

WINDCREST FARMS 3

9300 & 9308 Old Bardstown Rd,
10311R & 10313 Thixton Ln.
#24-ZONE-0088

PLANNING COMMISSION
FEBRUARY 20, 2025



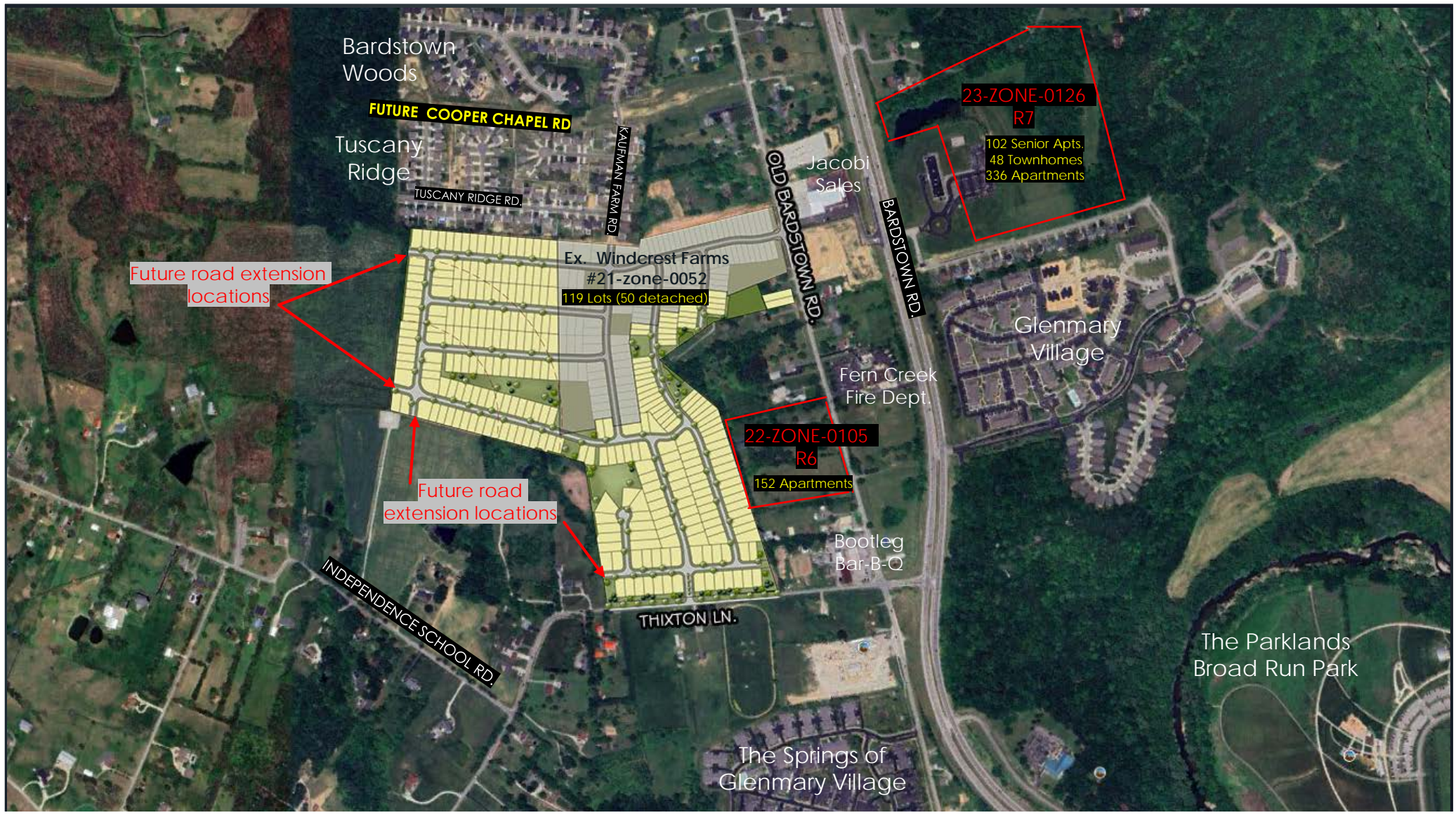
MINDEL SCOTT



VICINITY MAP

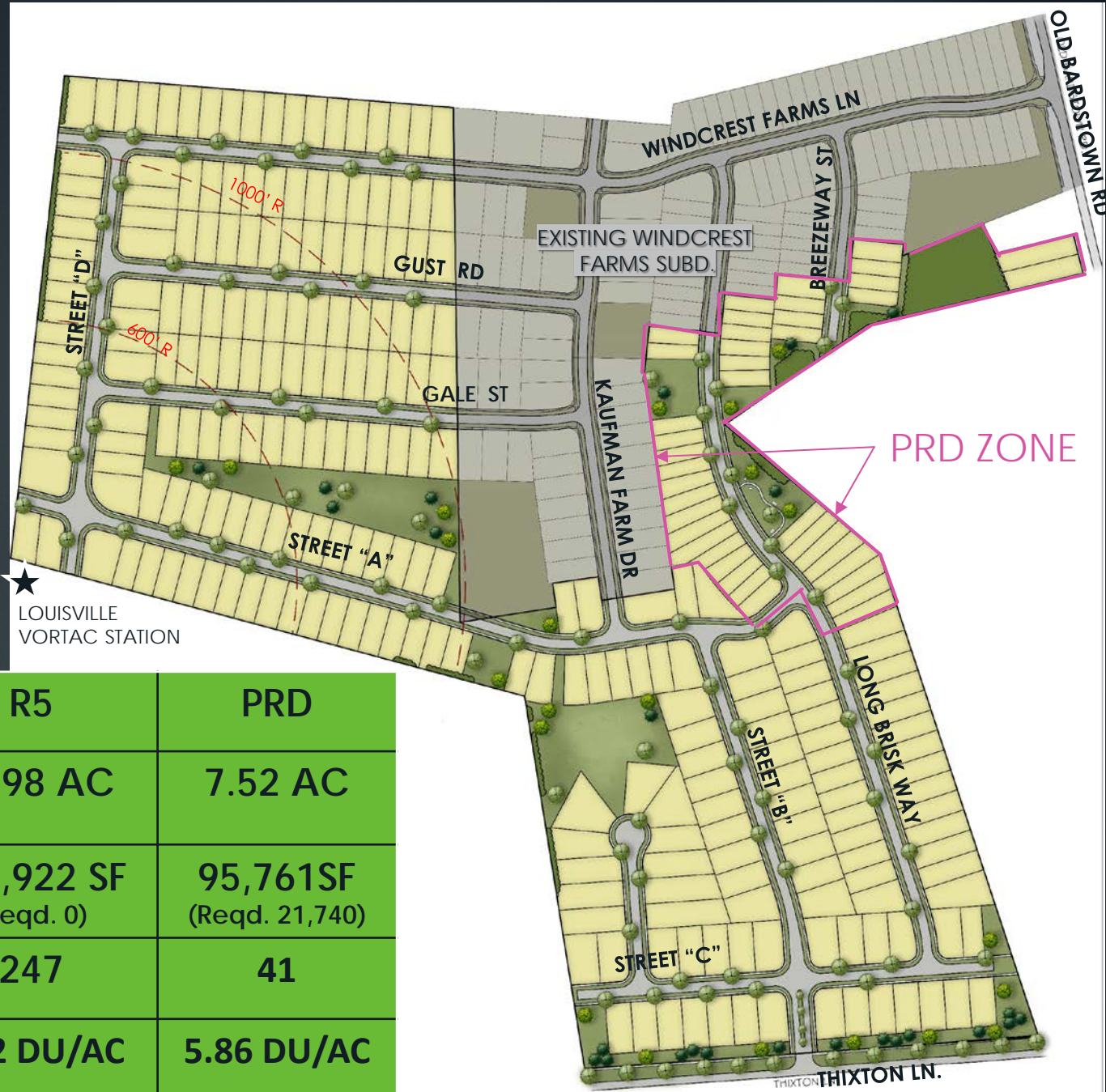


APPROVED AREA DEVELOPMENT



SITE PLAN: WINDCREST FARMS SECTION 3

(SUBDIVISION WITH NO
WAIVER OR VARIANCE
REQUESTS)



PROPOSED ZONING	R5	PRD
SITE AREA (GROSS 64.11 AC NET 50.60 AC)	43.98 AC	7.52 AC
OPEN SPACE PROVIDED	220,922 SF (Reqd. 0)	95,761SF (Reqd. 21,740)
NUMBER OF LOTS (288 TOTAL)	247	41
NET DENSITY (MAX ALLOWED 7.26)	5.62 DU/AC	5.86 DU/AC

