

Louisville Metro Planning Commission Public Hearing - March 2, 2023

Louisville Metro Land Development & Transportation Committee - February 9, 2023

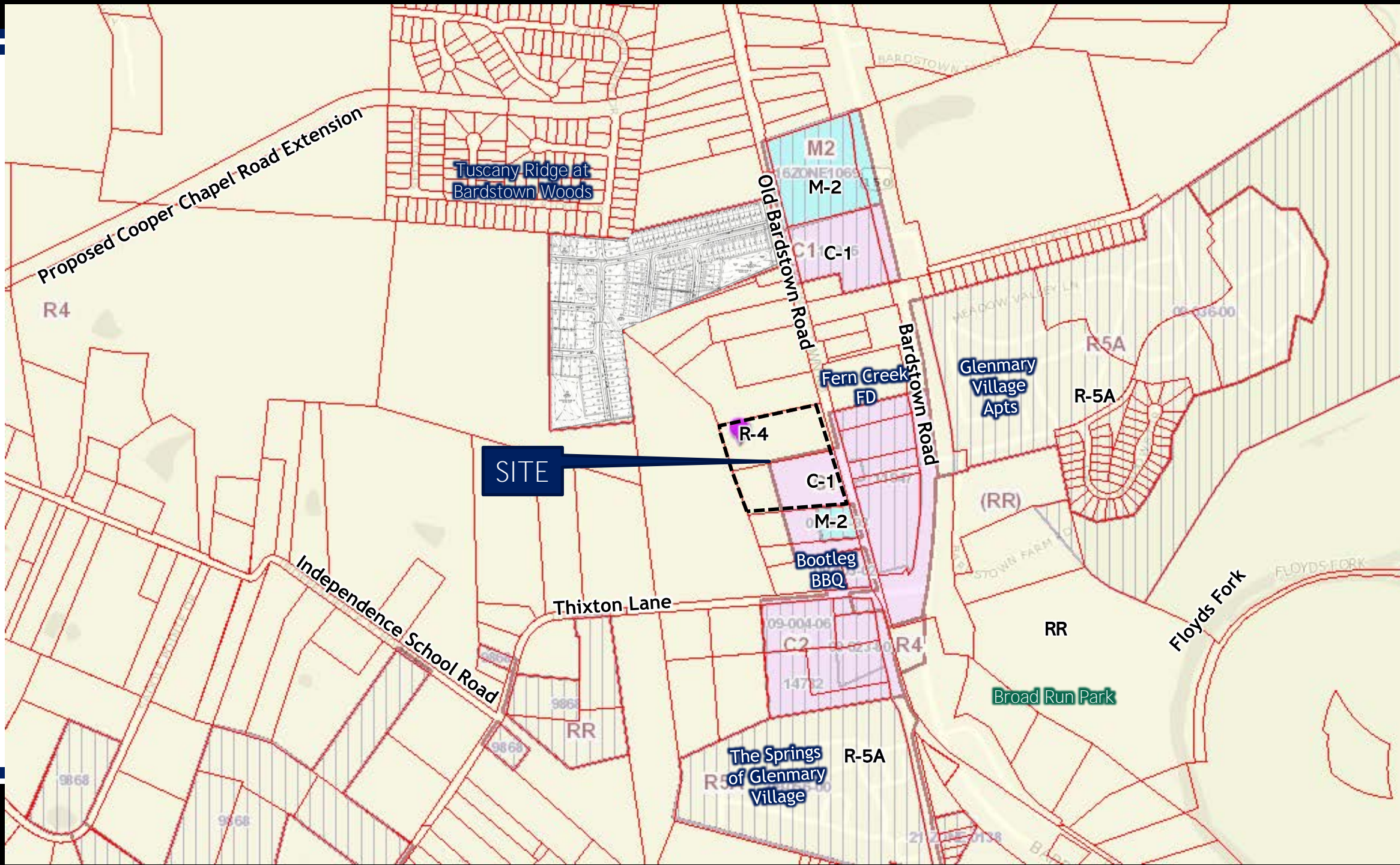
Louisville Metro Land Development & Transportation Committee - January 26, 2023

Neighborhood Meeting - July 14, 2022

Docket No. 22-ZONE-0105

Zone change from R-4 and C-1 to R-6 to allow a 110-unit townhome community on property located at 9408 & 9500 Old Bardstown Road





