- No building in DRO/ZOD
- Opposition, but not nearly as much
- Approved



Screenshot



RECEIVED
SEP 15 2022
PLANNING &
DESIGN SERVICES

22-MSUB-0001

Current MRDI & DRO Development Plan

- 432 Units
- Floyds Fork Protected
- Apartments Added
- Diversity/Affordable Housing
- Open Space Significant
- Wooded Areas Preserved



BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG • 1000 N. HURSTBOURNE PARKWAY • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426 6688 • WWW.BARDLAW.NET

John C. Talbott
Email: JCTALBOTT@BARDLAW.NET
Mobile: (502) 741-8783

January 31, 2022

RE: Neighborhood meeting for the preliminary subdivision/development plans approval on the K-4 portion of 8000 Broad
Kun Road utilizing the Mixed Residential Development Incentive (the "MRDI").

Dear Neighbor:

We are writing to invite you to a neighborhood meeting to present our plan for a new subdivision utilizing the MRDI standard. This plan would provide 243 single family lots and 190 multi-family units on the above referenced property. This is a new application, and it includes significant changes from the prior presentations on this property.

The applicant, Highgates Development, previously filed an application for subdivision approval and rezoning of both sections of the K-4 & Rural Residential ("KK") areas, to PKD. Under this new plan, the existing KK portion of the property will now remain Rural Residential and will not be rezoned. The original plan consisted of 590 detached single-family lots, whereas this plan consists of 243 detached single-family lots and 190 multi-family lots.

When we file the new application with the MRDI, it will be assigned a new case number. The purpose of this new neighbor meeting is to show neighbors the changes made to this new plan and address any questions or concerns related thereto.

This meeting will be held on **Tuesday February 15th 2022** beginning at **6:00 p.m.** at the **Central Government Center**, located at **7201 Outer Loop**.

Enclosed for your review are the following:

1. The subdivision/development plan sheet
2. LOJIC site location zoning map sheet showing the location of the site
3. Contact information sheet

If you are unable to attend the meeting, or have any questions or comments, please feel free to email or call me, or contact the PDS case manager listed on the attached contact information sheet.

We look forward to our opportunity to visit virtually or by phone.

Sincerely,



John Talbott

cc: Hon. Robin Engel, Councilman, District 22
Jay Luckett, Planning & Design Case Manager with Metro Planning & Design Services
David Mindel, PE, engineer & land planner with Mindel Scott & Associates, Inc.
Diane B. Zimmerman, P.E., Traffic Engineering, LLC
Joseph Waldman, applicant representative with Highgates Development

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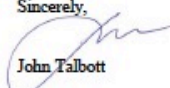
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Diane B. Zimmerman, P.E., Traffic Engineering, LLC
Joseph Waldman, applicant representative with Highgates Development

PHASE I BACKGROUND

- New Applications Filed in 2024 for Phase II
 - Zone map amendment/ZOD/subdivision/waiver
- Also New Application for RSUB on Phase I
 - To accommodate stormwater from Phase II
 - Total of 50 more units than original development in DRO
- Requested that the Phase I RSUB and Phase II Applications be heard together
 - No response from staff or the commission
- RSUB Administratively Approved by Staff
- Approval Appealed to Planning Commission by Richardson

[illegible][illegible][illegible][illegible][illegible]

DESIGNATION CALCULATIONS

1. $1.5 \times 103.50 \times 120.75 = 231.75 \times 103.50 \times 120.75 = \text{BASE AREA}$
"CALCULATION REFLECTS FLOW DEVELOPMENT NEEDED TO DISCHARGE
THE PEAK FROM THIS DEVELOPMENT AND THE PROPOSED
DRAINAGE PATTERN (22-104.8-1000)"

BASEIN 10-30.00% S.F. OF DRAIN
BASEIN 10-30.00% S.F.
BASEIN 10-30.00% S.F.
BASEIN 10-30.00% S.F.

