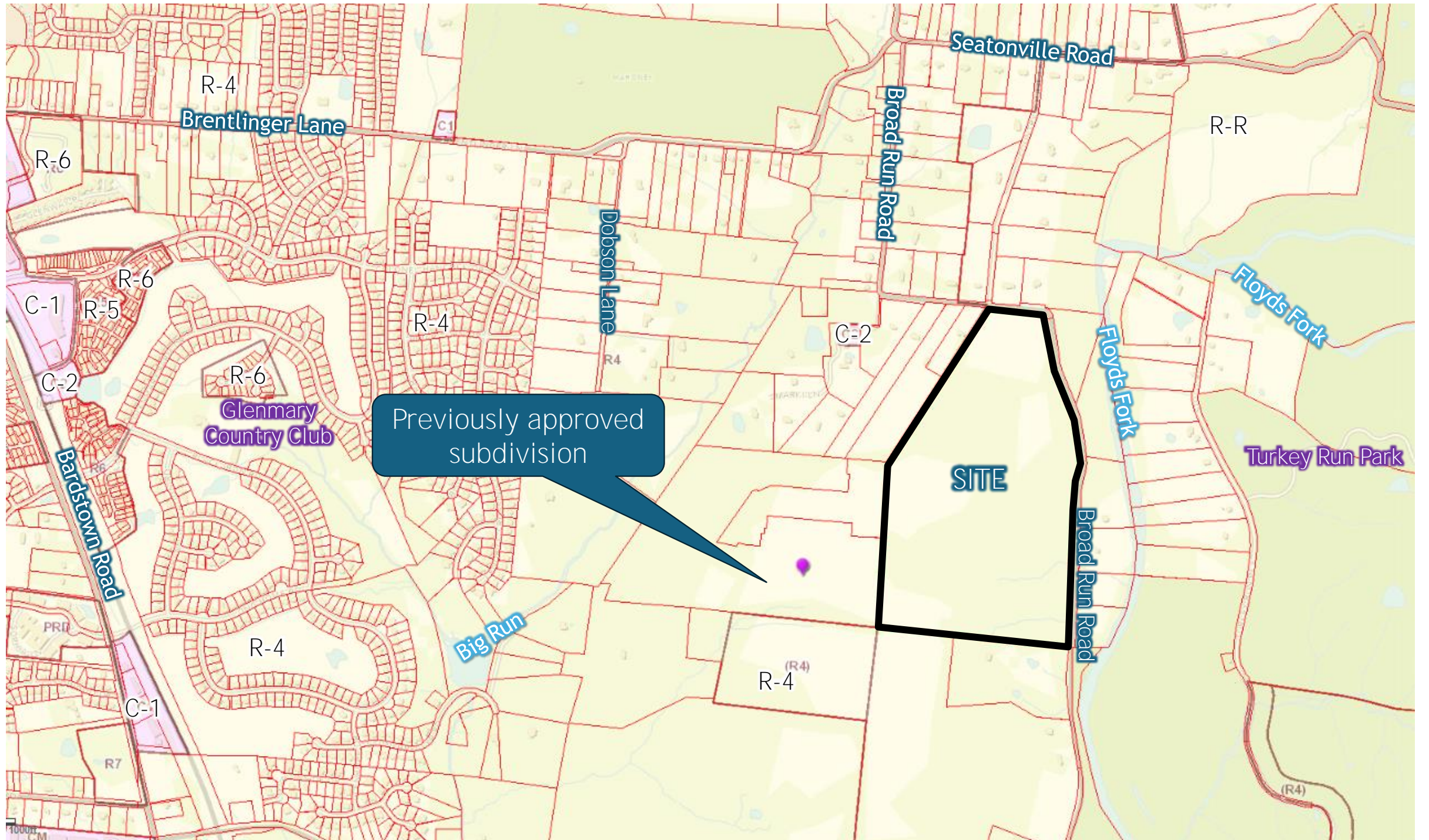
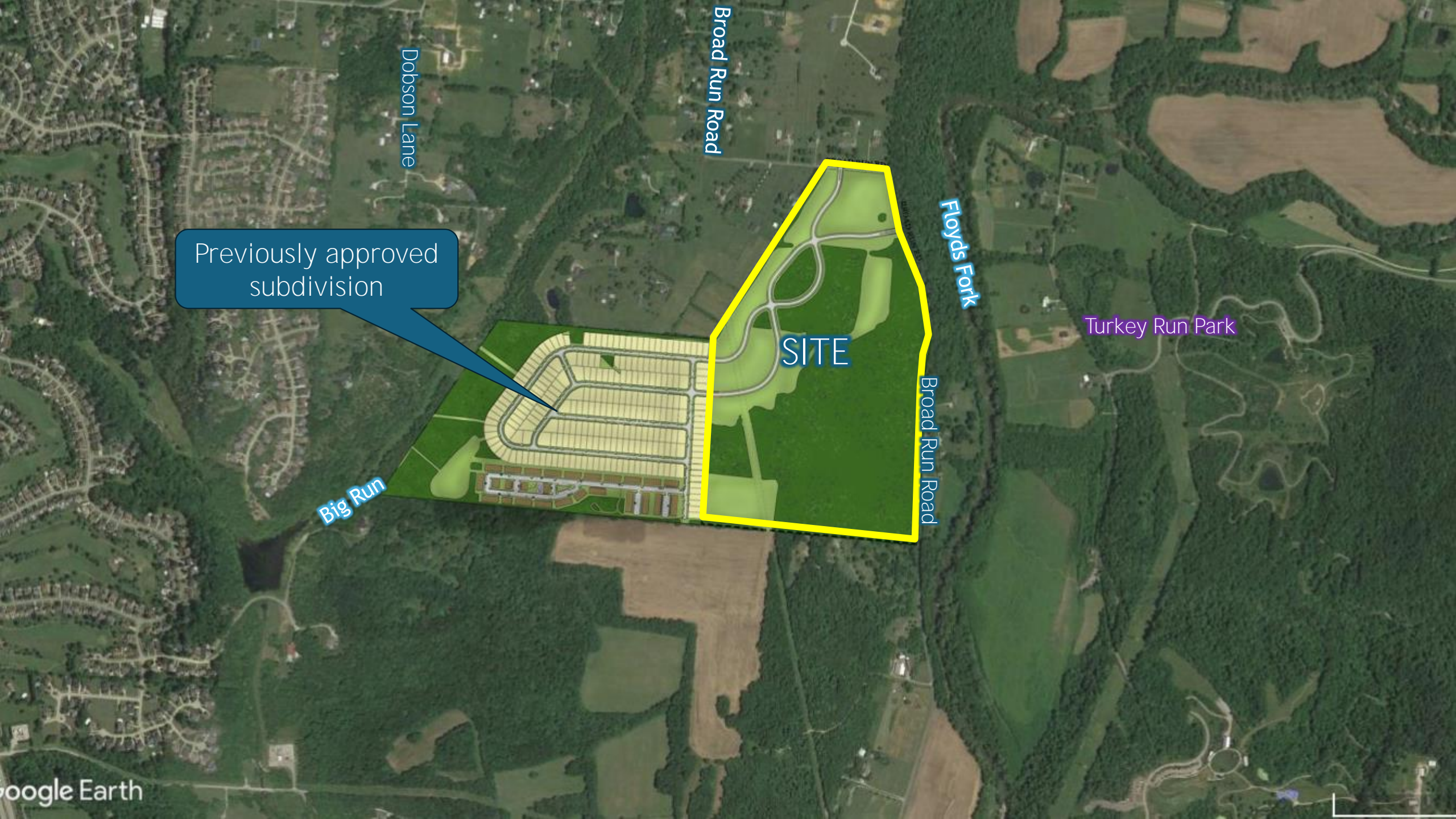


Docket No. 24-ZONE-0112 & 24-MSUB-0013

Zone Change from RR to PRD to allow a 356-lot single family subdivision to be known as the Reserves at Broad Run, Phase 2 located at 8000 Broad Run Road







