

Brooks, Amy

From: Bianca Borges <borges@ldd-inc.com>
Sent: Friday, August 9, 2024 10:22 AM
To: Brooks, Amy
Cc: Kevin Young; Ann Richard; Nick Pregliasco
Subject: FW: 6703 Rocky Lane; 24-ZONE-0081
Attachments: 24-ZONE-0081_Staff Review Comments_073124.pdf

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Hi Amy,
Just including you on this comment I sent Beth Suber a few days ago.

Thanks,
Bianca Borges
Landscape Architect
borges@ldd-inc.com

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From: Bianca Borges

Sent: Tuesday, August 6, 2024 1:49 PM

To: 'Stuber, Elizabeth W.' <Elizabeth.Stuber@louisvilleky.gov>

Cc: Nick Pregliasco <nrp@bardlaw.net>; Kevin Young <young@ldd-inc.com>; Ann Richard <richard@ldd-inc.com>

Subject: FW: 6703 Rocky Lane; 24-ZONE-0081

Hi Beth,

About your comment #3 on the trip data:

We consult our traffic specialist; Diane Zimmerman and I'll copy her answer in blue below.

The trip generation for 3,850 sf as a fast food restaurant with a drive-thru window is 172 am peak hour trips and 127 pm peak hour trips. This is below Metro's 200 trip threshold.

The existing condition of Beulah Church Road at Rocky Lane is a two-way left turn lane, so a left turn lane on Beulah Church Road is already in place. I would suggest letting Beth know this is the same developer, so the costs of improvements to the south are already shared.

From the previous study

Beulah Church Road at Rocky Lane						
Arbor Creek Eastbound	C 19.7	C 22.7	E 47.5	C 18.7	C 20.8	E 36.7
Rocky Lane Westbound	B 15.0	C 16.4	C 24.0	B 12.5	B 13.3	C 17.7
Beulah Church Road Northbound	A 7.6	A 7.7	A 8.2	A 9.0	A 9.2	B 11.5
Beulah Church Road Southbound	A 9.9	B 10.3	B 13.6	A 8.3	A 8.5	A 9.5

The northbound approach will be very close to meeting the right turn volume warrant for a right turn lane. Also, Rocky Lane should be wide enough to have a dedicated left turn lane at Beulah Church Road. This left turn lane should be at least 50' with a 50' taper. I would suggest adding the left turn lane on Rocky Lane with the next submittal and see if we can avoid the TIS.

Diane B. Zimmerman, P.E.

502.648.1858

Thanks,

Bianca Borges

Landscape Architect

borges@ldd-inc.com

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From: Brooks, Amy <Amy.Brooks@louisvilleky.gov>

Sent: Thursday, August 1, 2024 4:33 PM

To: patmadden@hamburgplace.com; Nick Pregliasco <nrp@bardlaw.net>; Bianca Borges <borges@idd-inc.com>

Subject: 6703 Rocky Lane; 24-ZONE-0081

You don't often get email from amy.brooks@louisvilleky.gov. [Learn why this is important](#)

Good afternoon,

Attached are the agency review comments for 24-ZONE-0081.

If you have any questions, please feel free to contact me.

Sincerely,

Amy Brooks

Planner II

Office of Planning

Louisville Metro Government

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