R-4 to R-6

R-4

C-1 to R-6

C-1

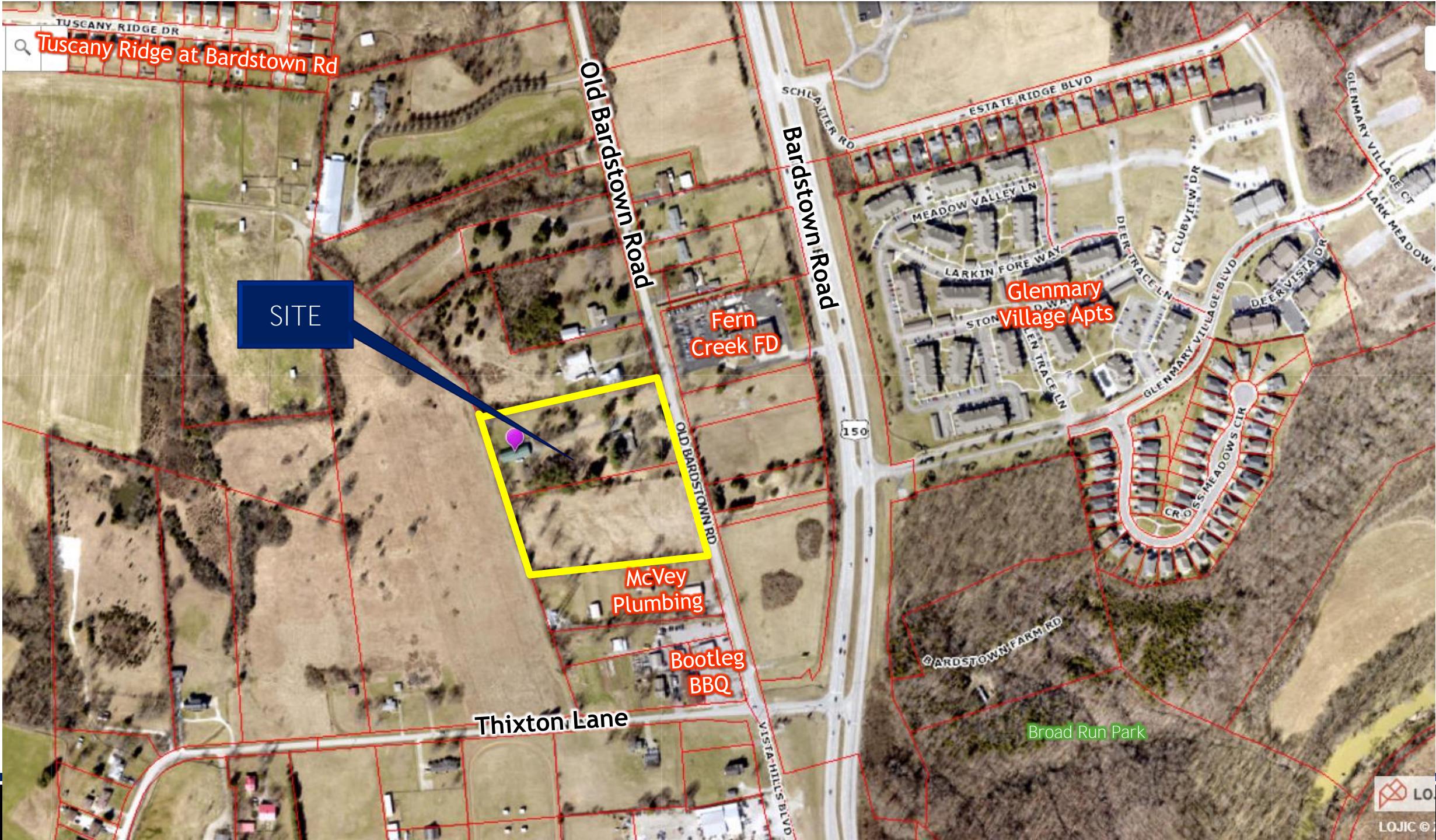
C1

Old Bardstown Road

11047

09-055-92

09-103-02



Tuscany Ridge at Bardstown Rd

SITE

Old Bardstown Road

Bardstown Road

Fern Creek FD

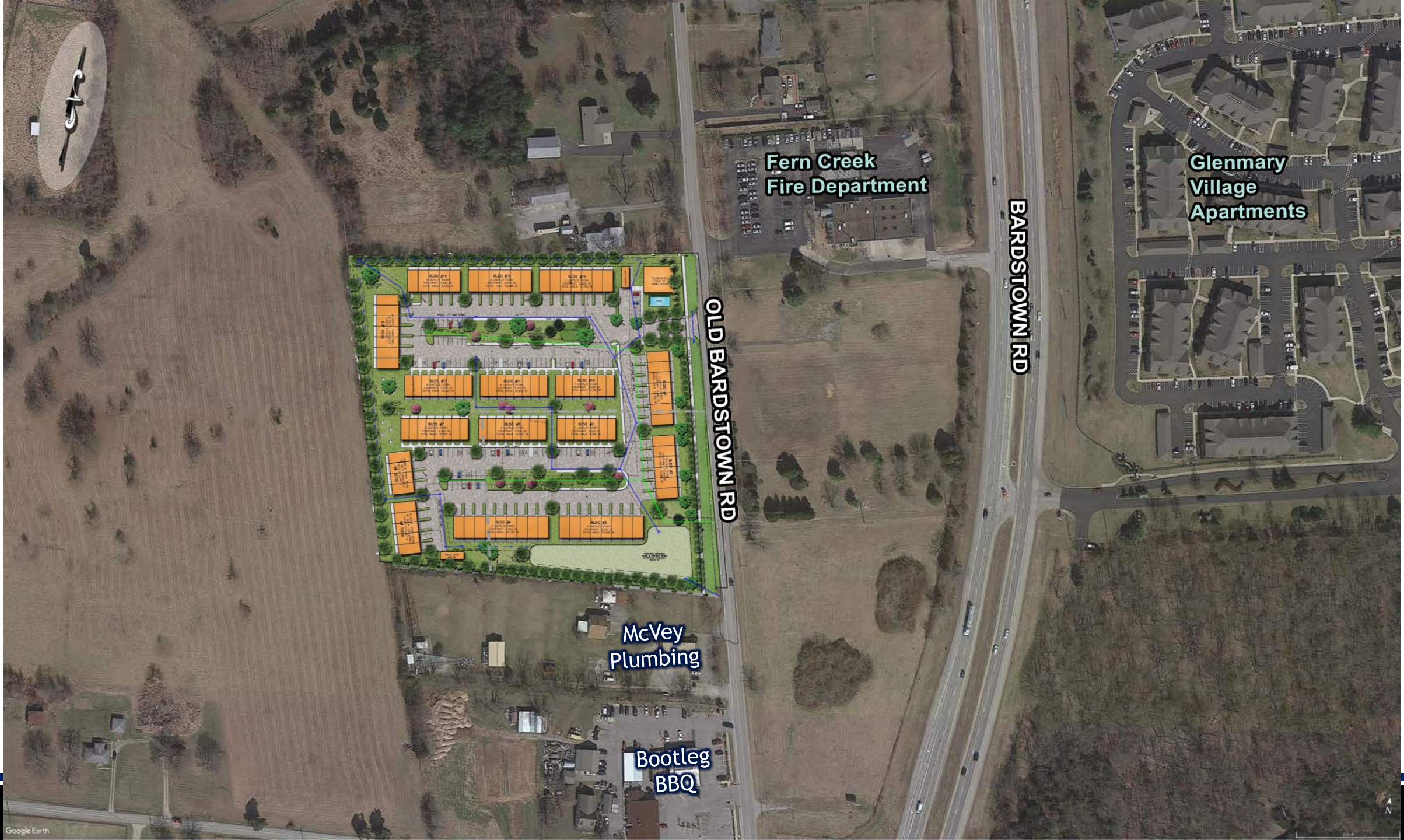
McVey Plumbing

Bootleg BBQ

Thixton Lane

Glenmary Village Apts

Broad Run Park



Fern Creek
Fire Department

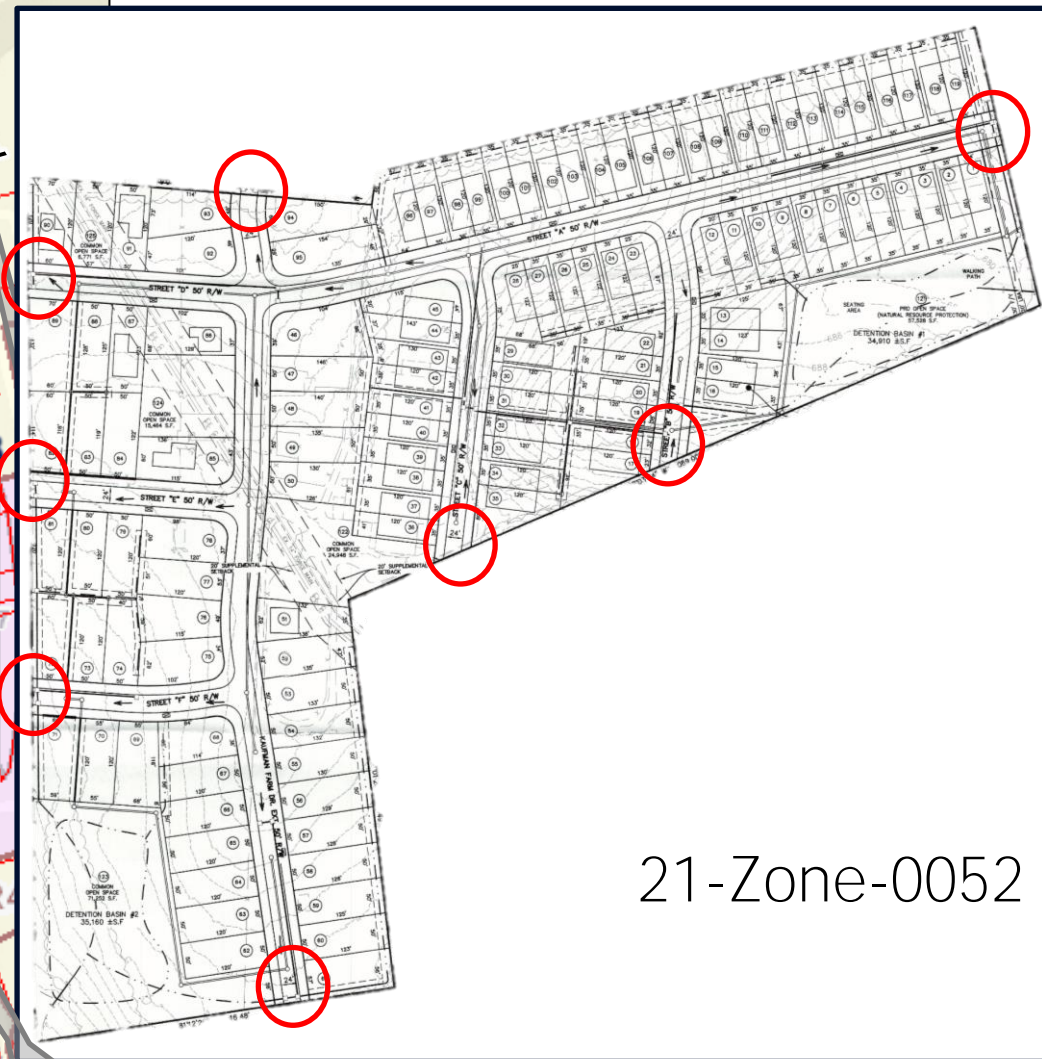
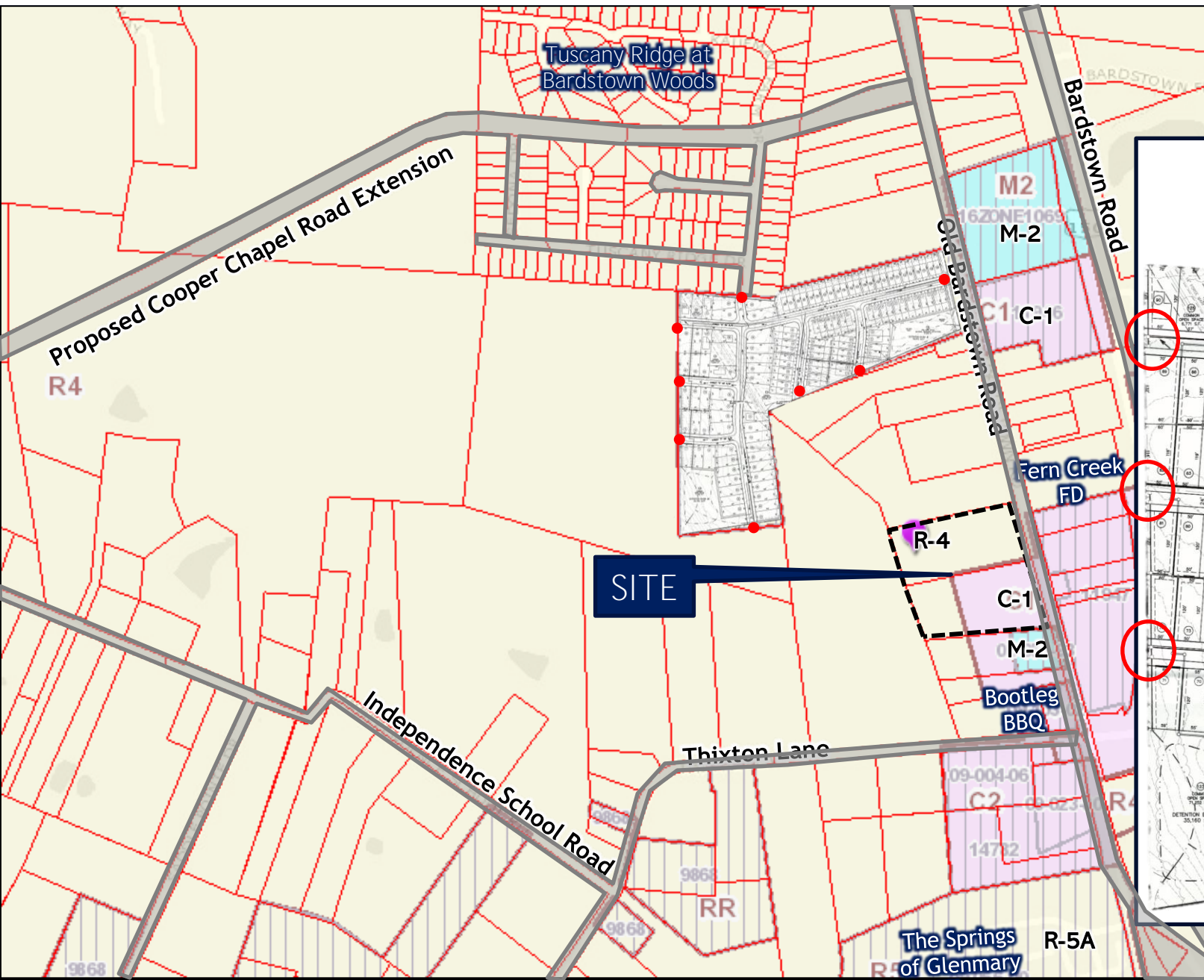
Glenmary
Village
Apartments

BARDSTOWN RD

OLD BARDSTOWN RD

McVey
Plumbing

Bootleg
BBQ



Roadway Waiver Summary (LDC 5.9.2.A.1.a.ii)

- Applicant is proposing a high-quality and low-density townhome development that cannot sustain the loss of units and costs associated with the construction of an east-west roadway.
- Applicant is proposing to construct an off-site improvement to Thixton Lane at Old Bardstown Road as mitigation for this waiver.
- As will be shown, the east-west roadway makes the current proposal financially impossible. In order to construct the east-west roadway (ie., to not require the waiver), the applicant would need to switch to a more standard 3-story stacked apartment style product with 160 units (50% more than proposed).

Roadway Improvements

Tuscany Ridge at Bardstown Rd

SITE

Applicant to dedicate
east/west roadway
through site
(waiver requested)

Fern
Creek FD

Glenmary
Village Apts

Applicant to construct
turn lane along frontage

McVey
Plumbing

Bootleg
BBQ

Thixton Lane

Applicant to
construct additional
right turn lane

9605 Old Bardstown Rd
Louisville, Kentucky
Google
Street View - Jul 2021

SITE



Applicant to construct left
turn lane along frontage

Looking north down Old Bardstown Road from the southern most point of site.