Previously approved
subdivision

Dobson Lane

Broad Run Road

Floyds Fork

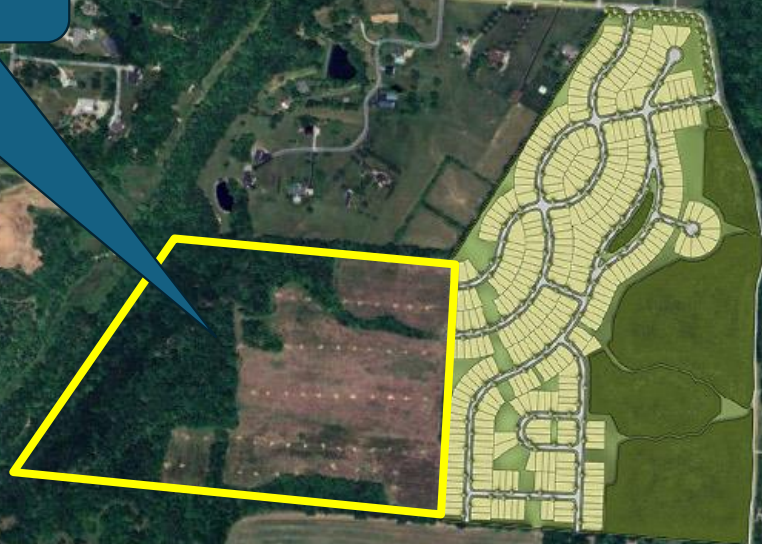
Turkey Run Park

SITE

Broad Run Road

Big Run

Previously approved
subdivision



Seatonville Rd

Brentlinger Ln

Brentlinger Ln

Broad Run Rd

Seatonville Rd

Floyds Fork

Floyds Fork

Boulder Pond

Wild Hyacinth Trail

Brown-Forman Silo Center

3000 ft





SITE



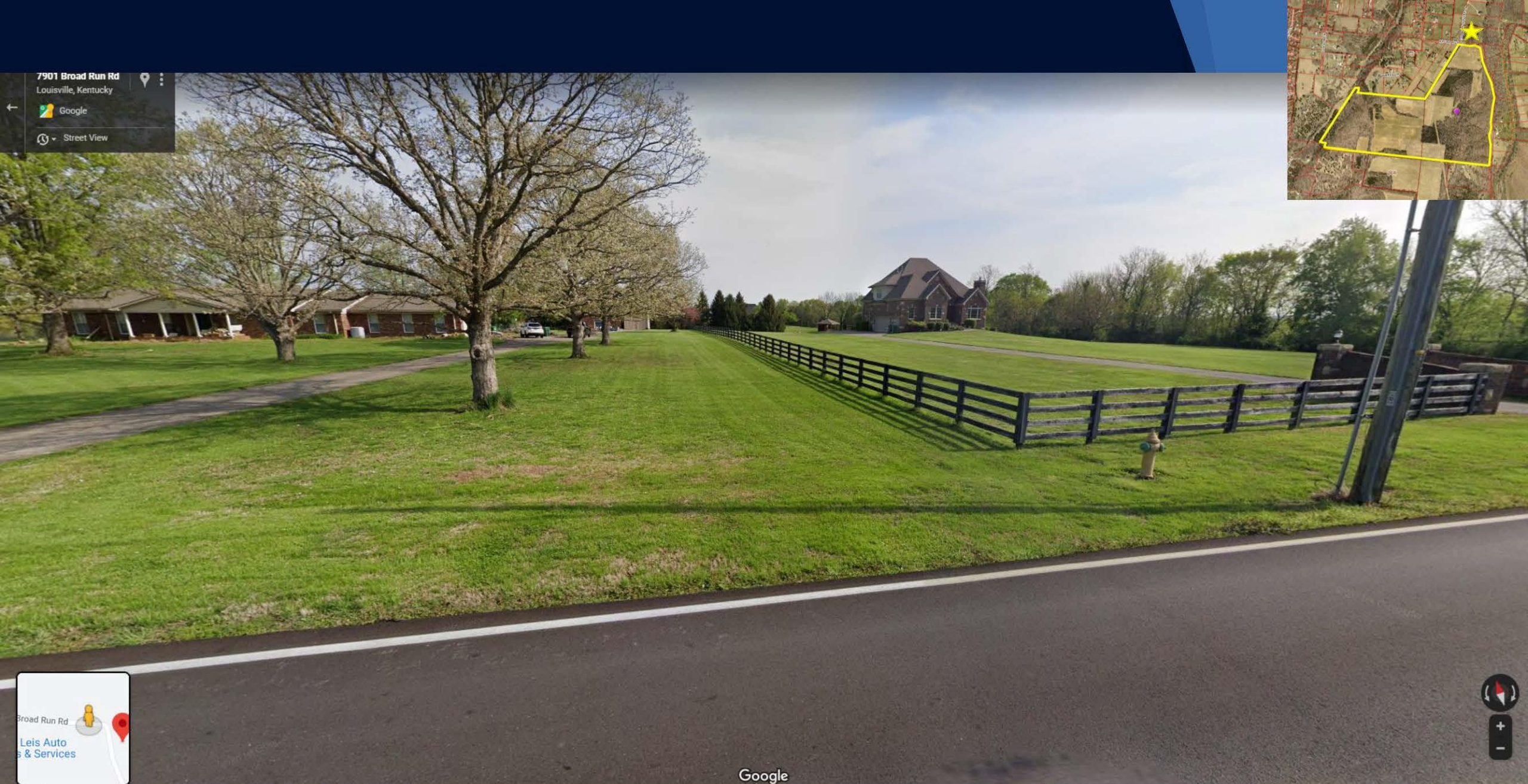
View of the home adjacent to and west of the site on Broad Run Road.