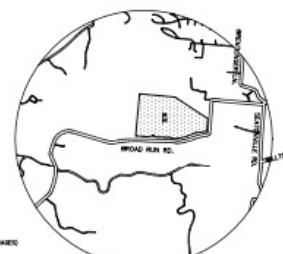
INTERFERENCE DATA:

CUTTING INTERFERENCE AREA 4.00/1000 S.F. (20%)
EXISTING INTERFERENCE AREA 0.0 S.F.
TOTAL INTERFERENCE AREA 4.00/1000 S.F. (20%)

ADJUSTED REQUIRED

2. $231.75 - 4.00 = 227.75$ OF THE LHS IS REQUIRED TO ALLOW THE

DO NOT WRITE




MINDEL SCOTT
ARCHITECTS P.C. ■ ARCHITECTURE
2551 Jefferson Blvd., Suite 200, Los Angeles, CA 90015
310-461-1188 ■ MindelScott.com

DEVELOPER
HIGHGATES
MANAGEMENT
3501 MONSIEUR CIRCLE
LOUISVILLE, KY 40219

PLAN	OWNER WALTON INVESTMENTS, LLC 2705 AVENUE OF THE WOODS LOUISVILLE, KY 40241
------	--

CHANGE OF ZONING & MAJOR SUBDIVISION
THE RESERVES AT PARKLANDS
SUBDIVISION PHASE 2
8000 BRIDGEMAN ROAD, LOUISVILLE KY 40299
JAY BLOCK, INC. LOT 43
DEED BOOK 1173C, PAGE 177

Vertical Scale 1/2 in Horizontal Scale 1"=100' Date 8/26/24 Job Number 5690-350	
Sheet <div style="text-align: center; font-size: 2em;">1</div> <div style="text-align: right;">of 1</div>	

Screenshot

CASE #24-ZONE-0112 & 24-MSUB-0013
RELATED CASE #24-ZONEPA-0094
22-MSUB-0001
MSD W.M. #12203

RSUB SHOULD BE DENIED OR POSTPONED

- No Development in DRO/ZOD, basis for previous Phase I approval
- Without Phase II Approval, no need for the RSUB
- RSUB not submitted for TIER II Review
- RSUB not evaluated under the ZOD
- Cumulative Impacts of Entire Development should be assessed.

PHASE II APPLICATIONS SHOULD BE DENIED

- The Applications are not in agreement with the applicable guidelines and policies of Plan 2040 (Louisville's Comprehensive Plan), including the South Floyds Vision Plan, as required for a zone map amendment under KRS 100.213. As stated by the Planning Staff, "The proposed change in zoning does not conform to several of the land use and development policies of Plan 2040 as demonstrated in the Plan 2040 Staff Analysis." 5/15/2025 Planning Commission Staff Report a 1.

PHASE II APPLICATIONS SHOULD BE DENIED

- R-R Rural Residential District
- R-E Residential Estate District
- R-1 Residential Single Family District
- R-2 Residential Single Family District
- R-3 Residential Single Family District
- R-4 Residential Single Family District
- R-5 Residential Single Family District
- U-N Urban Neighborhood District
- R-5A Residential Multi-Family District
- R-5B Residential Two-Family District
- R-6 Residential Multi-Family District
- R-7 Residential Multi-Family District
- R-8A Residential Multi-Family District
- PDD Planned Development District
- PVD Planned Village Development District
- PTD Planned Transit Development District
- PRD Planned Residential Development District

■ **R-R Density –
0.2 units/acre**

■ **PRD Density –
7.26 units/acre**

36.3 units/5 acres

PHASE II APPLICATIONS SHOULD BE DENIED

- “If applicants for developments creating 50 or more dwelling units do not reserve 10% of proposed dwellings for this purpose (at least 5% of dwellings are Diversity Level Units 1 or 2, remainder of the 10% are Diversity Level Units 3 or 4, as defined in Chapter 4 Part 5), the justification statement shall address how the proposal complies with the housing elements in relationship to other Goals, Objectives, and Policies of the Comprehensive Plan.”
- It Doesn't – See Staff Report

PHASE II APPLICATIONS SHOULD BE DENIED

- The development will cause harm to Brenda Richardson and others who live downstream and downgrade from the Development, as the Development will force those properties to take on stormwater in higher volumes, rates, and pollutant loads than currently, and the application and environmental assessments fail to consider the impacts to those properties and to alternatives in violation of the LDC and Floyds Fork ZOD.





PHASE II APPLICATIONS SHOULD BE DENIED

- The traffic study is deficient and not in compliance with the Land Development Code and is predicated on road infrastructure being built by the city on private property, for which the applicant has presented no evidence of easement or other right to construct and the city currently has no eminent domain authority to acquire. The development lacks connectivity between nearby service areas.