Neighborhood Form District

"Predominantly residential uses that vary from lot to high density" - Medium Density Residential = 5-12 DU/AC

- Proposed 5.62-5.86 DU/AC

Diverse housing types

- Mix of detached and semi-attached single-family homes

Connectivity and accessibility

- Extends 6 existing roads
- Creates 5 connections

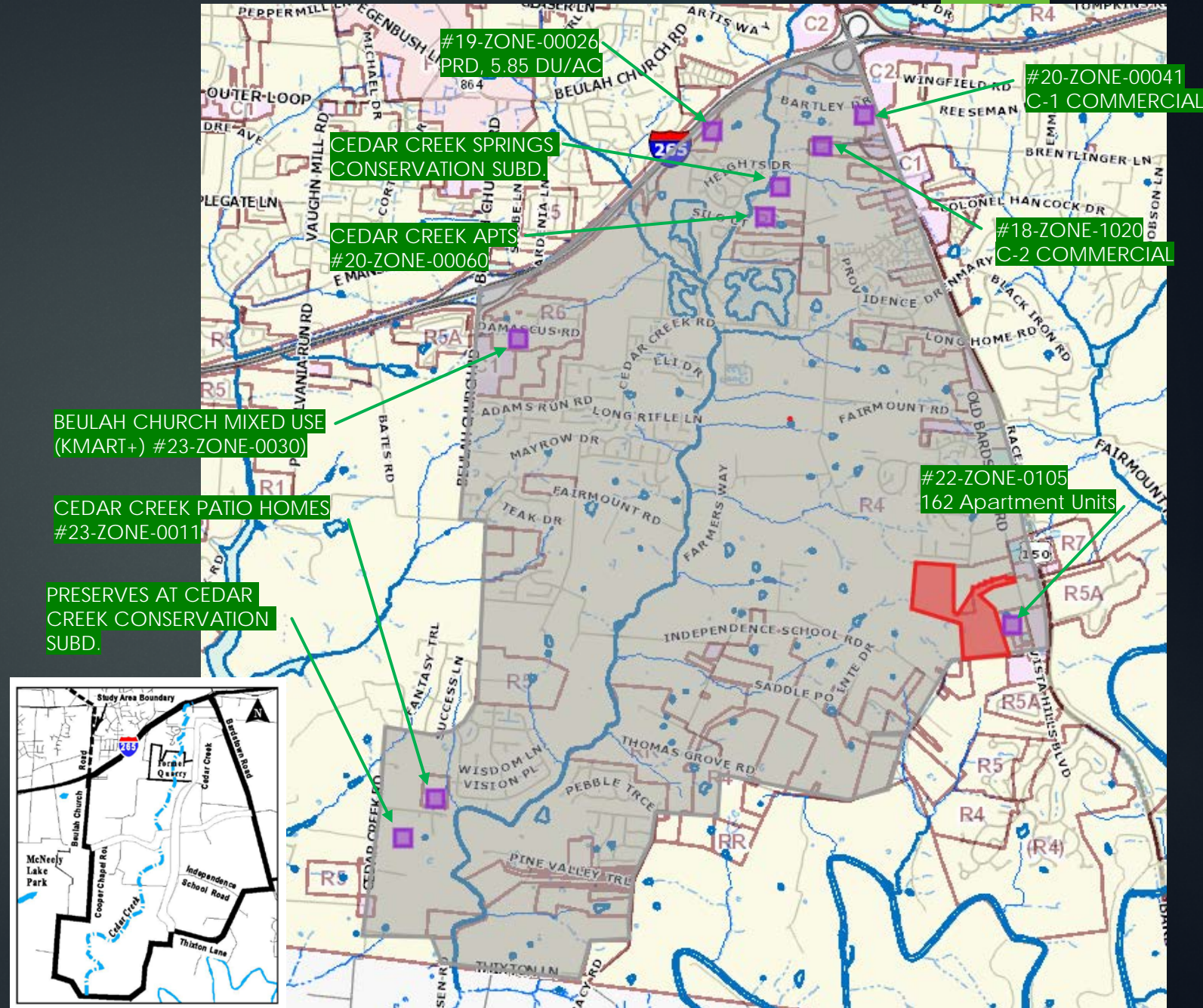
Fern Creek Small Area Study

- East-West Corridor: 2026 estimated construction of Cooper Chapel Rd
- Quadrant III – low to medium residential
- Preserve Rural -2nd study recommended to address issues