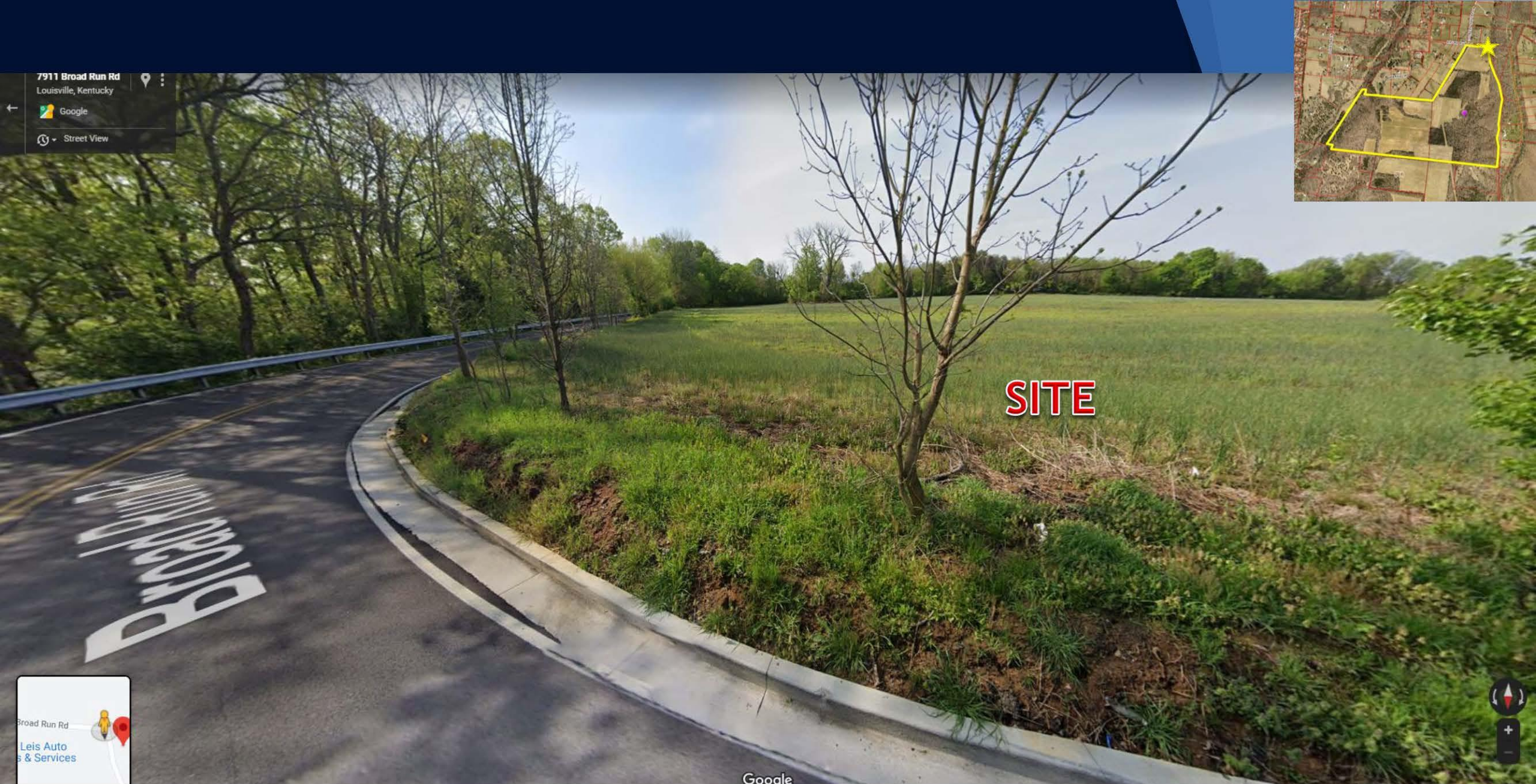
SITE

Google

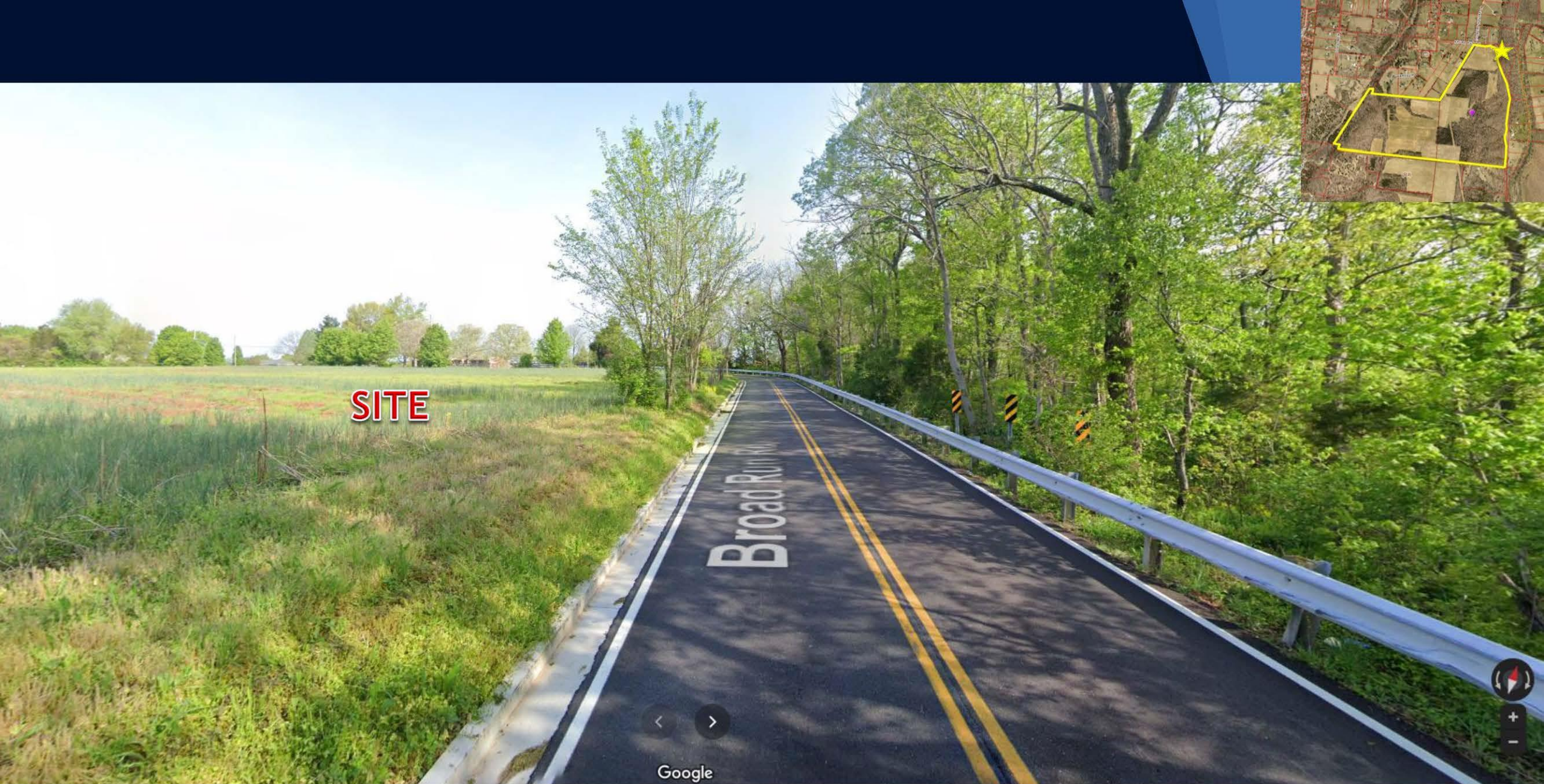
View of site at existing curb cut along Broad Run Road, looking south.



View of homes across Broad Run Road north of the site.



View of site from bend in Broad Run Road heading south. Site is to the right.



View of Broad Run Road looking north. Site is to the left.





View of Broad Run Road looking north. Site is to the left.

Proposed PRD Development Plan



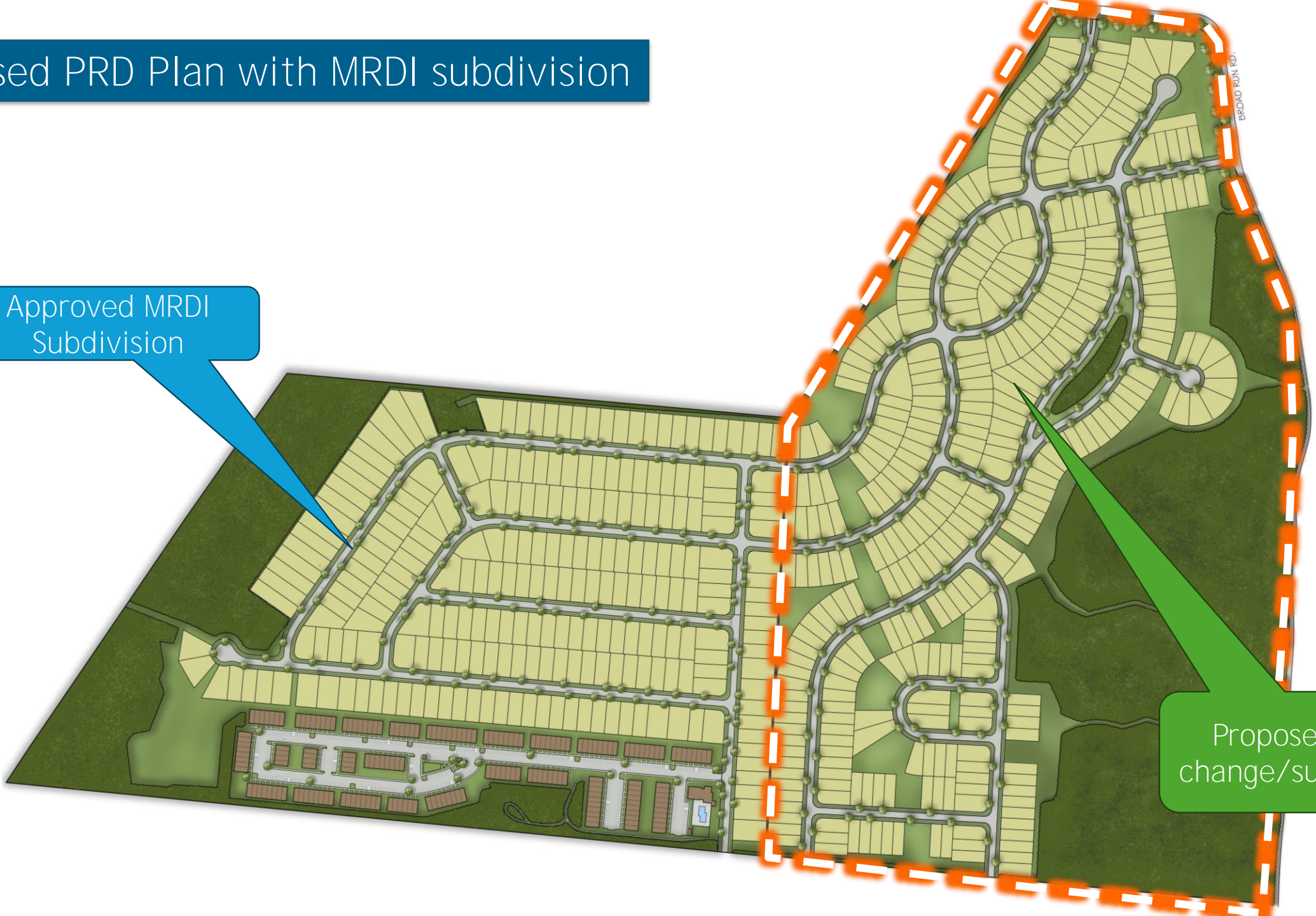
Prior Approved MRDI & DRO Development Plan