Bardstown Road

Old Bardstown Road

Applicant proposes to construct additional right turn lane as waiver mitigation

View of Thixton Lane looking east towards Old Bardstown Road and Bardstown Road

Applicant proposes to construct additional right turn lane as waiver mitigation



View of Old Bardstown Road looking south towards Thixton Lane

Proposed Development Plan



Larger Unit
w/o
garage

Clubhouse
& Pool

Regular Units

Larger Units



Elevations - Regular



Front elevation



Rear elevation



Side elevation

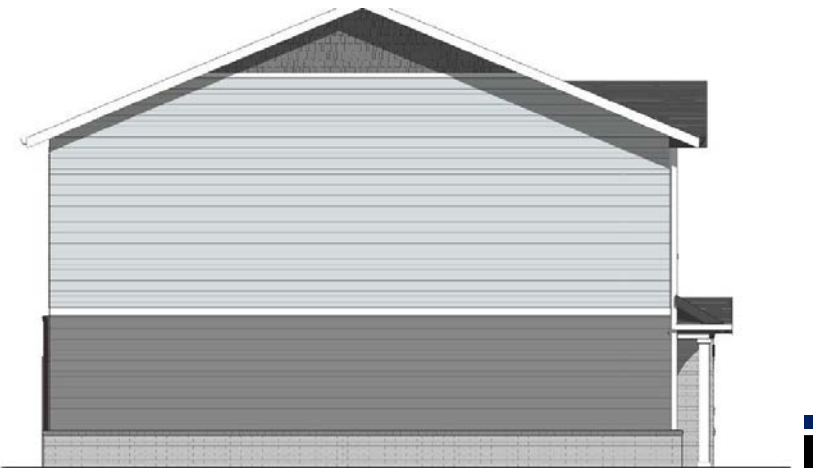


Front elevation

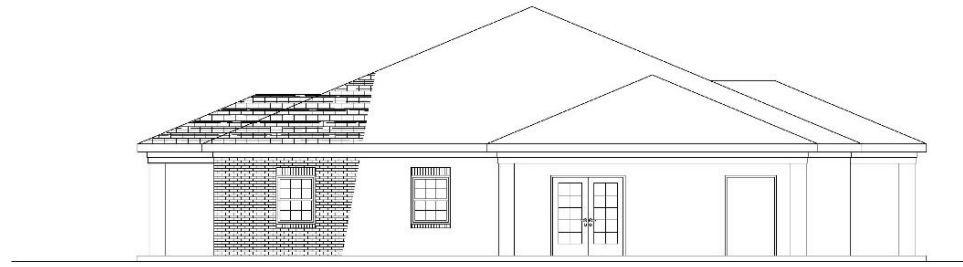


Rear elevation

Elevations - Larger Units w/garages



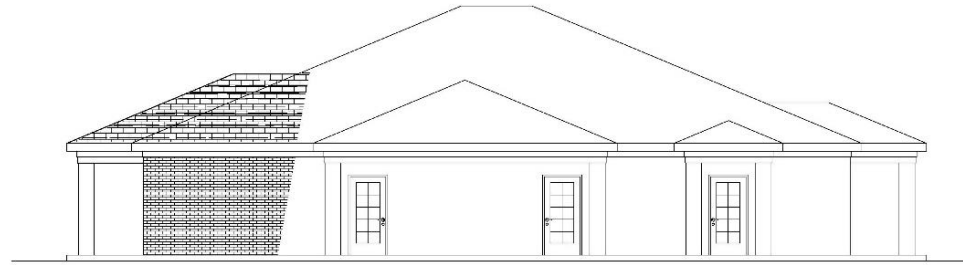
Side elevation



PROPOSED WEST — FRONT — ELEVATION



PROPOSED EAST — BARDSTOWN ROAD — ELEVATION

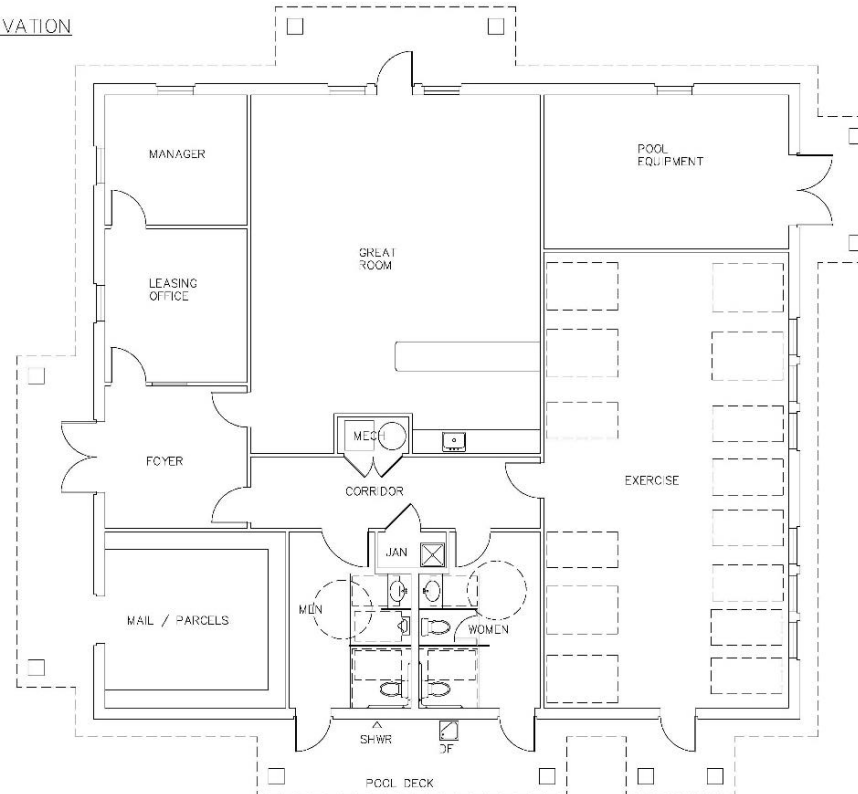


PROPOSED SOUTH — POOLSIDE — ELEVATION
SCALE: 3/16" = 1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/16" = 1'-0"

Proposed Clubhouse Elevation



PROPOSED FLOOR PLAN
SCALE: 3/16" = 1'-0"

Roadway Improvements

Tuscany Ridge at Bardstown Rd

SITE

Applicant to dedicate
east/west roadway
through site
(waiver requested)

Fern
Creek FD

Glenmary
Village Apts

Applicant to construct
turn lane along frontage

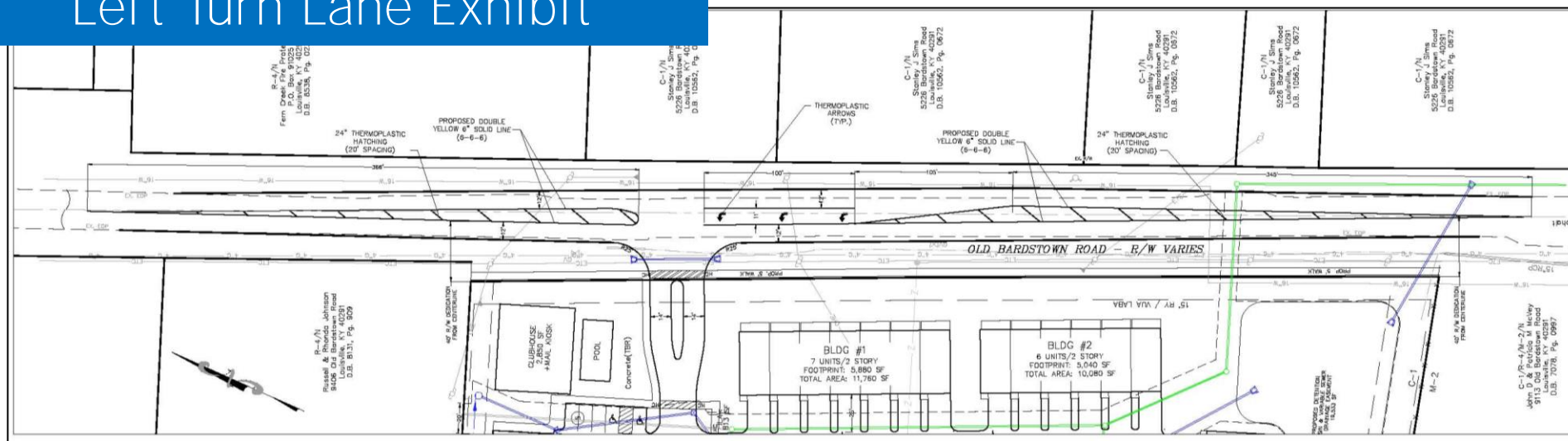
McVey
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Thixton Lane