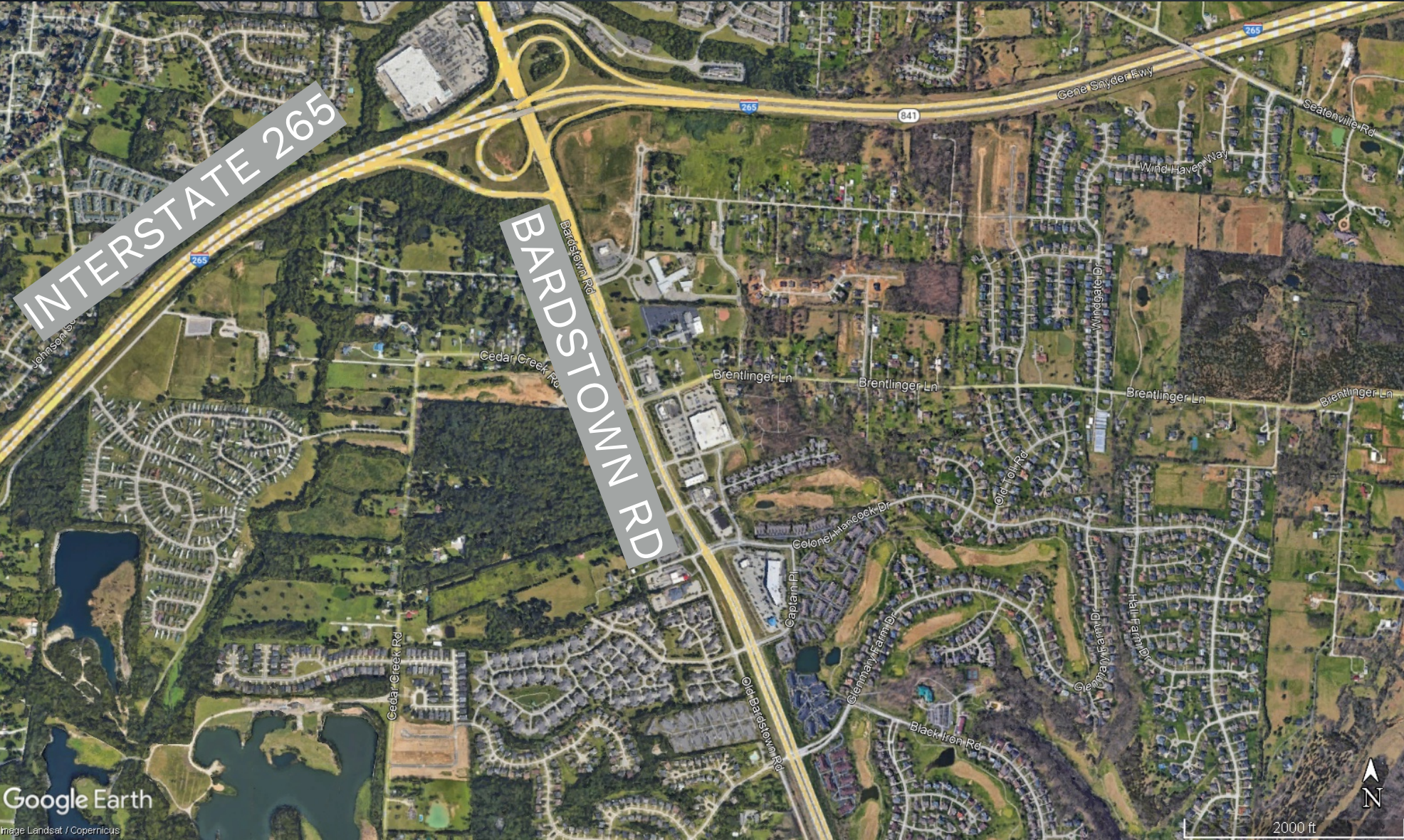
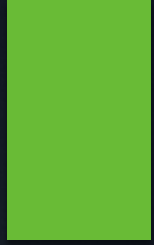


FERN CREEK SMALL AREA STUDY - QUADRANT III

- Land use Recommendation – low to medium residential
- Preserve the Rural landscape - 2nd study recommended to address variables and issues (none found)
- East-West Corridor: 2026 estimated construction of Cooper Chapel Rd