Proposed PRD Plan with MRDI subdivision

Approved MRDI
Subdivision

Proposed zone
change/subdivision



Floyds Fork DRO

Previously approved
subdivision

SITE

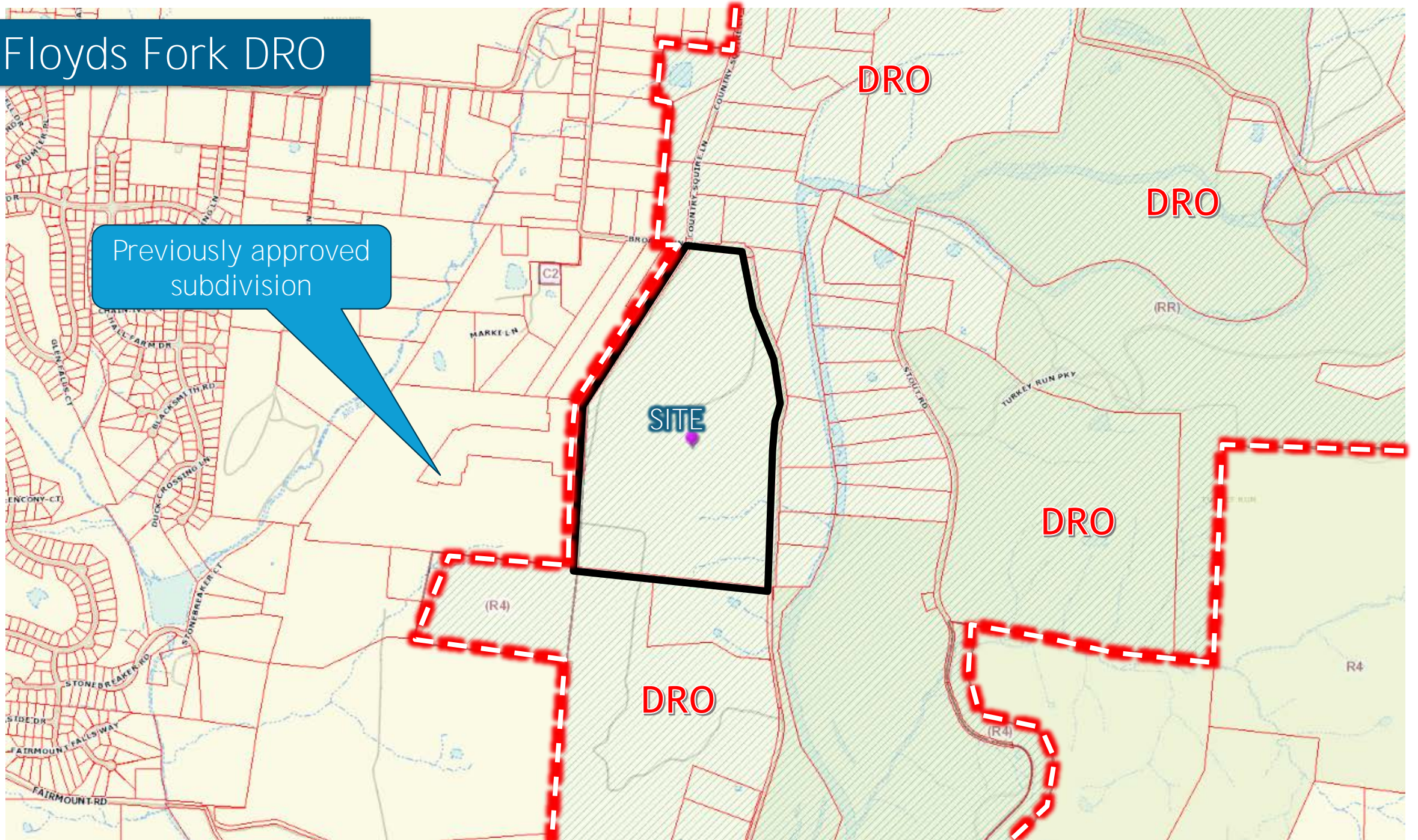
DRO

DRO

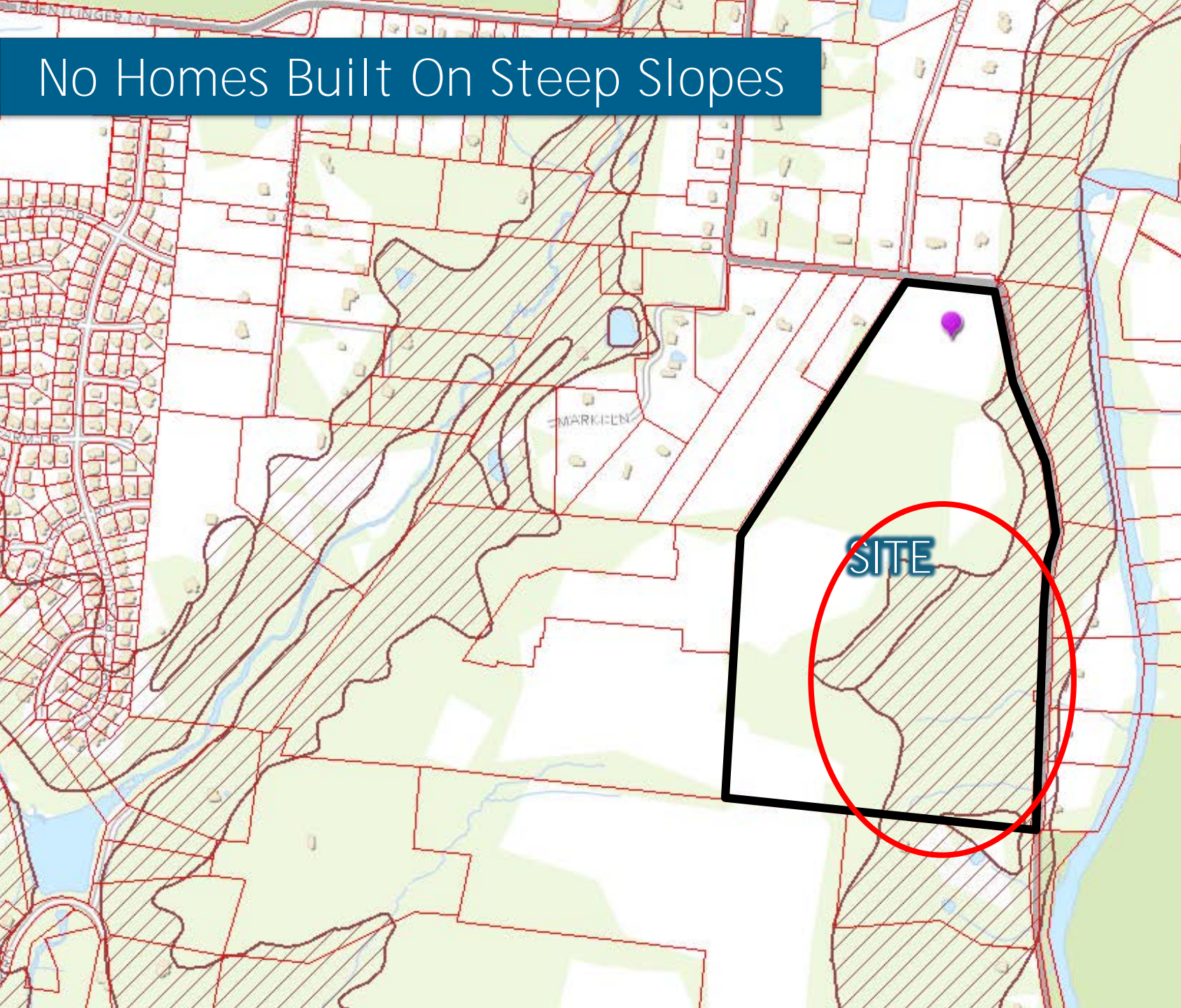
DRO

DRO

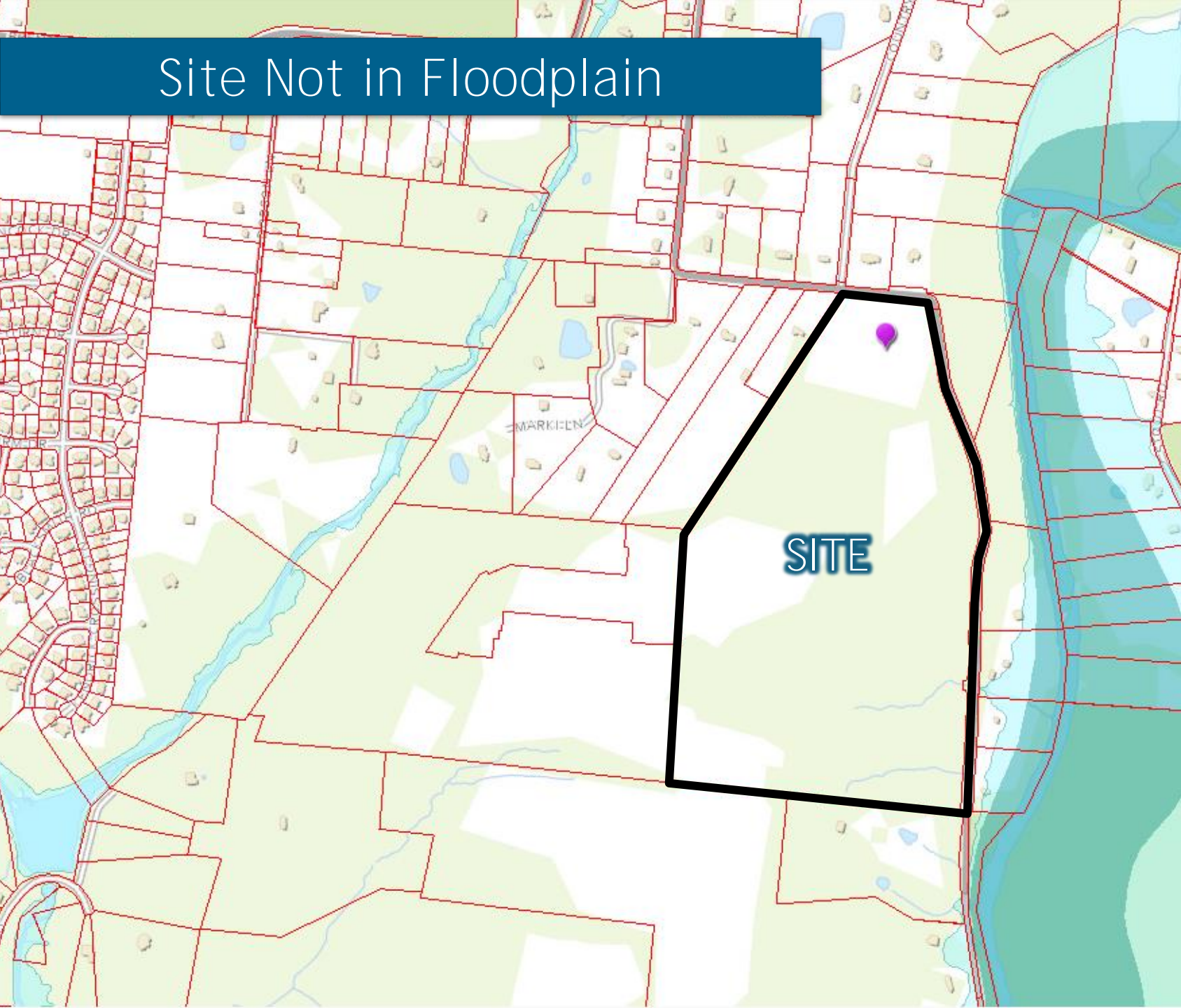
R4



No Homes Built On Steep Slopes



Site Not in Floodplain



Planned Residential
Development District
“PRD”

Single
Family
Residential

Purpose is to provide flexibility in design of residential developments in a manner that promotes implementation of Cornerstone 2040.

	Required	Proposed
Maximum Density	7.26 du/a	3.85 du/a
Maximum floor Area	2.0 FAR	0.27 FAR
Stories	Max 35 ft	2-story

SITE DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R4, RR
PROPOSED ZONING	PRD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	107.05± AC.
NET LAND AREA	92.30± AC.
BUILDABLE LOTS	356
NON-BUILDABLE LOTS	12
GROSS DENSITY	3.32 D.U./AC.
NET DENSITY	3.85 D.U./AC.
OPEN SPACE REQUIRED	634,886± S.F. (14%)
TOTAL OPEN SPACE PROVIDED	2,098,959± S.F. (45%)*

*OPEN SPACE LOTS LESS THAN 6,000 S.F. ARE NOT INCLUDED IN TOTAL

TREE CANOPY DATA:

GROSS SITE AREA	4,663,098± S.F.
LAND USE	SINGLE FAMILY
EXISTING TREE CANOPY	3,103,128± S.F. (66%)
EXISTING TREE CANOPY TO BE PRESERVED	1,512,651± S.F. (32%)
TOTAL TREE CANOPY REQUIRED	2,331,549± S.F. (50%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DIMENSIONAL STANDARDS**DIMENSIONAL STANDARDS**

MINIMUM LOT SIZE	4,800± S.F.
MINIMUM LOT WIDTH	40'
FRONT YARD & STREET SIDE YARD	15' (25' WITH FRONT FACING GARAGES)
SIDE YARD	5'
REAR YARD MIN.	25'

DETENTION CALCULATIONS

$2.9/12 [(0.50 \times 120.79) - (0.23 \times 107.50 \text{ AC.})] = 8.62 \text{ AC-FT}$
*CALCULATION REFLECTS FLOW DIVERSIONS NEEDED TO DECREASE FLOW TO THE WEST BETWEEN THIS DEVELOPMENT AND THE PREVIOUSLY APPROVED DEVELOPMENT PLAN (22-MSUB-0001)

BASIN #1-38,319± S.F.-6' DEEP
BASIN #2-9,594± S.F.
BASIN #3-4,771± S.F.
BASIN #4-14,570± S.F.

IMPERVIOUS DATA:

GROSS SITE AREA	4,663,098± S.F.
EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	1,310,929± S.F. (28%)

WAIVER REQUEST:

A WAIVER OF 3.1.3.E OF THE LDC IS REQUESTED TO ALLOW THE INSTALLATION OF UTILITIES ON AREAS WITH SLOPES GREATER THAN 30%.

December 2, 2024

Traffic Impact Study

The Reserves at Parklands Phase 2

800
Lou

CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2032, there will be a manageable impact to the existing highway network, with Levels of Service remaining within acceptable limits. The northern entrance on Broad Run Road meets the volume warrant to install a right turn lane. Due to the short distance between Brentlinger Lane and Broad Run Road on Seatonville Road, the intersections need to be reconfigured into a single intersection to improve safety and provide adequate capacity for all vehicles. The current design will only be able to accommodate traffic from 149 number of households.

Prep
Lou

Traffic Impact Study



ECS SOUTHEAST, LLP

Geotechnical • Construction Materials • Environmental • Facilities

"Setting the Standard for Service"

December 14, 2021

Mr. Joseph Waldman
Highgates Development Company
119 Glen Park Avenue
Toronto, Ontario M6B 2C6 Canada

Reference: Broad Run Road – Karst Survey
8000 Broad Run Road
Louisville, Jefferson County, Kentucky 40291
ECS Project No. 61-2612

Dear Mr. Waldman:

ECS Southeast, LLP (ECS) conducted a karst survey for the referenced site in accordance with ECS Proposal No. 61-P2311, dated April 27, 2021. The karst survey was conducted in general accordance with Chapter 4 Part 9 (Development on Karst Terrain, dated July 2008) of the Louisville-Jefferson County Land Development Code (LDC). The karst survey included the following elements: a visual reconnaissance of site conditions for the karst geologic features defined in the LDC; a review of current and historical aerial photographs; a review of soil survey information; a review of geologic maps; and a review of topographic maps.

Project Information:

The site included approximately 192.4 acres of undeveloped land. Some boundary areas of the site are steeply sloped and currently wooded but may be developed in the near future for construction of residential properties with green space or facilities for use in stormwater management and disposal.