Applicant to
construct additional
right turn lane

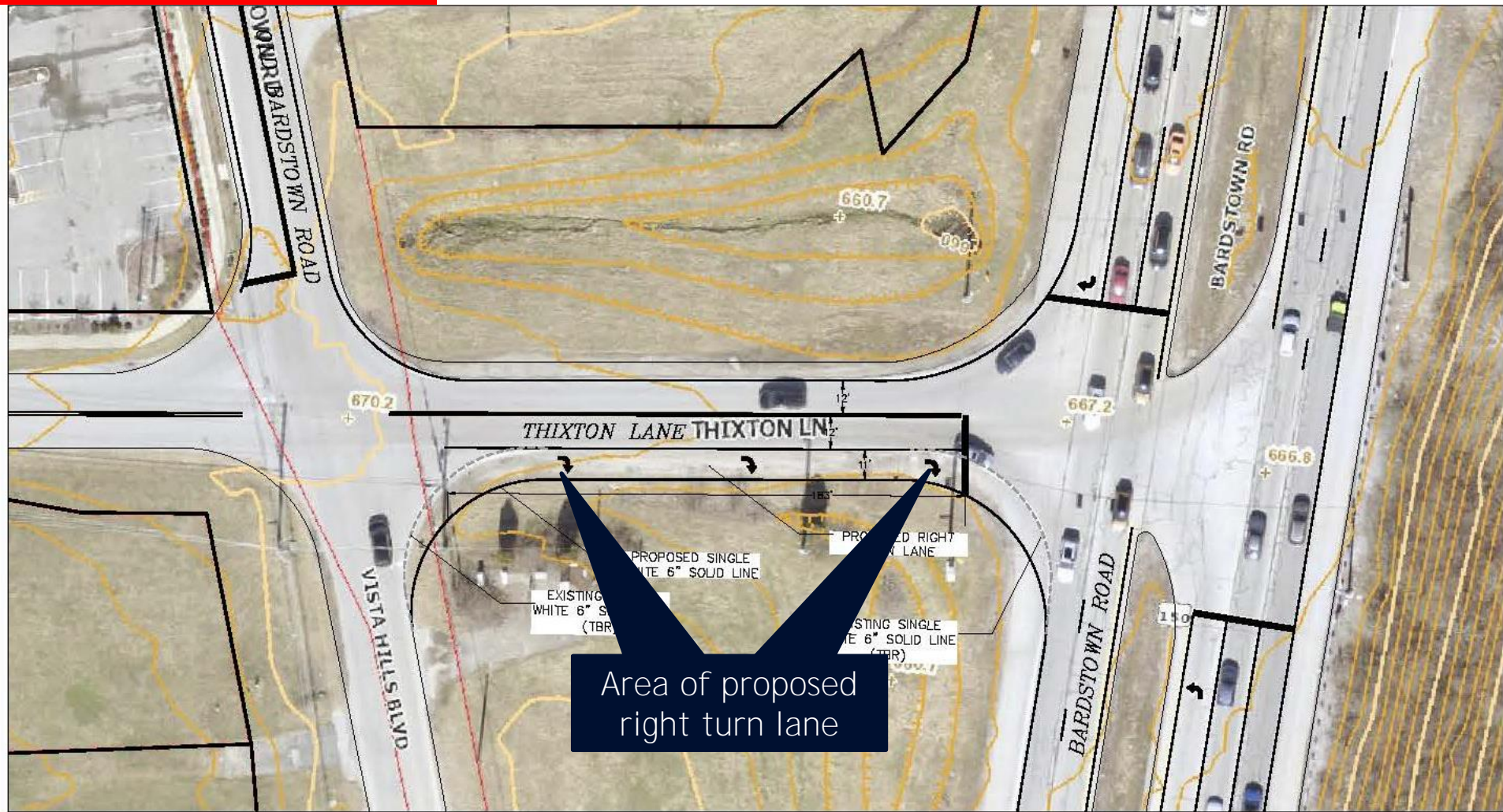
Left Turn Lane Exhibit



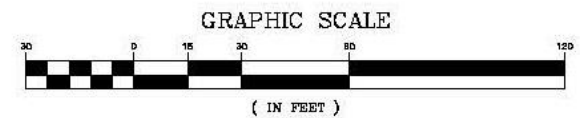
Looking north down Old Bardstown Road from the southern most point of site.

Applicant to construct left turn lane along frontage

Right Turn Exhibit Proposed Waiver Mitigation

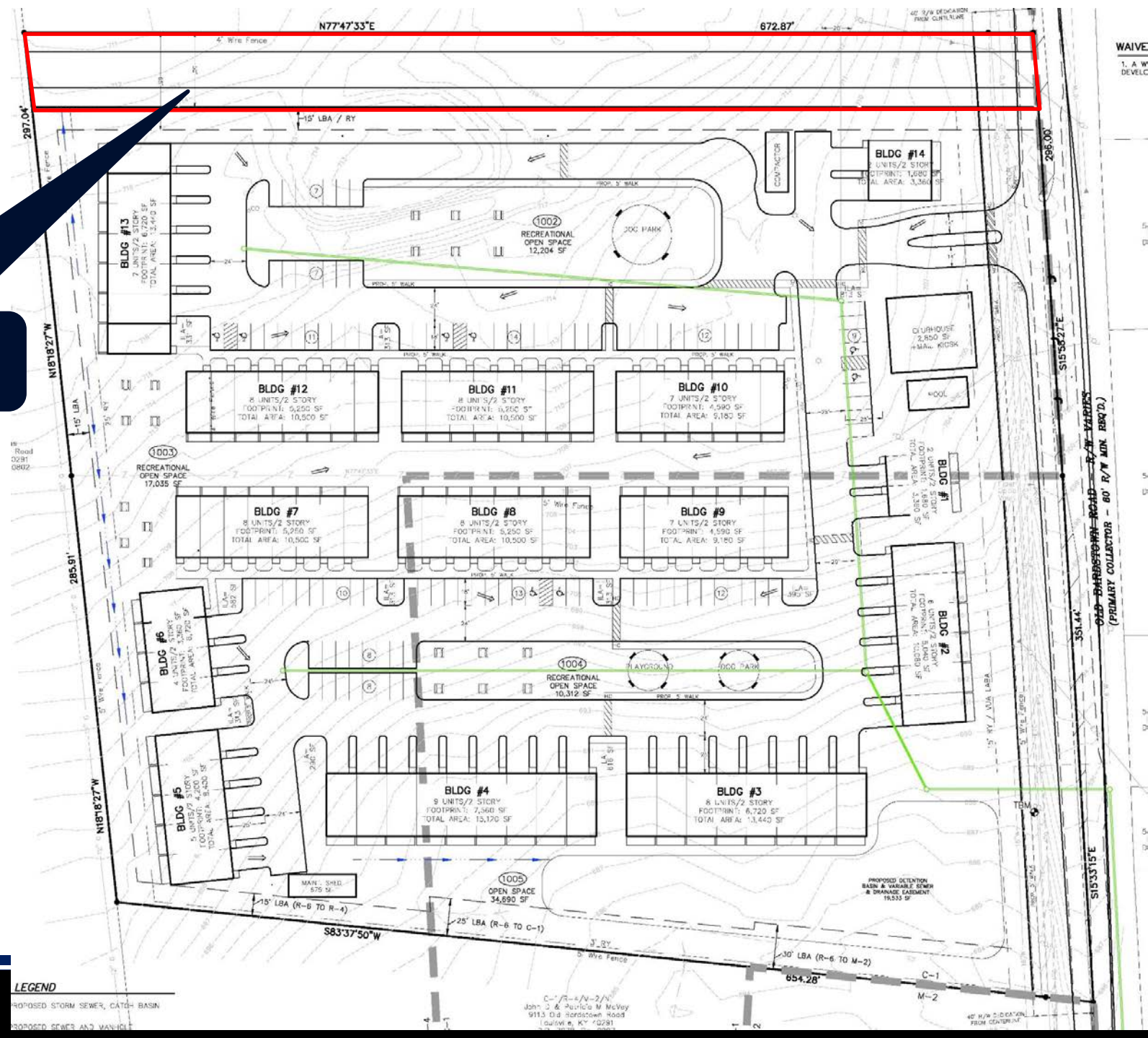


RIGHT TURN EXHIBIT
THIXTON LANE & BARDSTOWN ROAD

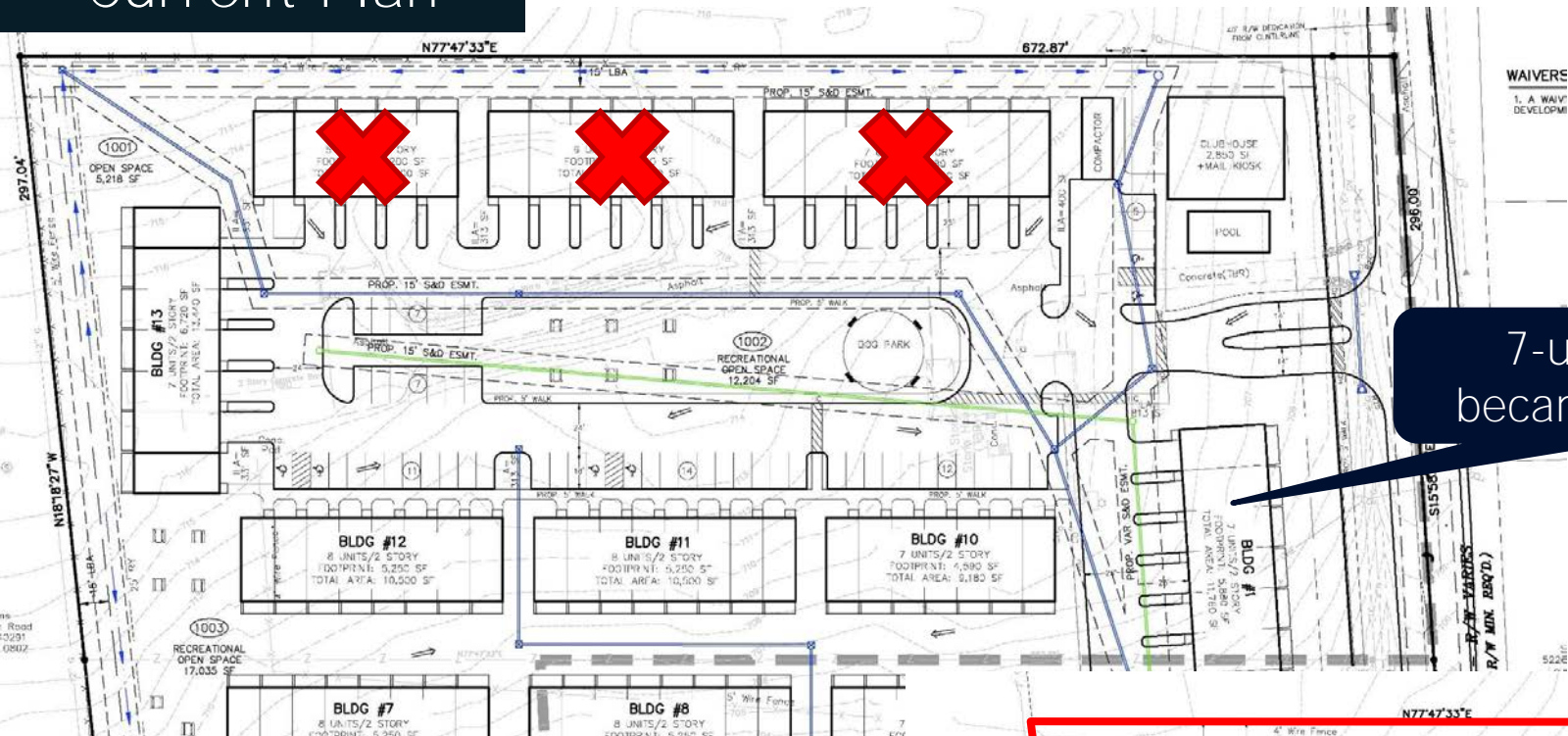


Draft development plan
without the connection
waiver

50 ft ROW Dedication
(14% of site)