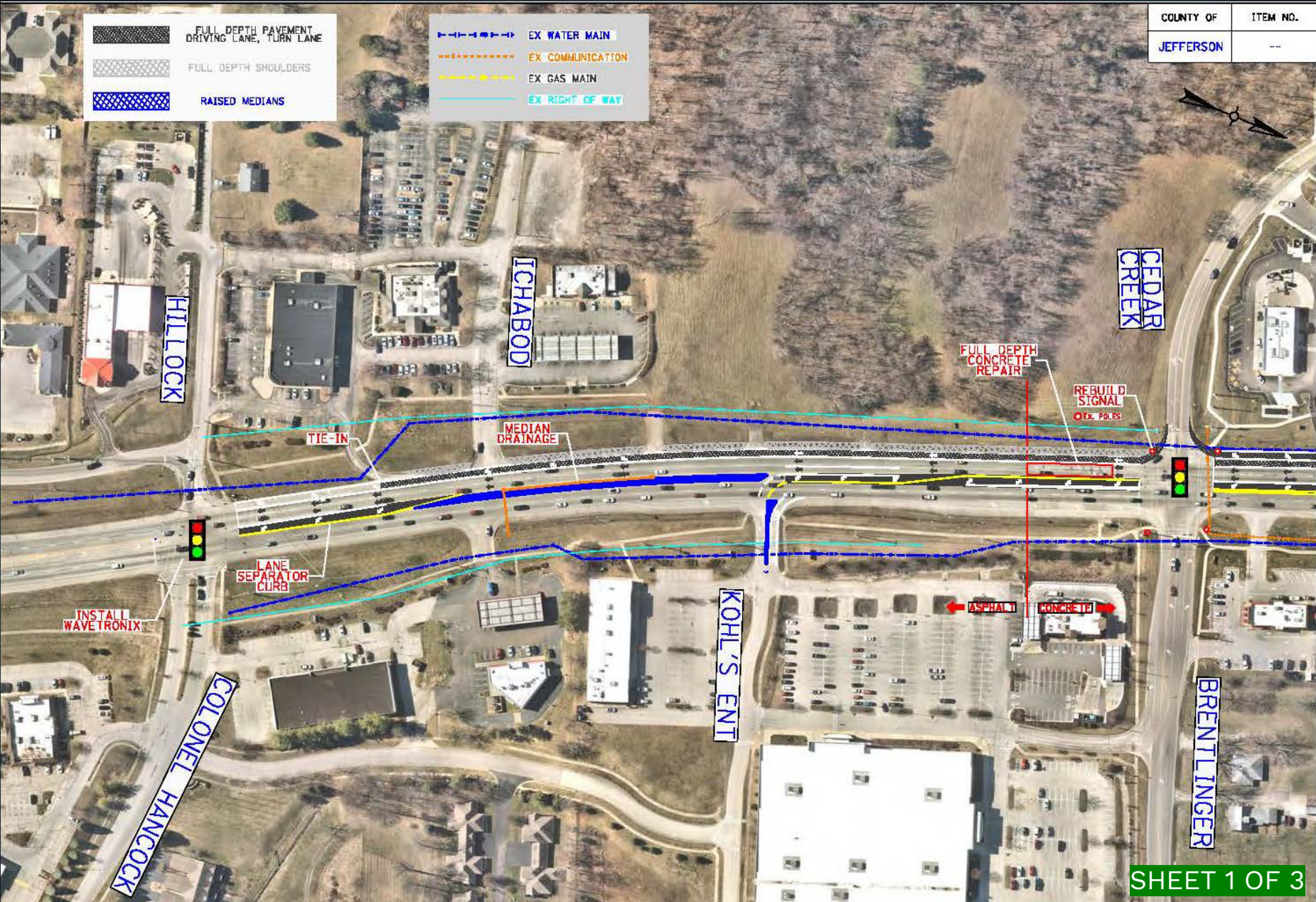


AREA ROAD IMPROVEMENTS

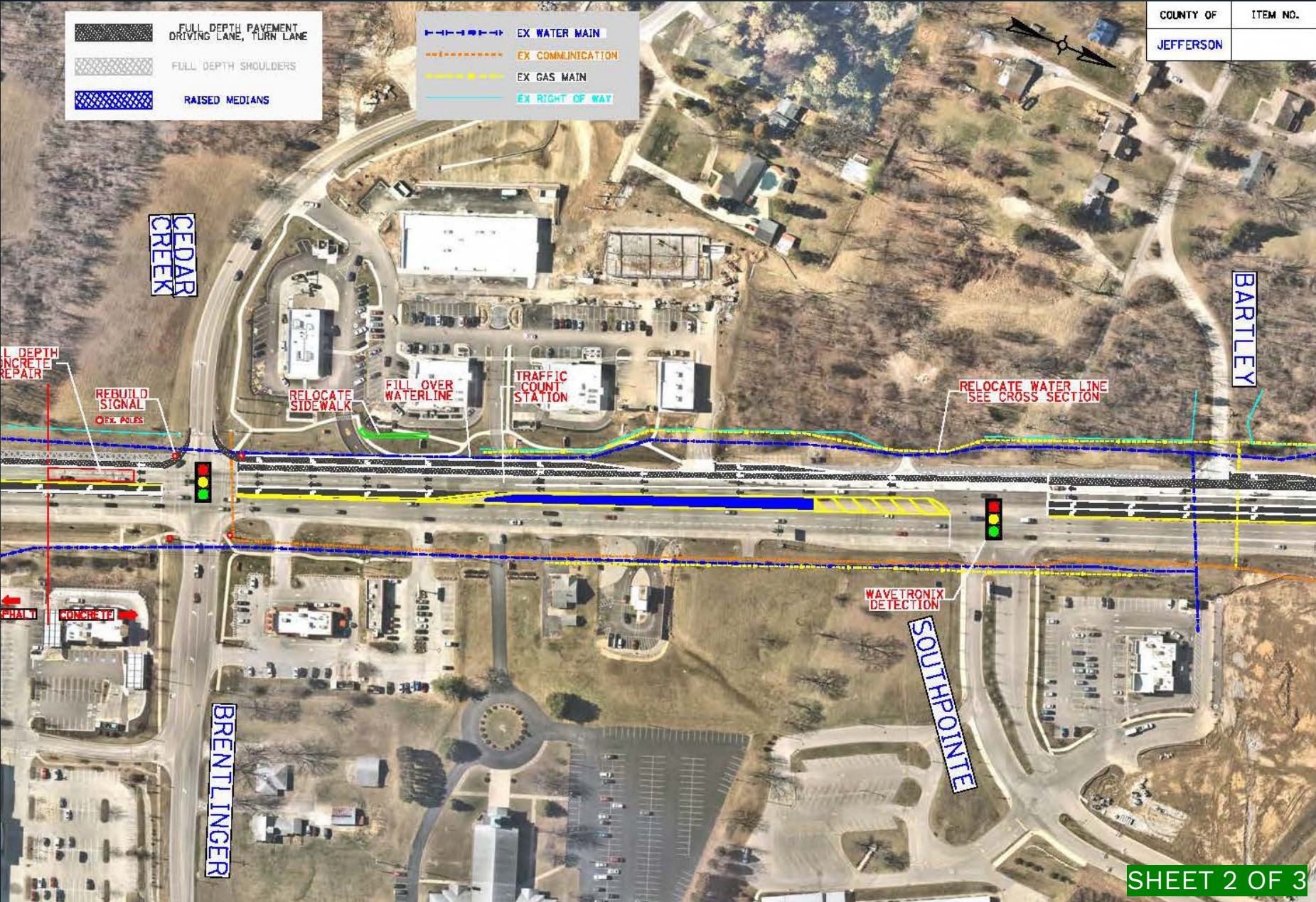


NOTE:
Construction Fall 2025
Bardstown Rd/US 31E
added lane and turn
lane improvements
between the Gene
Snyder Freeway
south to the
intersection with
Hillock Rd/Colonel
Hancock.