Review of Published Documents:

The following geologic information is based on the review of the Jeffersonton and Mount Washington, 24K Quadrangles, Geologic Map, Kentucky, published by the United States Geological Survey (USGS), and information (aerial photos, geologic maps, and topographic maps, etc.) obtained from the Kentucky Geological Survey (KGS) Geologic Information Service website.

No apparent sinkholes or karst features were reported in the historical aerial photographs, soil survey information, or review of topographic maps. However, fourteen (14) karst features were recorded on the KGS website in the southwest (11 features) and northeast (3 features) portions of the site with diameters ranging from 30 to 120 feet. In addition, several features were reported near the south border of the site, with the closest approximately 50 feet south of the property's proposed southern border. These reported areas were visually evaluated as a part of this survey.

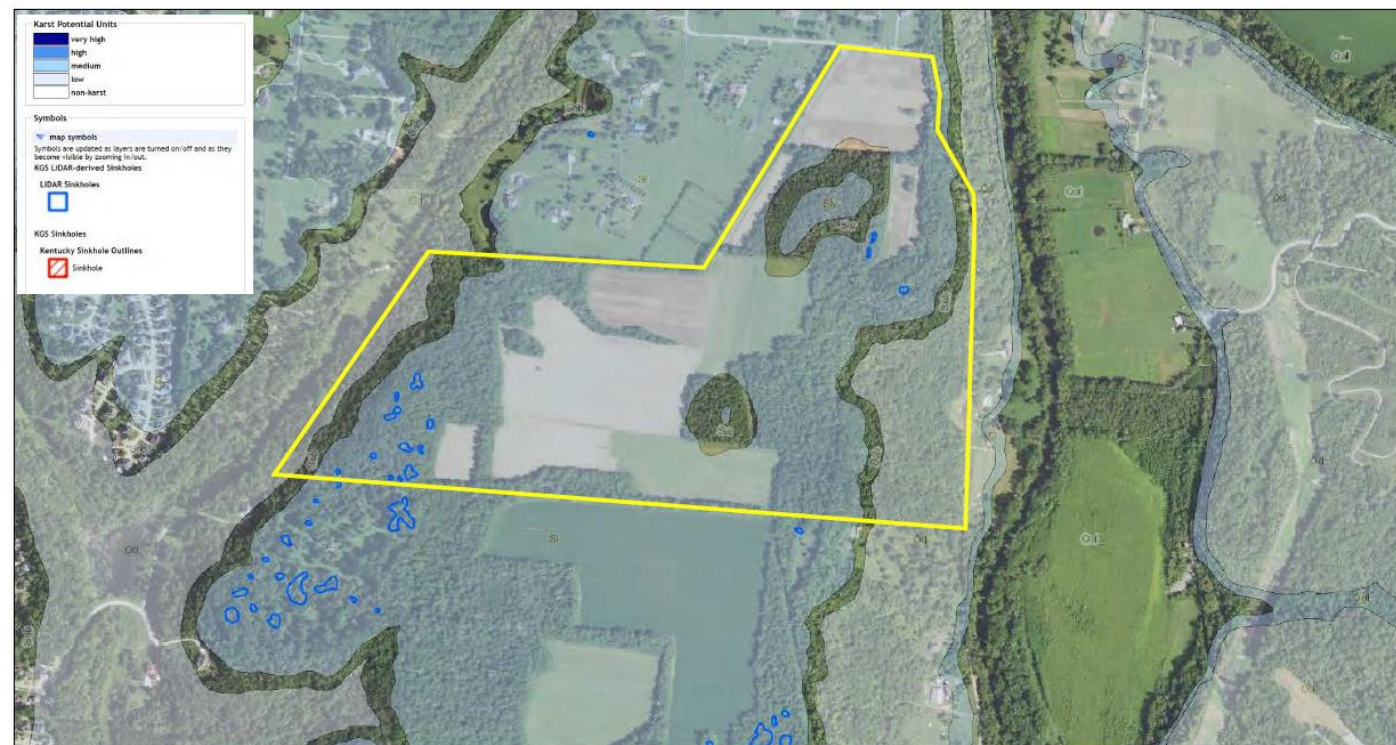
Geology:

The five (5) formations reportedly underlying the site are "Louisville Limestone", "Waldron Shale", "Laurel Dolomite", "Osgood and Brassfield Formations", and "Drakes Formation". The "knob" areas are underlain by the "Louisville Limestone" and "Waldron Shale" formations and the steep slope areas along the east and west boundaries are generally underlain by "Osgood and Brassfield Formations" and "Drakes Formation".

The majority of the site is reportedly underlain by the "Laurel Dolomite" formation which is designated as having a "Medium" karst potential. The karst potential is based on the tendency for the site to develop or have karst features as shown on the KGS Geologic Map Information Service. Karst potential designation is not definitively indicative of the actual presence or absence of karst activity at the site. According to the KGS Potential Classification definitions, the development of karst features is variable and dependent on site-specific conditions in formations designated as

Karst Survey

Kentucky Geologic Map Information Service



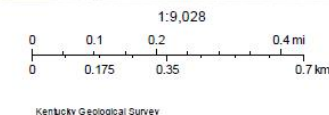
December 9, 2021

Karst Potential Map

Broad Run Road – Karst Survey

8000 Broad Run Road, Louisville, Kentucky 40291

ECS Project No.: 61-2612



author: Kentucky Geological Survey
copyright Kentucky Geological Survey



ECS SOUTHEAST, LLP

Geotechnical • Construction Materials • Environmental • Facilities

"Setting the Standard for Service"

December 14, 2021

Mr. Joseph Waldman
Highgates Development Company
119 Glen Park Avenue
Toronto, Ontario M6B 2C6 Canada

Reference: Broad Run Road – Karst Survey
8000 Broad Run Road
Louisville, Jefferson County, Kentucky 40291
ECS Project No. 61-2612

Dear Mr. Waldman:

Karst Feature Remediation Guidelines:

Typically, karst features in this vicinity and similar to those identified in this survey can be stabilized for development, as needed, for the planned future use of the site. Remediation methods vary based on planned use of the specific area where a karst feature is located and the characteristics of each feature. Treatment methods may vary for features where buildings or other improvements are located, in contrast to features in non-sensitive areas. For this project the objective of the treatment of a feature is to reduce the risk of future subsidence and to decrease surface water infiltration in and around the active karst feature(s).

southwest (11 features) and northeast (3 features) portions of the site with diameters ranging from 30 to 120 feet. In addition, several features were reported near the south border of the site, with the closest approximately 50 feet south of the property's proposed southern border. These reported areas were visually evaluated as a part of this survey.

Geology:

The five (5) formations reportedly underlying the site are "Louisville Limestone", "Waldron Shale", "Laurel Dolomite", "Osgood and Brassfield Formations", and "Drakes Formation". The "knob" areas are underlain by the "Louisville Limestone" and "Waldron Shale" formations and the steep slope areas along the east and west boundaries are generally underlain by "Osgood and Brassfield Formations" and "Drakes Formation".

The majority of the site is reportedly underlain by the "Laurel Dolomite" formation which is designated as having a "Medium" karst potential. The karst potential is based on the tendency for the site to develop or have karst features as shown on the KGS Geologic Map Information Service. Karst potential designation is not definitively indicative of the actual presence or absence of karst activity at the site. According to the KGS Potential Classification definitions, the development of karst features is variable and dependent on site-specific conditions in formations designated as

Karst Survey

Kentucky Geologic Map Information Service



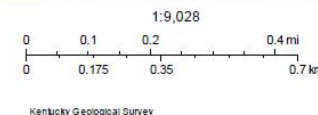
December 9, 2021

Karst Potential Map

Broad Run Road – Karst Survey

8000 Broad Run Road, Louisville, Kentucky 40291

ECS Project No.: 61-2612



Kentucky Geological Survey

author: Kentucky Geological Survey
copyright Kentucky Geological Survey

Karst Location Plan

Karst Feature Location Plan
Broad Run Road – Karst Survey
8000 Broad Run Road, Louisville, Kentucky 40291
ECS Project No.: 61-2612

Karst Feature Location Plan
Broad Run Road – Karst Survey
8000 Broad Run Road, Louisville, Kentucky 40291
ECS Project No.: 61-2612