Current Plan

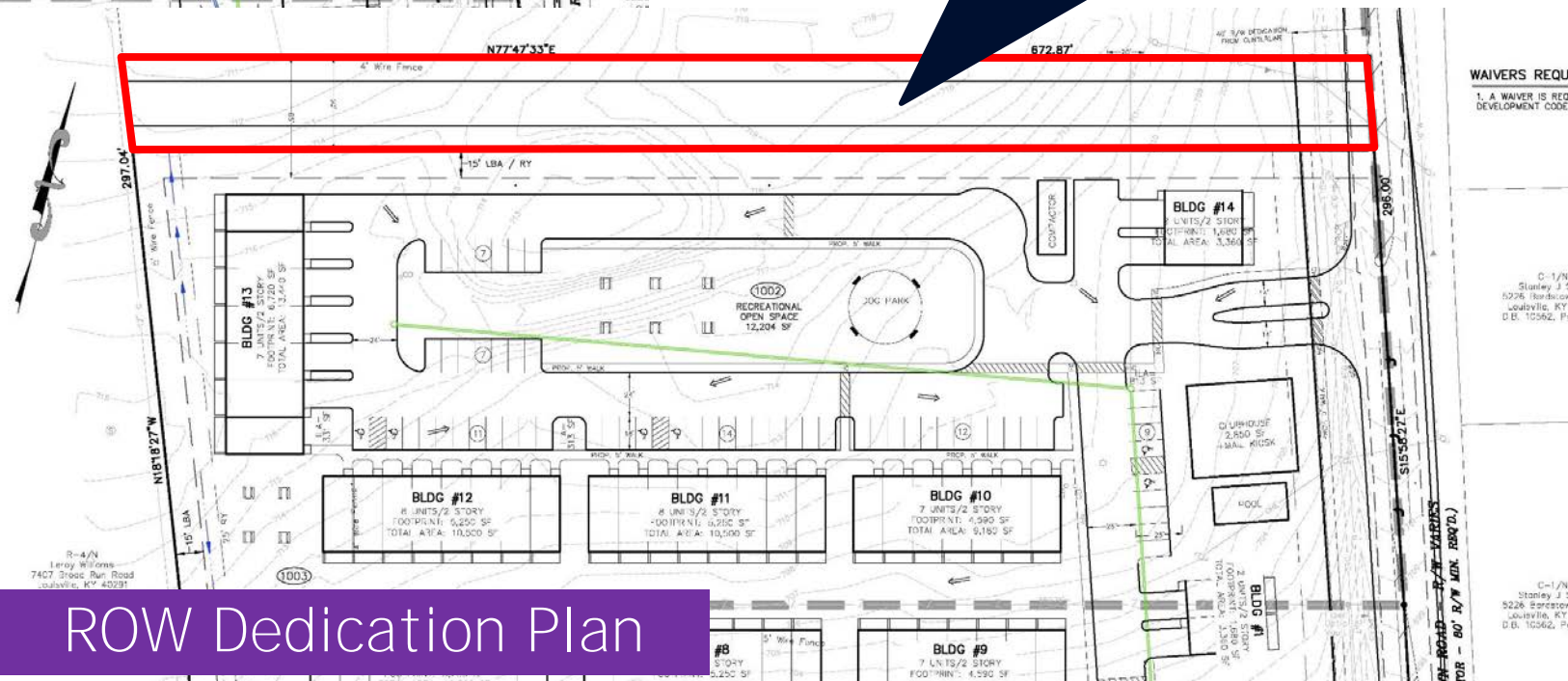


7-unit building
became 2-duplexes

50 ft ROW Dedication
(14% of site)

Loss of 21 units with 50 ft
ROW dedication

ROW Dedication Plan



LDC 5.9.2.A.1.a.ii

Sites abutting vacant parcels shall create stub streets to serve future developments unless the Director of Works and the Planning Director jointly determine such extension is infeasible due to physical or environmental constraints.

1. Waiver approved
2. Connection not required
3. Connection required and provided

Waiver Approved

Waiver LDC 5.9.2.A.1.a.ii Approved (22-WAIVER-0041)

DOCKET NO. 21-ZONE-0157
ZONE CHANGE FROM R-4 TO OR-3 TO ALLOW 340 MULTI-FAMILY UNITS
IN 10 BUILDINGS ON A PORTION OF THE PROPERTY LOCATED AT 200,
250 & 13309 URTON LANE, IN THE CITY OF MIDDLETOWN



Property has
direct frontage
on Urton Lane

Undeveloped Property
(has frontage on Urton
Lane)



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers: Sabak Wilson & Lingo, Inc.

DOCKET NO. 21-WAIVER-0046 & 20-ZONE-0120

DDDP AND WAIVER TO OMIT REQUIRED STUB STREET FOLLOWING APPROVAL OF ZONE CHANGE FROM R-4 TO R-6 TO ALLOW A 252-UNIT APARTMENT COMMUNITY ON PROPERTY LOCATED AT 6001 OUTER LOOP

C/O MIVE PROPERTIES, LLC

Waiver LDC 5.9.2.A.1.a.ii
Approved (21-WAIVER-0046)

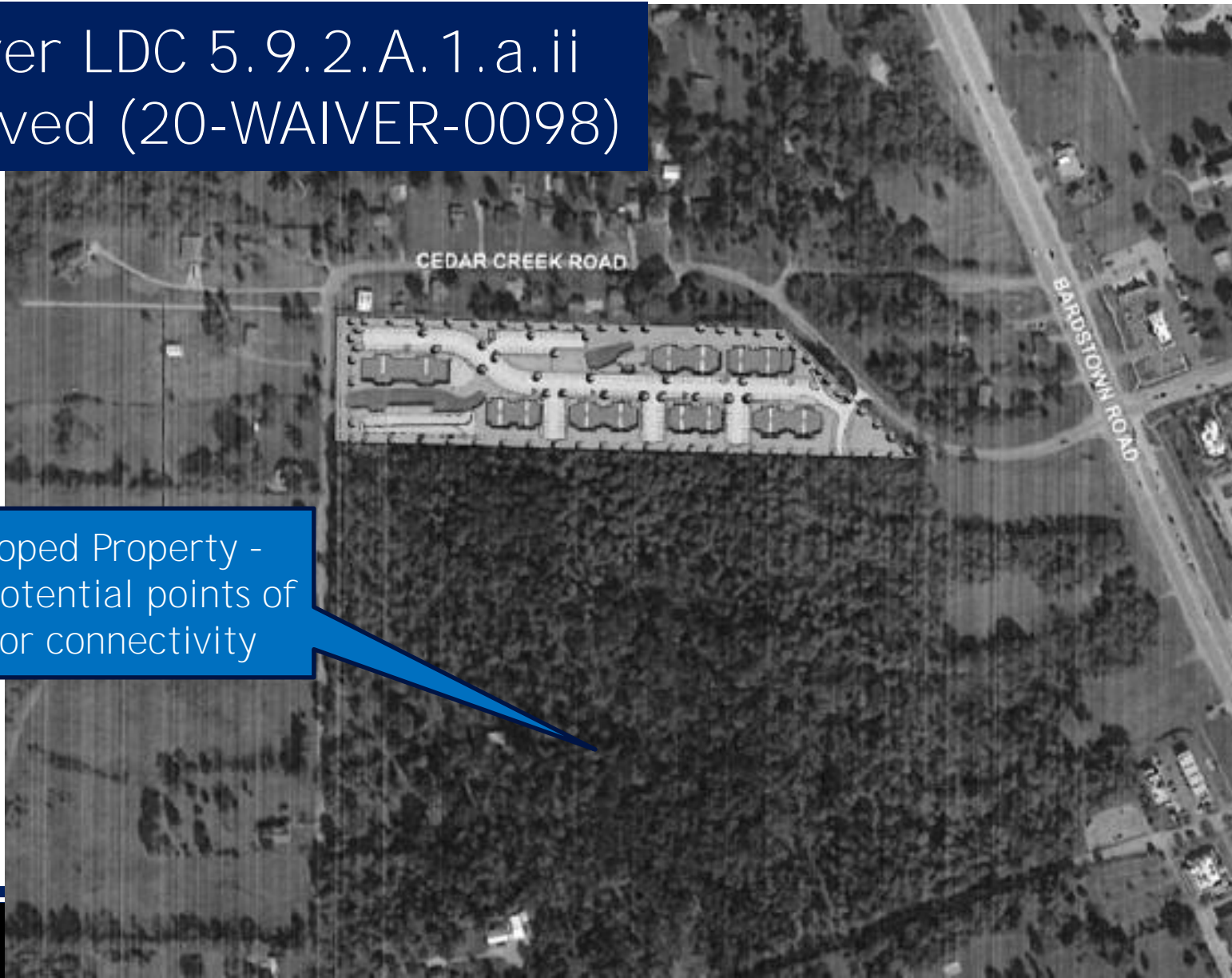


DOCKET NO. 20-ZONE-0080

ZONE CHANGE FROM R-4 TO R-7 ON PROPERTY LOCATED AT 7703-7705 CEDAR CREEK ROAD

C/O HIGHGATES DEVELOPMENT

Waiver LDC 5.9.2.A.1.a.ii
Approved (20-WAIVER-0098)