BARDSTOWN RD/US 31E IMPROVEMENTS



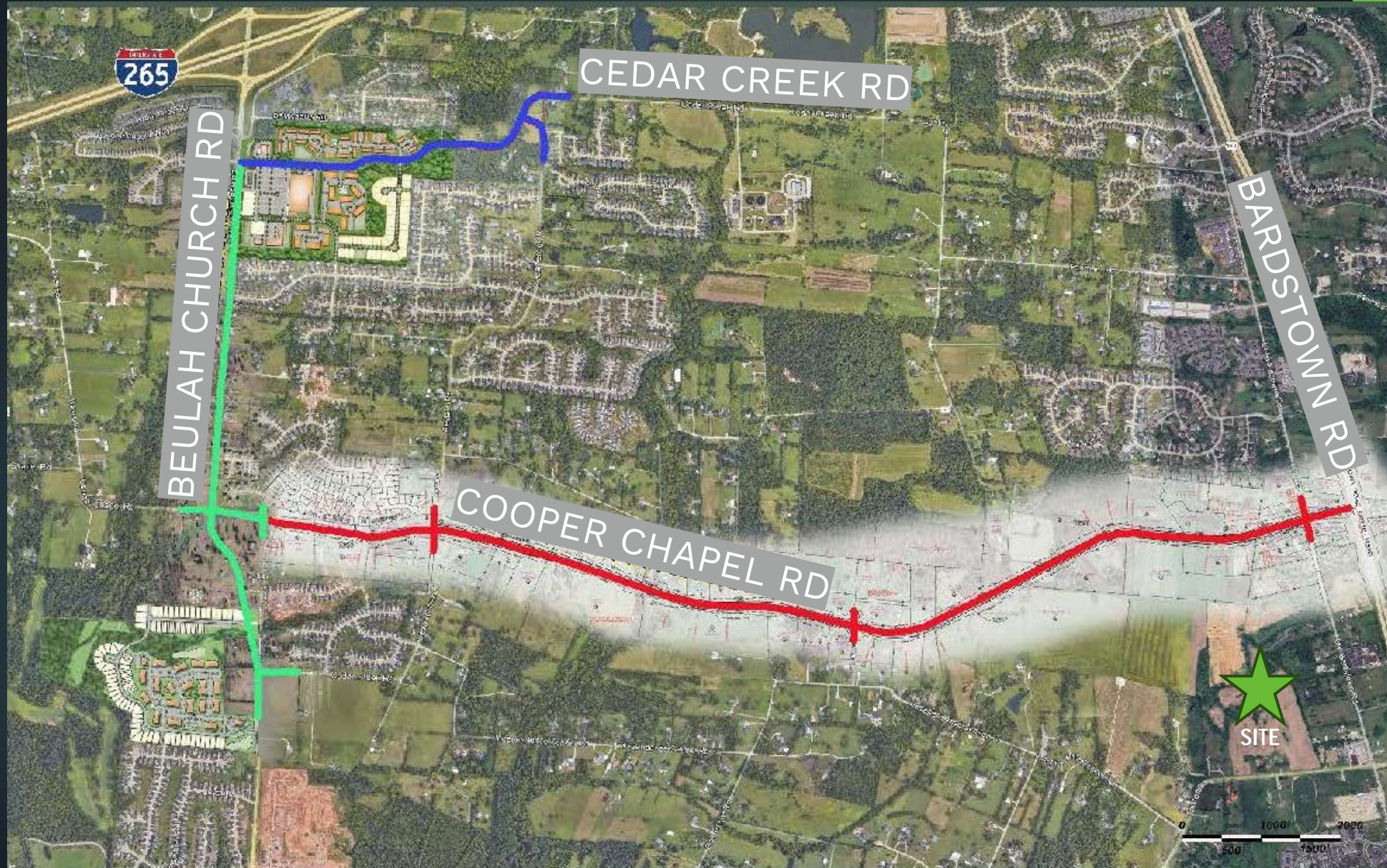
BARDSTOWN RD/US 31E IMPROVEMENTS



BARDSTOWN RD/US 31E IMPROVEMENTS



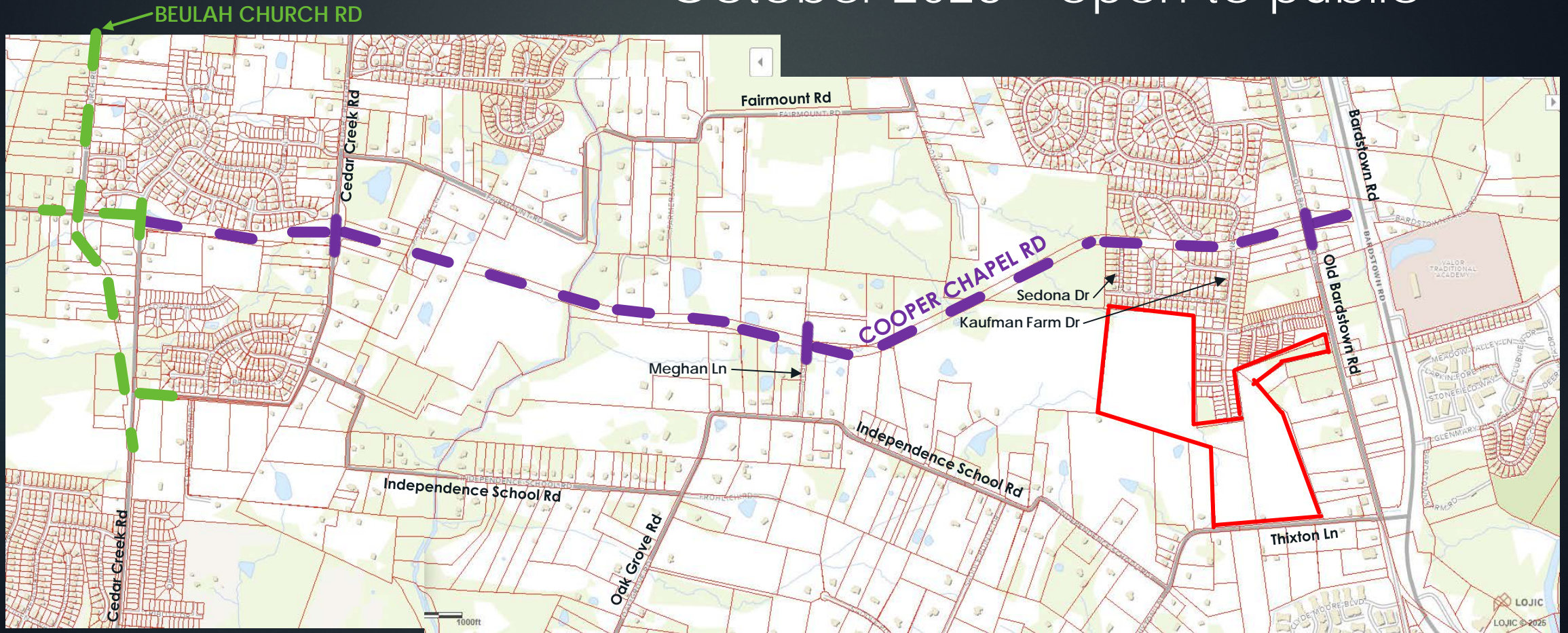
AREA ROAD IMPROVEMENTS



AREA ROAD IMPROVEMENTS

Cooper Chapel Road

- October 2026 - begin construction