Karst Feature Location Plan
Broad Run Road – Karst Survey
8000 Broad Run Road, Louisville, Kentucky 40291
ECS Project No.: 61-2612

Karst Feature Location Plan
Broad Run Road – Karst Survey
8000 Broad Run Road, Louisville, Kentucky 40291
ECS Project No.: 61-2612



ECS Southeast, LLP
1762 Watterson Trail
Louisville, Kentucky 40299
Tel. (502) 493-7100

ECS Southeast, LLP
1762 Watterson Trail
Louisville, Kentucky 40299
Tel. (502) 493-7100

ECS Southeast, LLP
1762 Watterson Trail
Louisville, Kentucky 40299
Tel. (502) 493-7100

ECS Southeast, LLP
1762 Watterson Trail
Louisville, Kentucky 40299
Tel. (502) 493-7100

LEGEND

-  - Feature Location
-  - Feature Location (defined area)
-  - Rock Outcropping
-  - Drainage Features
-  - Existing Spring

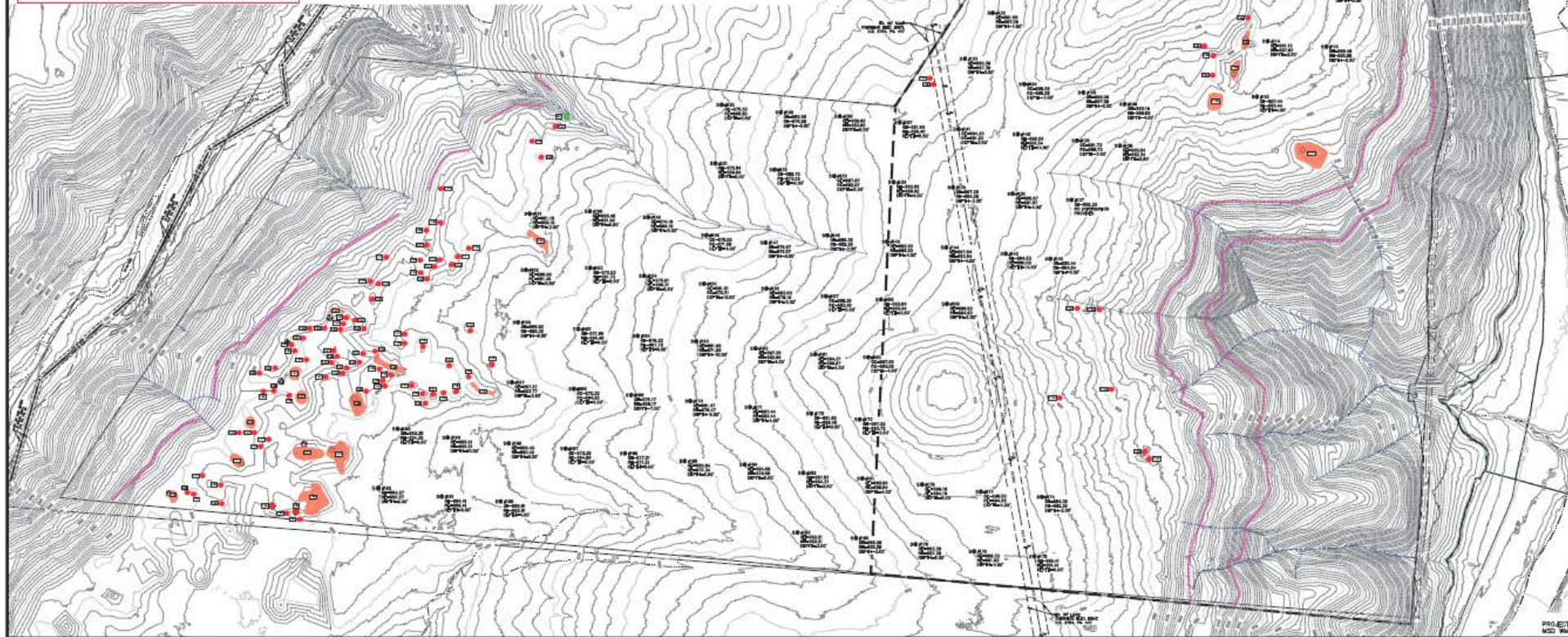
Note: Locations are approximate

- ### LEGEND
-  - Feature Location
 -  - Feature Location (defined area)
 -  - Rock Outcropping
 -  - Drainage Features
 -  - Existing Spring
- Note: Locations are approximate*

LEGEND

-  - Feature Location
-  - Feature Location (defined area)
-  - Rock Outcropping
-  - Drainage Features
-  - Existing Spring

Note: Locations are approximate



MINTEL SCOTT
 10000 W. 10th Ave., Suite 100, Denver, CO 80202
 (303) 750-1000 • Fax: (303) 750-1001 • www.mintel-scott.com

OWNER
WILTON INVESTMENTS LLC
2225 AVENUE OF THE WOODS
LOUISVILLE, KY 40241

DEVELOPER
HARRIETS ESTATE
119 JEN PARK AVENUE
TORONTO ONTARIO
M5B 2G2, CANADA

**MINTEL SCOTT**
INCORPORATED
100 WESTERN AVE. SUITE 100 • PO BOX 10 • LAMBTON-KENT
ONTARIO CANADA N6C 1G9

ZONING AND SUBDIVISION PLAN
6000 BROAD RUN ROAD SUBDIVISION
6000 BROAD RUN ROAD
LOUISVILLE, KENTUCKY 40229
TEL: 502.436.4777
FAX: 502.437.1074
T.E. 07.107.43

OWNER
NORTH INVESTORS LLC
2026 ARCADE OF THE WOODS
LOUISVILLE, KY 40241

DEVELOPER
HUNTER EQUIPMENT
1111 LINDEN AVE. N.E.
TORONTO, ONTARIO
M2K 2E2, CANADA

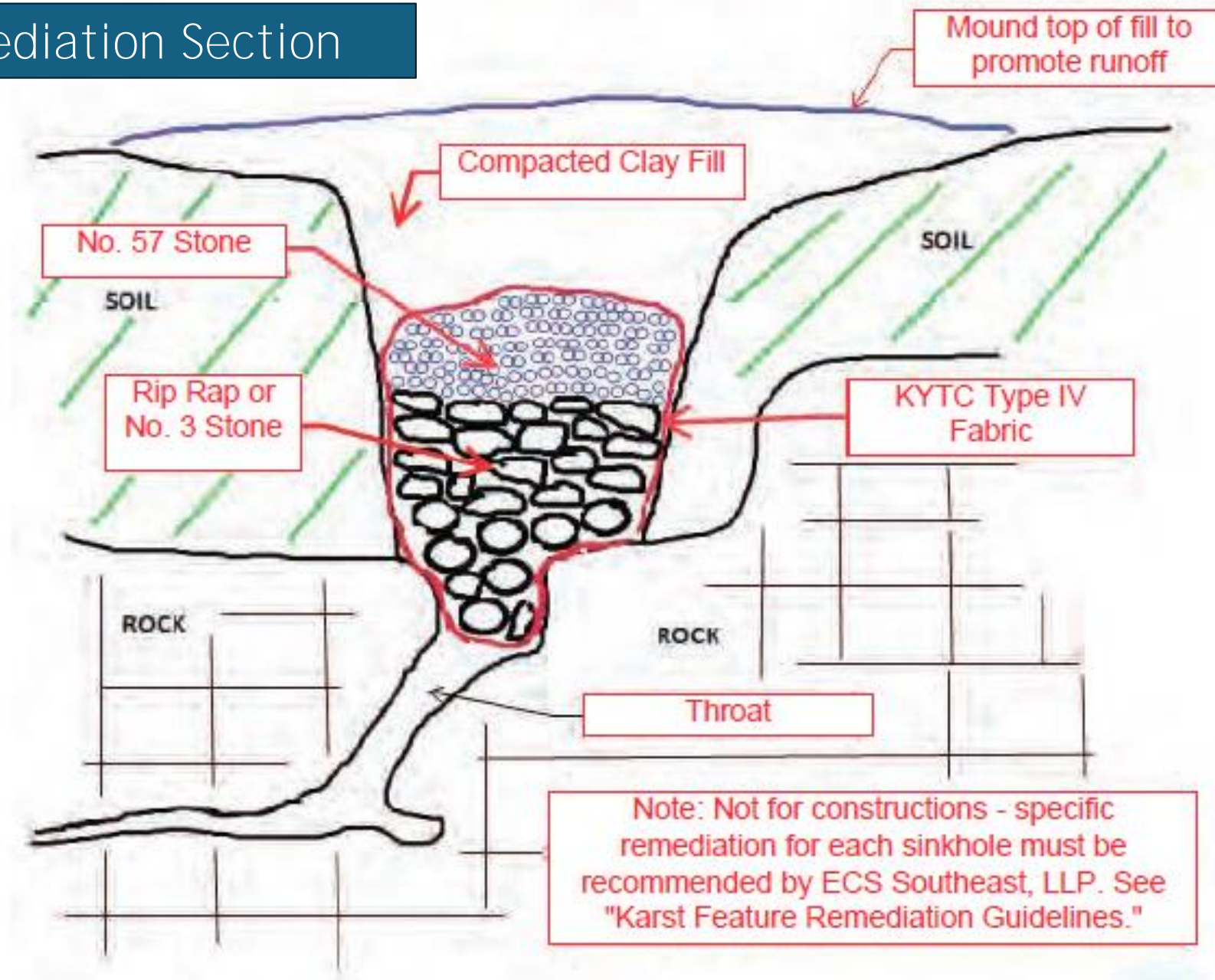
 **HABEL BOST**
INCORPORATED
U.S. - 800.838.8383
CANADA - 416.291.8383