Attorneys: Frost Brown Todd, PLLC

Land planners, Landscape
Architects & Engineers: Mindel
Scott & Associates

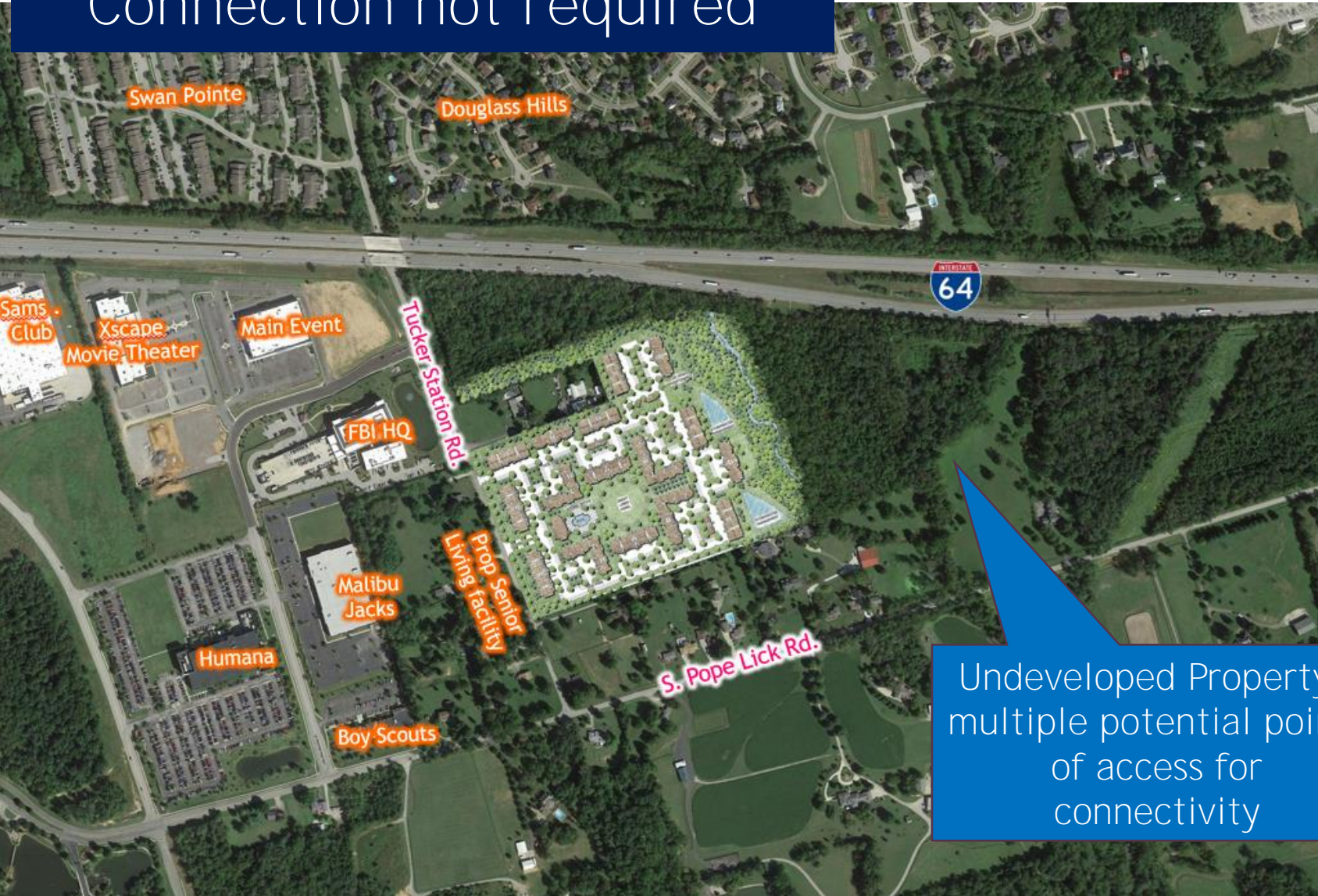
Traffic Engineer: CDM Smith

Undeveloped Property -
multiple potential points of
access for connectivity

Connection Not
Required

ZONE CHANGE FROM R-4 TO R-6 TO ALLOW AN APARTMENT COMMUNITY ON 39.50 +/- ACRES AND A ZONE CHANGE FROM R-4 TO PEC TO ALLOW A SMALL BUSINESS PARK ADDITION ON 6.24 +/- ACRES AT 1411 TUCKER STATION RD

Connection not required



Attorneys:
Bardenwerper, Talbott &
Roberts, PLLC

Land Planners, Landscape
Architects & Engineers:
Mindel Scott & Associates,
Inc.

Traffic Engineer:
Parsons Brinckerhoff



DOCKET NO. 16ZONE1020

ZONE CHANGE FROM R-4 AND R-5 TO R-5A AND A HEIGHT VARIANCE FOR AN APARTMENT COMMUNITY ON PROPERTY LOCATED AT 11312, 11314 & 11404 TAYLORSVILLE ROAD

C/O DEL INVESTMENTS, INC.

Connection not required

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land planners, Landscape Architects & Engineers: Mindel Scott & Associates

Traffic Engineer: CDM Smith

Building Architects: STUDIO A architecture

Market Analysts: Integra Realty Resources (IRR)

Undeveloped Property - multiple potential points of access for connectivity

Connection Required
and Provided

Docket No. 20-ZONE-0060

DDDP and Waiver following Metro Council rezoning decision and Findings of Fact as respects 324-unit apartment community on property located at 8000 and 8006 Cedar Creek Road

HAGAN
PROPERTIES

Connection
provided

Undeveloped
Property

Attorneys: Bardenwerper Talbott & Roberts, PLLC

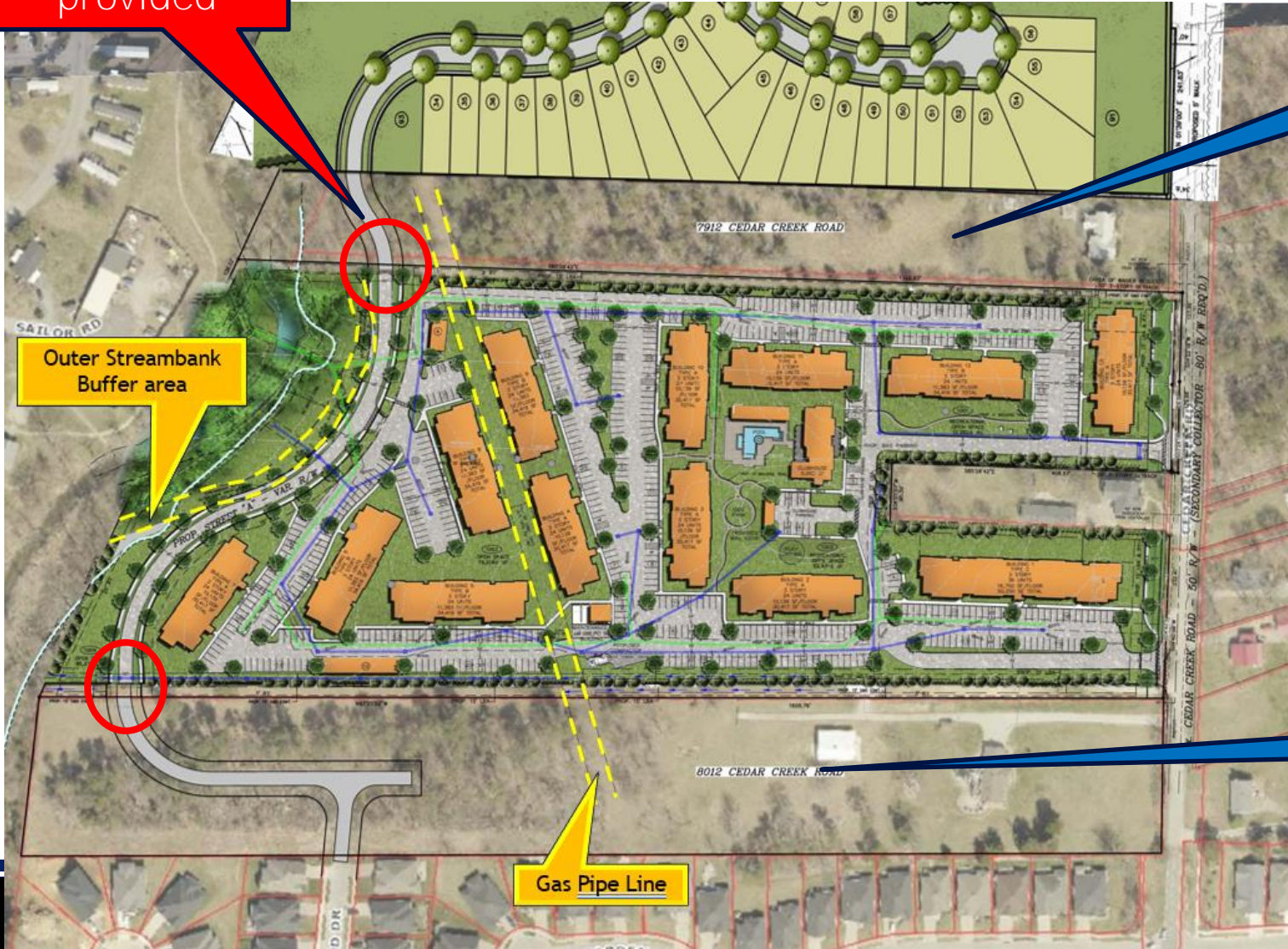
Land Planners, Landscape Architects & Engineers:
Land Design & Development, Inc.

Traffic Engineer: Diane B. Zimmerman Traffic
Engineering, LLC

Outer Streambank
Buffer area

Undeveloped
Property

Gas Pipe Line





Property's only means
of access is through
development - no other
road frontage

Undeveloped
Property

Connection
provided

Docket No. 20-ZONE-0117
Proposed zone change from
PRD to R-6 to allow a 128-unit
apartment community
(reduced from 136) on property
located at 9418 Pirouette Ave.

c/o Corcoran Home
Building & Remodeling,
LLC

Attorneys: Bardenwerper Talbott & Roberts,
PLLC
Land Planners, Landscape Architects &
Engineers: Land Design & Development Inc.

Proposed change in zoning from R-4 to R-5A, plus 3 Waivers and 1 Variance to allow 54 patio home-style units in 6 tri-plex and 9 four-plex buildings, and a 172-unit apartment community in seven, 3-story buildings on approximately 21.8 acres located at 1007 South English Station Road

c/o Sunshine English Station Development, LLC
W. Damon Garrett



Connection
provided

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects and Engineers: Land Design &
Development, Inc.
Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC

Connection not
provided in the
apartment portion

Undeveloped
Property



DOCKET NO. 21-ZONE-0104
ZONE CHANGE FROM R-4 TO R-7 TO ALLOW
A 174-UNIT MULTI-FAMILY DEVELOPMENT ON
PROPERTY LOCATED AT
10410 & 10414 OLD PRESTON HIGHWAY



Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects, & Engineers: Mindel Scott
& Associates, Inc.