- October 2028 – open to public



TRIP DISTRIBUTION

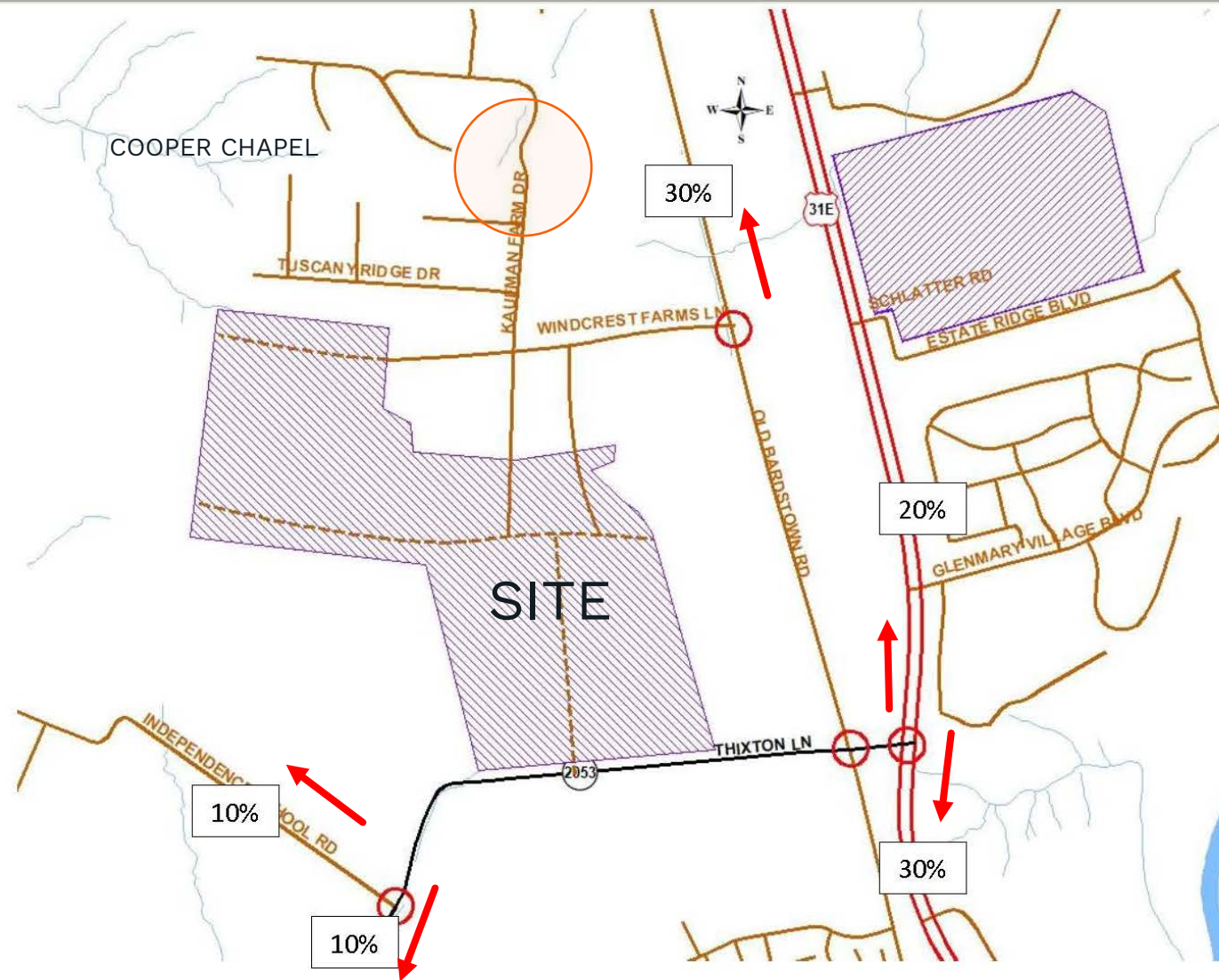


Figure 4. Trip Distribution Percentages

final report

August 30, 2024

Traffic Impact Study

Windcrest Farms Section 3
9300 Old Bardstown Road
10311 Thixton Lane (KY 2053)
Louisville, KY