[illegible]

RENOVATION AND SUBDIVISION PLAN 8000 BROAD RUN ROAD SUBDIVISION 8000 BROAD RUN ROAD LOUISVILLE, KENTUCKY 40291 LOUISVILLE, KY 40291 TR. 67, 107, 41		OWNER MATCO INDUSTRIES, LLC 230 AVENUE OF THE WOODS LOUISVILLE, KY 40241	DEVELOPER HUNTER'S EQUIPMENT 111 420 PARK AVENUE THUNDERBOLT 401 222, 0400	 HUNTER'S EQUIPMENT U.S. ARMY & NAVY STORES 10000 W. 10TH AVE. #100 DENVER, CO 80231
--	--	--	---	---

PROJECT 400-TONEPA-0083
MS22 WM 12203

Karst Remediation Section





ECS SOUTHEAST, LLC

Geotechnical • Construction Materials • Environmental • Facilities

January 24, 2025

Attention: Brent Hackworth
Highgates Development
7610 Chelsea Gardens Drive
Louisville, KY 40291
Brent@highgates.com

C/O: David Mindel
Mindel Scott
5151 Jefferson Boulevard
Louisville, Kentucky 40219

Reference: Preliminary Slope Evaluation – The Reserves at Parklands Phase 2
8000 Broad Run Road
Louisville, Jefferson County, Kentucky 40291
ECS Project No. 61-3295

Dear Mr. Hackworth:

ECS Southeast, LLC (ECS) conducted a visual reconnaissance of the areas of interest for the referenced site in accordance with ECS Proposal No. 61-P3715R1, dated December 9, 2024. A visual reconnaissance of these areas was conducted on January 3, 2025. Photos of the conditions observed are shown below. The area of interest identified included four (4) areas of basin outlets as outlined in red on the attached provided site plan. These areas were located around and along a large hillside that runs predominantly north/south to the east of the proposed development and slopes east toward Broad Run Road.

Visual Reconnaissance of Selected Slope Areas

The slopes primarily were covered by woods with many small to large diameter trees. Brush, vines, and other low vegetation also was present throughout the area. Several rock outcrops, some large, were observed along the hillsides. Some minor indications of erosion were observed including occasional patches of bare soil and sparse bent trees. No indications of large wide scale erosion were noted. No visual indications of slope instability were observed.

In particular, none of the following conditions were observed:
or mounds of soil in lower areas

Slope Evaluation & DRO

Based on the conditions observed, our opinion is that additional geotechnical exploration/analyses including soil/rock test borings/coring, shear strength tests of soils, etc. are not required for the evaluated on-site slopes, provided that the planned subdivision configuration does not involve disturbance significantly greater than what was indicated on the provided site plan.

1762 WATTERSON TRAIL, LOUISVILLE, KY 40299 • T: 502-493-7100 • F: 502-493-8190

ECS Florida, LLC • ECS Mid-Atlantic, LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • www.ecslimited.com

Received Jan 27th, 2025

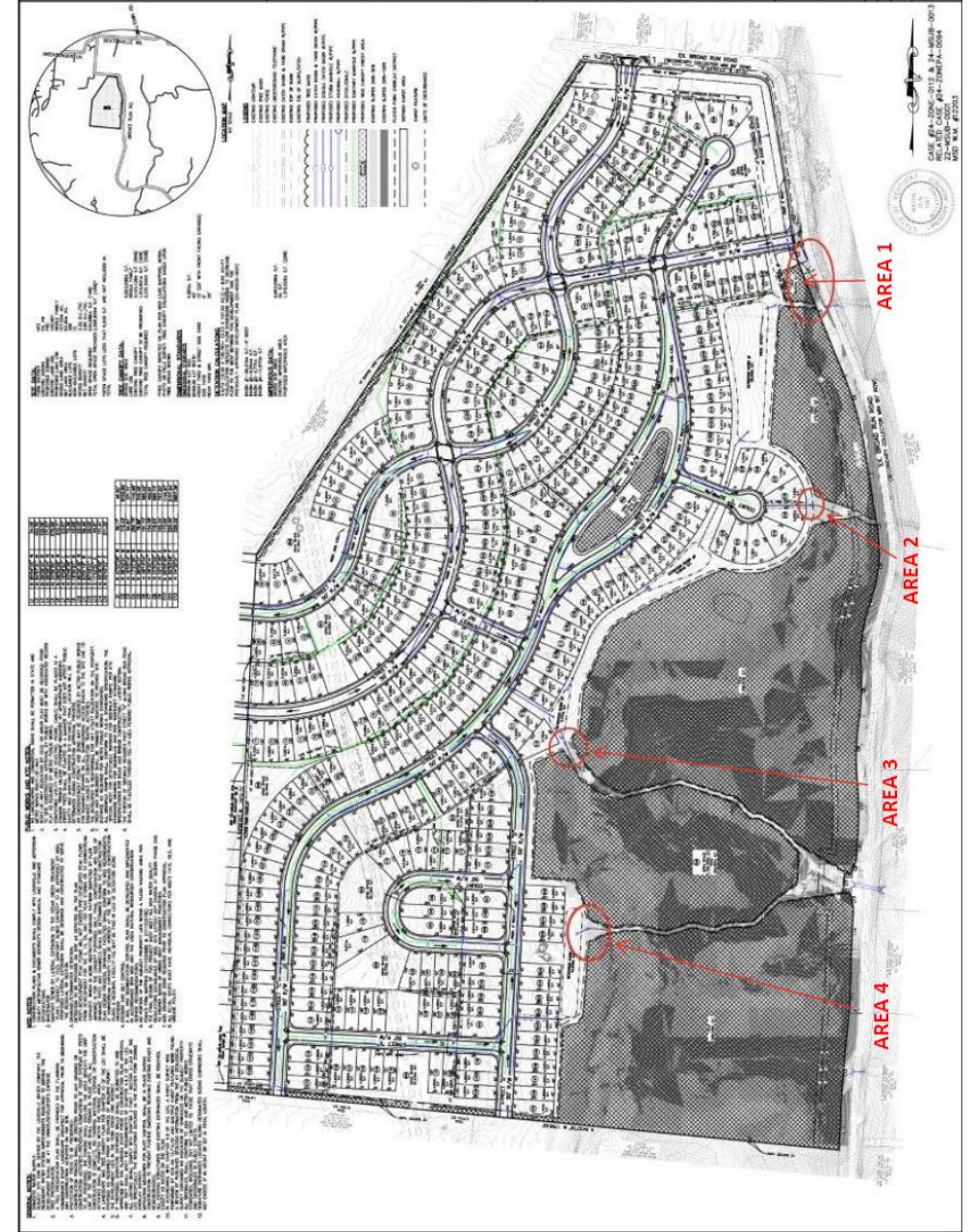
"ONE FIRM. ONE MISSION."
Planning & Design

24-ZONE-0112

Explanation of Steep Slope Issue



Explanation of Steep Slope Issue



Explanation of Steep Slope Issue





Sample Home Style & Design

Conceptual Designs















Questions?