Undeveloped Property -
residence's current access
through site

THE WATER COMPANY, THE
 RIED TO SERVICE THE
 ER'S EXPENSE.

TO THE PLANNING
 APPROVAL PRIOR TO BEGINNING

R TO ANY GRADING OR
 ON OF ROOT SYSTEMS OF TREES
 THE AREA BENEATH THE DRIP
 N PLACE UNTIL ALL

[illegible]

2. WASTEWATER. PROJECT DOCUMENTS SHALL COMPLY WITH LUGSUNGUE AND LUGSUNGUE COUNTY ORDINANCES AND THE FOLLOWING REQUIREMENTS:

3. WASTEWATER. CONNECT TO THE GEAR CREEK WASTEWATER TREATMENT PLANT BY LATRUAL EUTRIFICATION AGREEMENT. ACCEPTANCE OF FLOW FROM THIS PROJECT TO THE PLANT SHALL BE LIMITED TO 100 GPM. THE TREATMENT PLANT STATION PHASE 1 UPGRADES (EXPECTED TO BE COMPLETED NOV. 2021), AND PHASE 2 UPGRADES (EXPECTED TO BE COMPLETED NOV. 2022), SHALL BE COMPLETED PRIOR TO THE PROJECT BEING PLACED IN SERVICE. THE PROJECT MUST NOT HAVE CAPACITY IN THE SYSTEM THAT FLOWS TO THE TREATMENT PLANT EXCEEDING THE CAPACITY OF THE TREATMENT PLANT DRAINAGE/STORMWATER DETENTION:

4. WASTEWATER. PROJECTS AS DESCRIBED ON THE PLAN, PRE-DEVELOPMENT PEAK FLOW MUST NOT EXCEED PRE-DEVELOPED PEAK FLOW. PROJECTS WITH EXCESS FLOW SHALL BE REQUIRED TO PROVIDE A DOWNSTREAM CAPACITY WHICH IS MORE RESTRICTIVE. DRAINAGE-RELATED REQUIREMENTS FOR THE PROJECT SHALL BE BASED ON THE PRE-DEVELOPED PEAK FLOW, CONFIGURATION AND SIZE OF DRAINAGE PIPES AND CHANNELS SHALL BE BASED ON THE PRE-DEVELOPED PEAK FLOW. PROJECTS WITH EXCESS FLOW SHALL CONSIDER THE FOLLOWING: 1. THE PROJECT SHALL CONSIDER THE FOLLOWING FACILITIES SHALL CONFORM TO MEED REQUIREMENTS.

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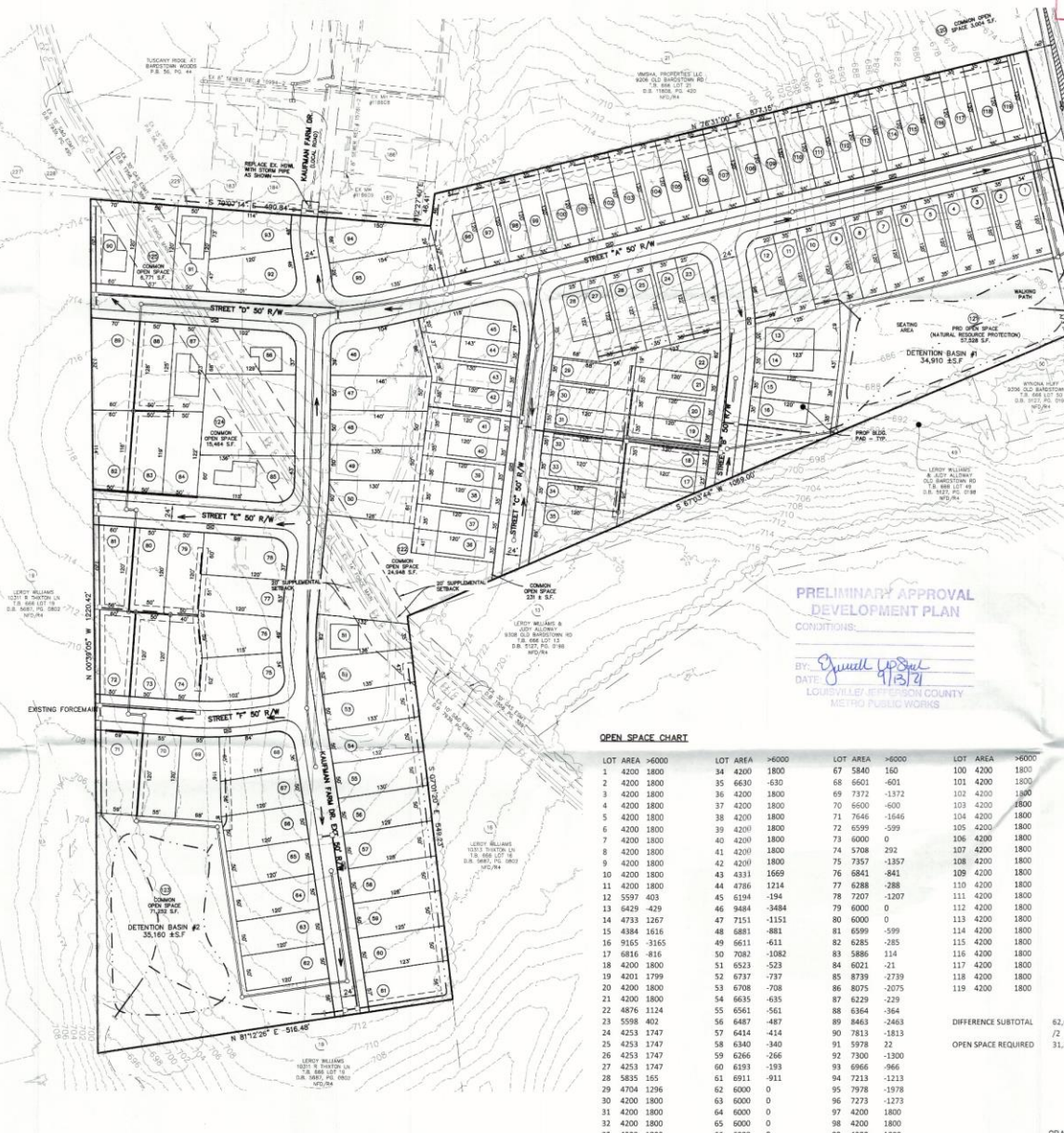
EXISTING CONTOUR
 EXISTING TREE MASS
 EXISTING FENCE
 EXISTING CATCH BASIN & YARD DRAIN W/PIPE
 EXISTING DOUBLE CATCH BASIN W/PIPE
 EXISTING STORM MANHOLE W/PIPE
 EXISTING HEADWALL W/PIPE
 EXISTING TOE OF SLOPE/DITCH
 EXISTING FORCEMAIN
 PROPOSED FENCE
 PROPOSED STORM MANHOLE W/PIPE
 PROPOSED STANDARD HEADWALL W/PIPE
 PROPOSED DITCH/SWALE
 PROPOSED SANITARY MANHOLE W/PIPE
 PROPOSED DRAINAGE ARROW
 PROPOSED TREE PROTECTION FENCE
 PROPOSED LIMITS OF DISTURBANCE
 REVISED TREE LINE
 PROPOSED TREE CANOPY CREDIT AREA
 PROPOSED CLUSTER MAILBOX

227. KAMAL E. MAMEDOV	KATHERINE I. ORRYAN
9908 TUSCANY RIDGE DR	9912 TUSCANY RIDGE DR
T.B. 3127 LOT 227	T.B. 3126 LOT 229
D.B. 11664, PG. 635	D.B. 11569, PG. 756
NFD/R4	NFD/R4
228. DERRICK A. WILCHER	183. TERRY WAYNE SPEARS
9910 TUSCANY RIDGE DR	9914 TUSCANY RIDGE DR
T.B. 3126 LOT 228	T.B. 3126 LOT 183
D.B. 11544, PG. 986	D.B. 11172, PG. 250
NFD/R4	NFD/R4

184. RYAN & MARIA ISABEL NICHOLAS
9916 TUSCANY RIDGE DR
T.B. 3126 LOT 184
D.B. 11092, PG. 90
NFD/R4

185. MEGAN KEANE
11203 KAUFMAN FARM DR
T.B. 3126 LOT 185
11151, PG. 700
NFD/R4

BERNSTEN TOP SECURITY MONUMENT SET 0.7' BELOW GROUND. TO REACH TRAVEL 1600' SOUTH ALONG BARDSTOWN ROAD FROM THE INTERSECTION OF FAIRMOUNT ROAD AND BARDSTOWN ROAD THE MONUMENT IS ON THE RIGHT AT HOUSE #9004 BARDSTOWN ROAD. MONUMENT IS 96' SOUTH OF DRIVE TO HOUSE #9004, 36' WEST OF THE CENTERLINE OF BARDSTOWN ROAD AND 3.0' BELOW PAVEMENT. ELEV. 667.79



PERMITS SHALL BE ISSUED
ONLY IN CONFORMANCE
WITH THE BINDING ELEMENTS
OF THIS DISTRICT
DEVELOPMENT PLAN



NET100
APPROVED DISTRICT
DEVELOPMENT PLAN
DOCKET NO. 21-20NE-0052
APPROVAL DATE 10/14/21
EXPIRATION DATE 10/14/23

Condition of Approval:

Melvin for UK. 9-10-2

FORM DISTRICT	NEIGHBORHOOD
EXISTING ZONING	R-4
PROPOSED ZONING	PRD
EXISTING LAND USE	PRM
PROPOSED LAND USE	SINGLE FAMILY RESIDENTIAL
GROSS LAND AREA	23.482 AC.
NET LAND AREA	19.068 AC.
BUILDABLE LOTS	118
NON-BUILDABLE LOTS	6
GROSS DENSITY	5.11 D.U./AC.
NET DENSITY (MAX. 7.26)	6.30 D.U./AC.
OPEN SPACE	
PROPOSED PRD OPEN SPACE	57,528± S.F.
COMMON OPEN SPACE	121,670± S.F.
NET OPEN SPACE PROPOSED	179,198± S.F.
REQUIRED PRD OPEN SPACE	31,342± S.F.
BUILDABLE LOTS	
SEW DETACHED UNITS	69
DETACHED UNITS	69
TOTAL	119