Prepared for

Louisville Metro Planning Commission
Kentucky Transportation Cabinet

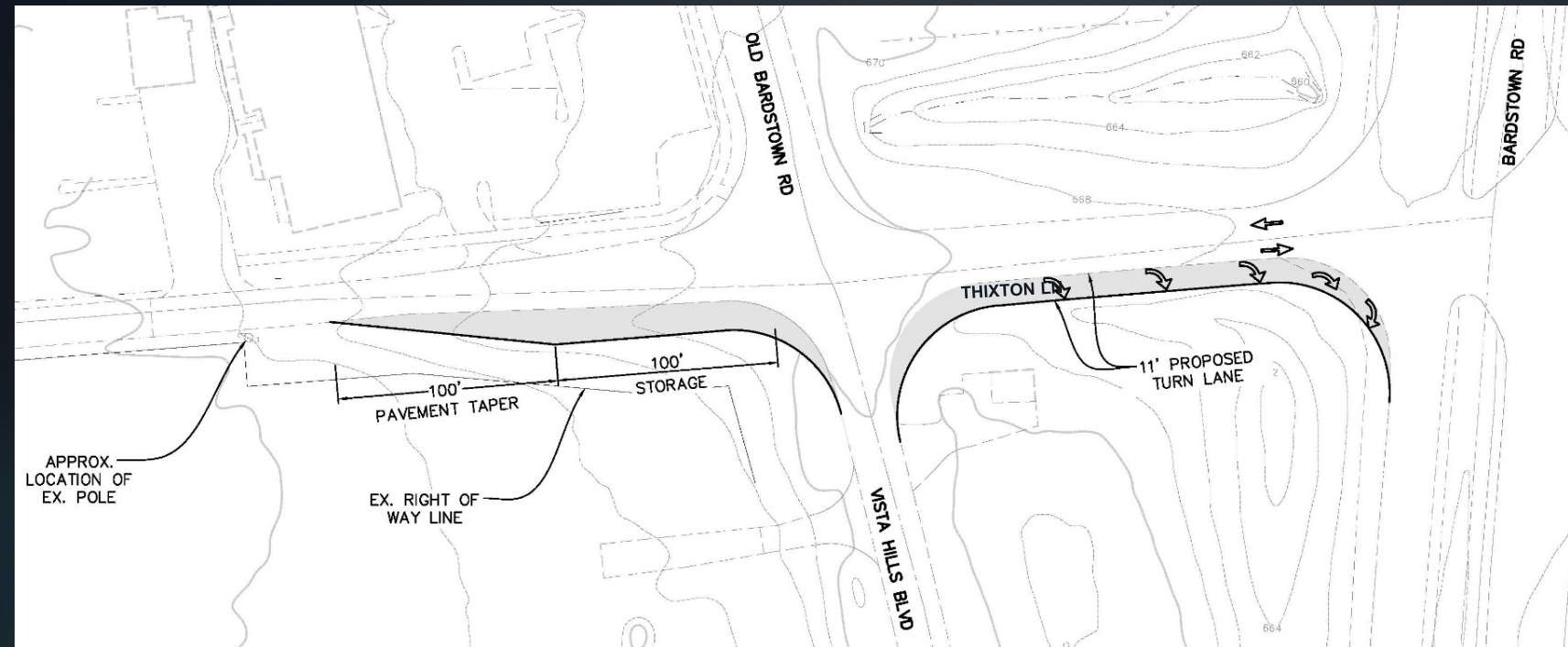


CONCLUSION:

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2031 and 2041, there will be an impact to the existing highway network. The volumes at the entrances do not meet the turn lane warrants.

An eastbound right turn lane will be constructed on Thixton Lane at Bardstown Road to mitigate the impact of the development at that intersection. This study does not evaluate the impact of the construction of the Cooper Chapel Road extension to Bardstown Road, scheduled for construction in Fiscal Year 2026 and open to traffic if 2028. The extension should reduce traffic volumes on Thixton Lane and Old Bardstown Road during the peak hours. The development can construct and occupy 110 single-family dwelling units by 2029 before level of service F conditions develop.

THIXTON LANE IMPROVEMENTS



TAPER/VEHICLE STORAGE
ADDED TURN LANE

PROPOSED BINDING ELEMENT

/Developer/Property Owner shall complete all required improvements to the Thixton Lane intersections with Old Bardstown Road and Bardstown Road as shown in Exhibit 1 prior to the issuance of the Certificate of Occupancy of the 111th residential dwelling unit. A cost share contribution as required for the adjacent multi-family zoning, case #22-ZONE-0105 binding element #6, may assist in the cost of this improvement.

SIMILAR: 2-UNIT ATTACHED BUILDING



SAMPLE HOMES FOR 50' & 60' WIDE LOTS:

MAPLE STREET COLLECTION



MODERN FARMHOUSE



*MODERN FARMHOUSE
w/ BRICK*



*MODERN FARMHOUSE
w/ PORCH*



*MODERN FARMHOUSE
w/ PORCH w/ BRICK*



URBAN MODERN



URBAN MODERN w/ BRICK

SAMPLE HOMES FOR 50' & 60' WIDE LOTS:

MAPLE STREET COLLECTION



WESTERN CRAFTSMAN



WESTERN CRAFTSMAN w/ BRICK



WESTERN CRAFTSMAN w/ PORCH



*WESTERN CRAFTSMAN
w/ PORCH w/ BRICK*



MODERN FARMHOUSE



MODERN FARMHOUSE w/ BRICK

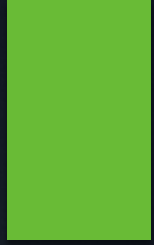
QUESTIONS?



THANK YOU!