MINIMUM LOT AREA		3,000 S.F.
MINIMUM LOT WIDTH		30'
FRONT/STREET SIDE	YARD SETBACK MINIMUM	15'
BETWEEN THE	PROPERTY LINE	0'
BETWEEN ADJACENT UNITS ON SEPARATE LOTS		6'
REAR YARD MIN. (5' IF ADJACENT TO ALLEY)		25'
MAXIMUM CONTIGUOUS UNITS		2
MAXIMUM BUILDING HEIGHT		35'

GROSS SITE AREA	830,254± S.F.
LAND USE	SINGLE FAMILY RESIDE
EXISTING TREE CANOPY	106,591 S.F. (13%)
EXISTING TREE CANOPY TO BE PRESERVED	0 S.F.
TOTAL TREE CANOPY REQUIRED	332,102± S.F. (40%)

*TREE CANOPY DERIVED ON PLAN PER MSD LOGIC MAPPING, AERIAL FIELD SURVEY, TREE CANOPY CALCULATIONS BASED UPON TREE AR

WAVIER REQUEST:
A WAVIER OF 7.3.30.1.E OF THE LDC IS REQUESTED TO ALLOW MORE
A REAR YARD OF A BUILDING LOT TO BE OCCUPIED BY A DRAINAGE

BASIN #1 2.9/12 (0.50-0.30) (4.20) = 0.20 AC-FT
BASIN #2 2.9/12 (0.50-0.30) (8.95) = 0.43 AC-FT

The seal of the State of Kentucky is partially visible at the bottom of the page. It features a circular design with the words "STATE OF KENTUCKY" around the perimeter.

GRAPHIC SCALE 1"=80'



A horizontal scale bar with alternating black and white segments. It is marked with the numbers 0, 40, 80, and 160 at the bottom.

CASE #21-ZONE-0052
RELATED CASE #21-ZONEPA-0022
MSD WM #12268

DEVELOPER
FLYNN BROTHERS
CONTRACTING, INC.
P.O. BOX 32065
LOUISVILLE, KY 40232

OWNER
QUARTZ ENTERPRISES INC.
11350 MCCORMICK RD., STE 200
HUNT VALLEY, MD 21031

CHANGE (F ZONING AND PRELIMINARY PLAN
CROSBY FARM SUBDIVISION
900 OLD BARDSTOWN ROAD
LOUISVILLE, KY 40291
TA) BLOCK 666, LOT 12 & 25
DIED BOOK 11880, PAGE 198

Revisions	
09/18/21	PER AGENT COMMENTS
09/19/21	PER LHM COMMENTS + OE CHART CORRECTION
09/21/21	DIMENSIONAL STANDARDS CORRECTION

Vertical Scale: N / 1

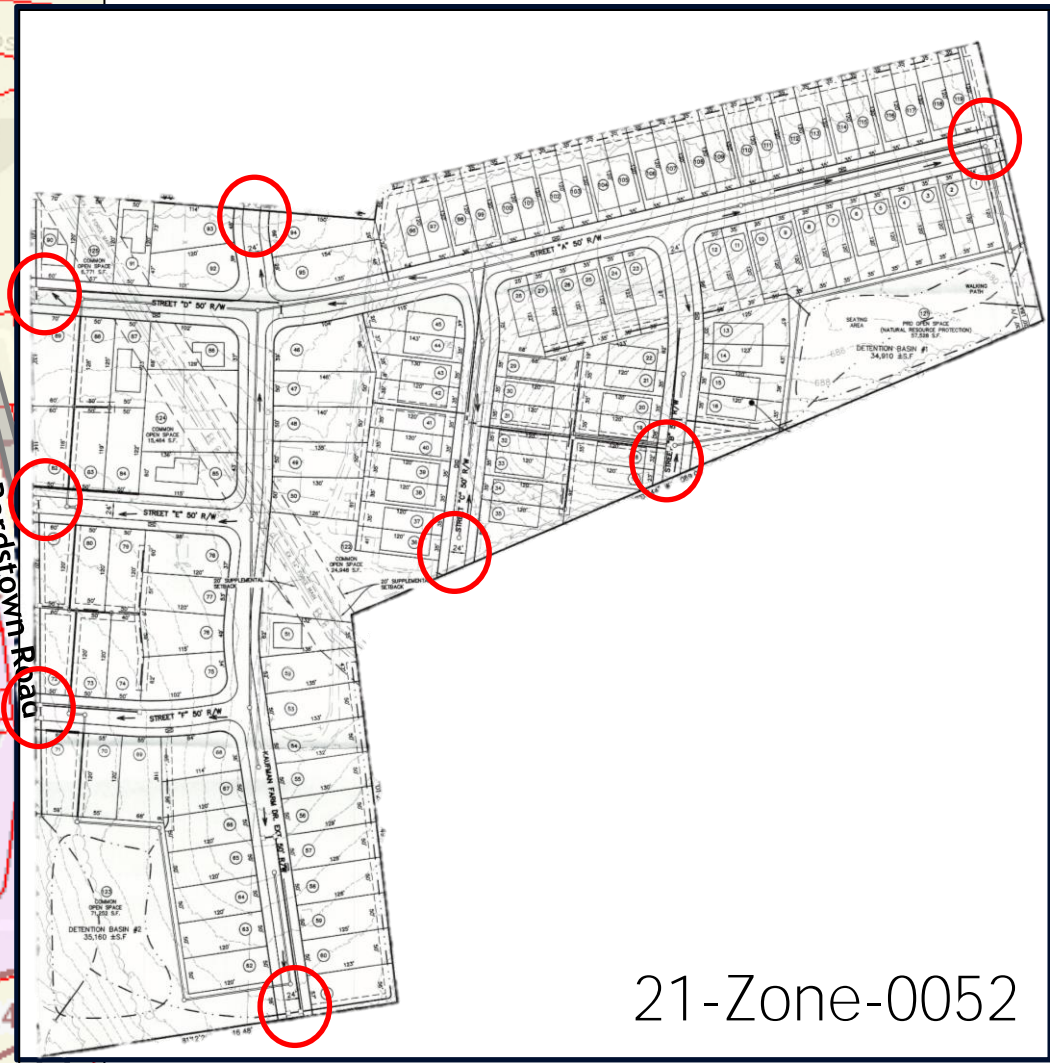
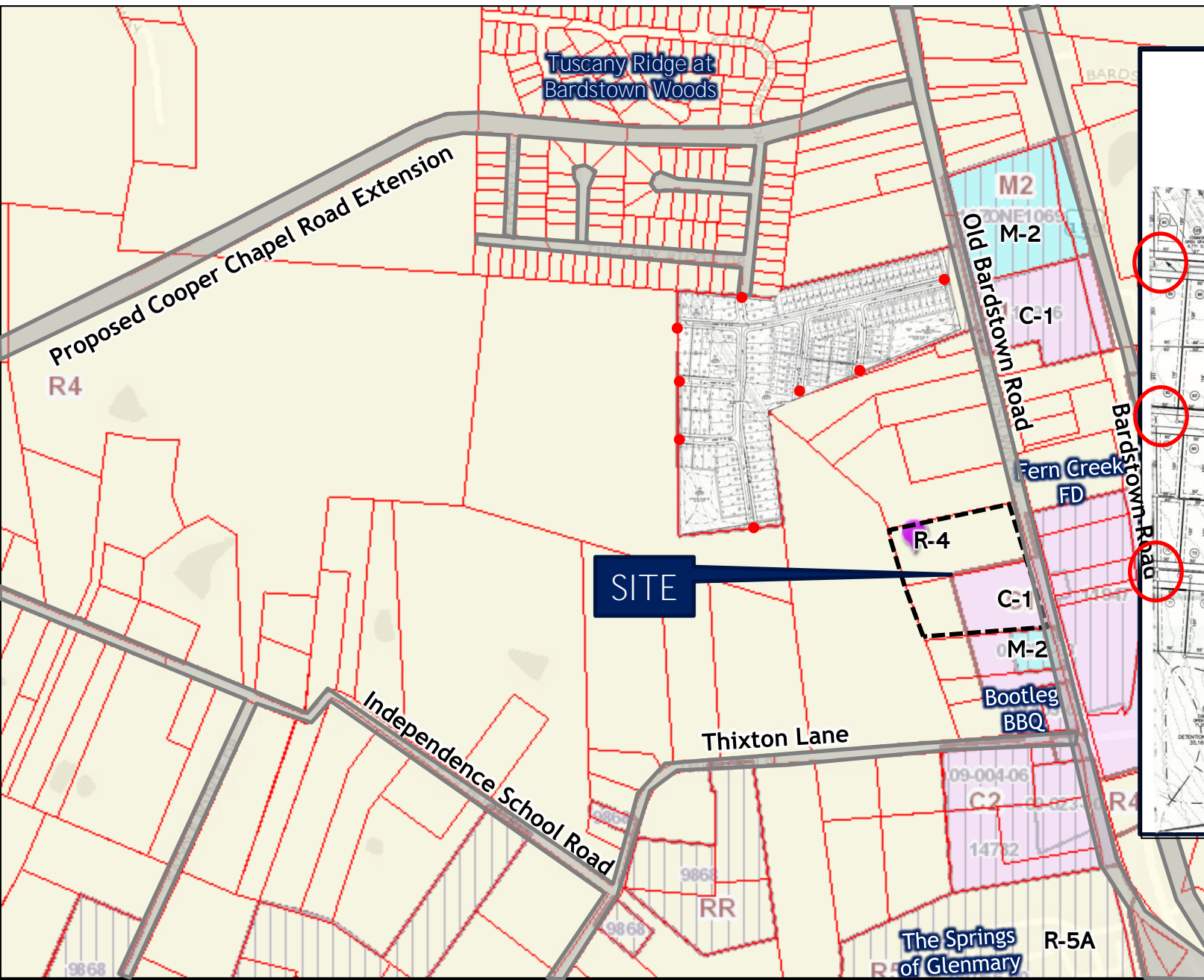
Horizontal Scale: 1

Date: 5/3/21

Job Number: 3790

Sheet
1

21. **ANS:** b **PTS:** 5





QUESTIONS?