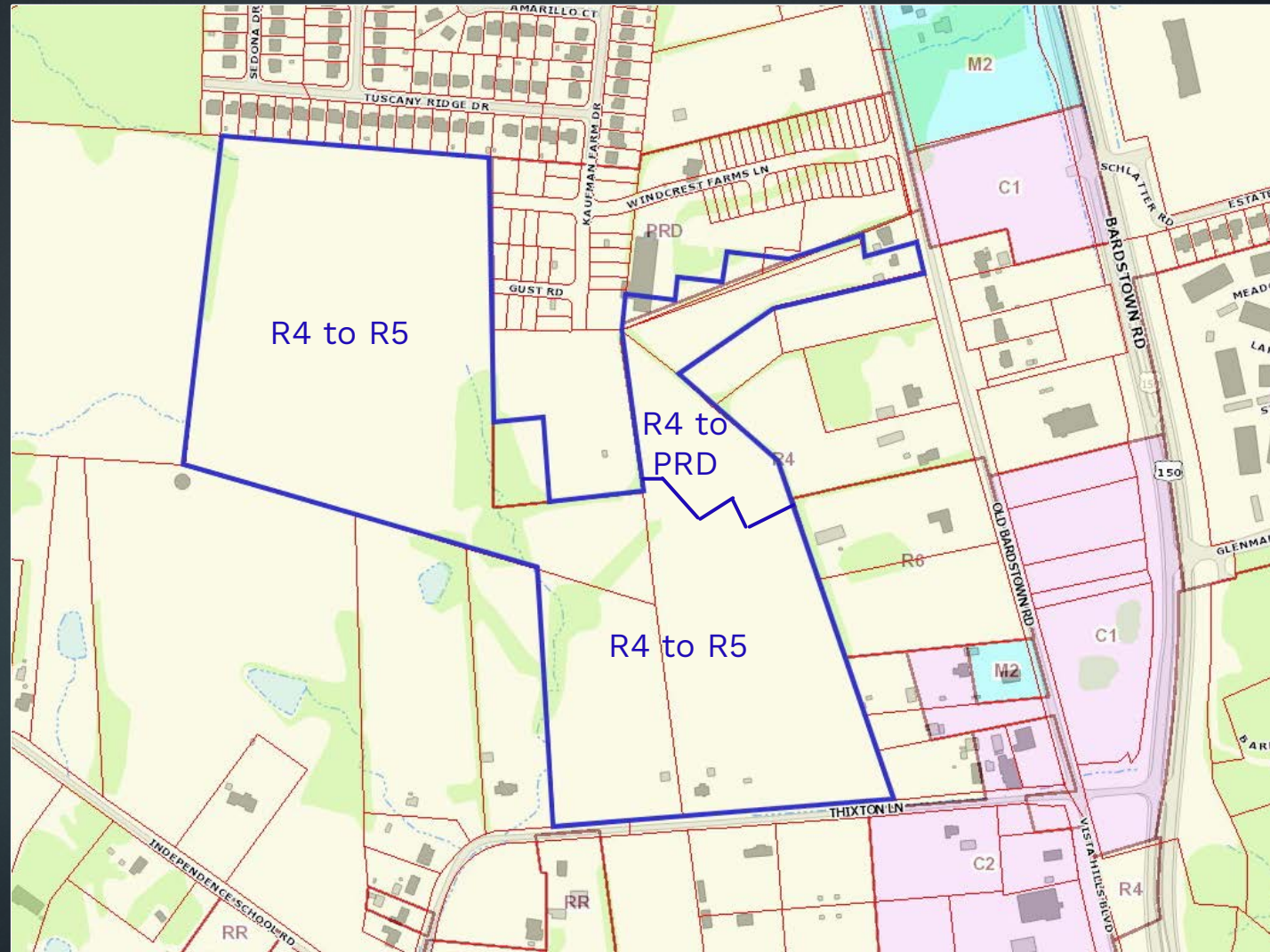
MINDEL SCOTT



ZONING MAP

Jefferson Zoning-General

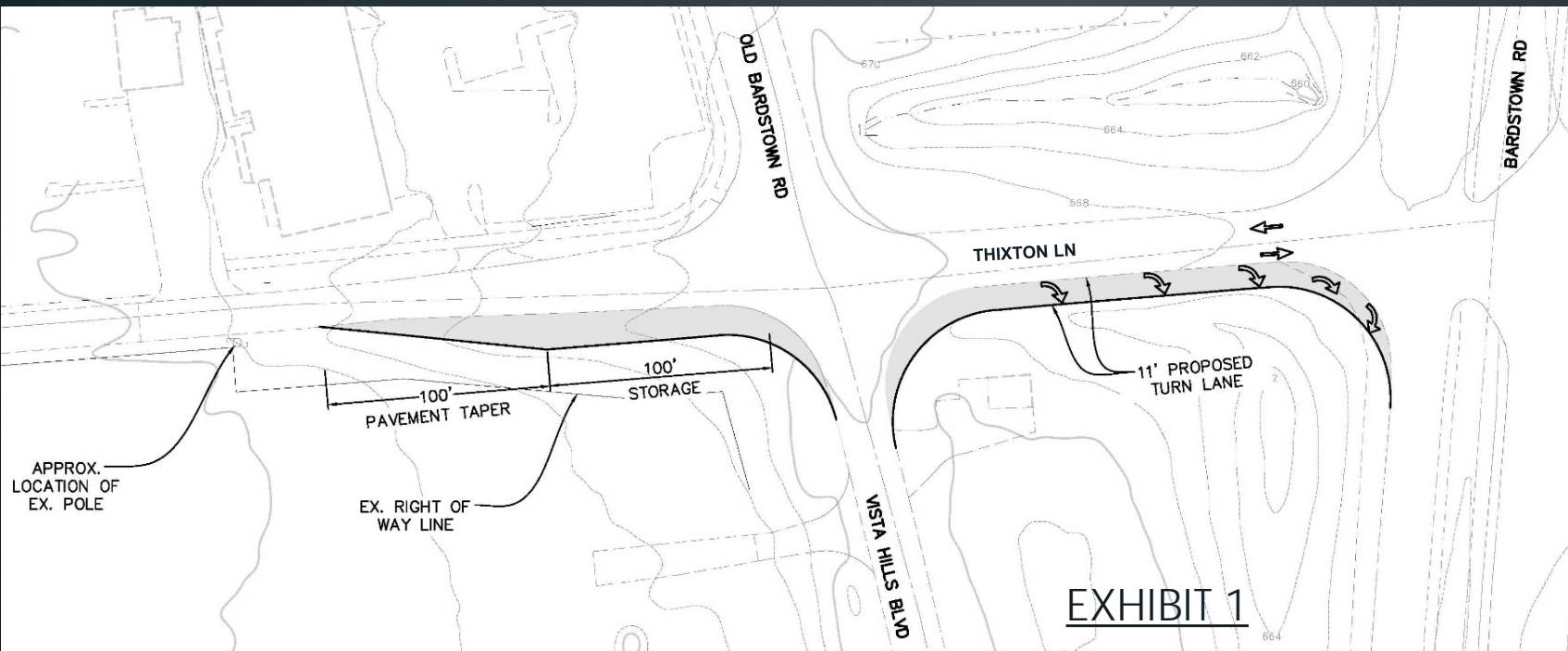
-  Commercial/Industrial
-  Industrial Only
-  Business/Office
-  Residential
-  Special



THIXTON LANE IMPROVEMENTS



TAPER/VEHICLE STORAGE
ADDED TURN LANE



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