

Watterson Gardens

7009 S. Watterson Trail

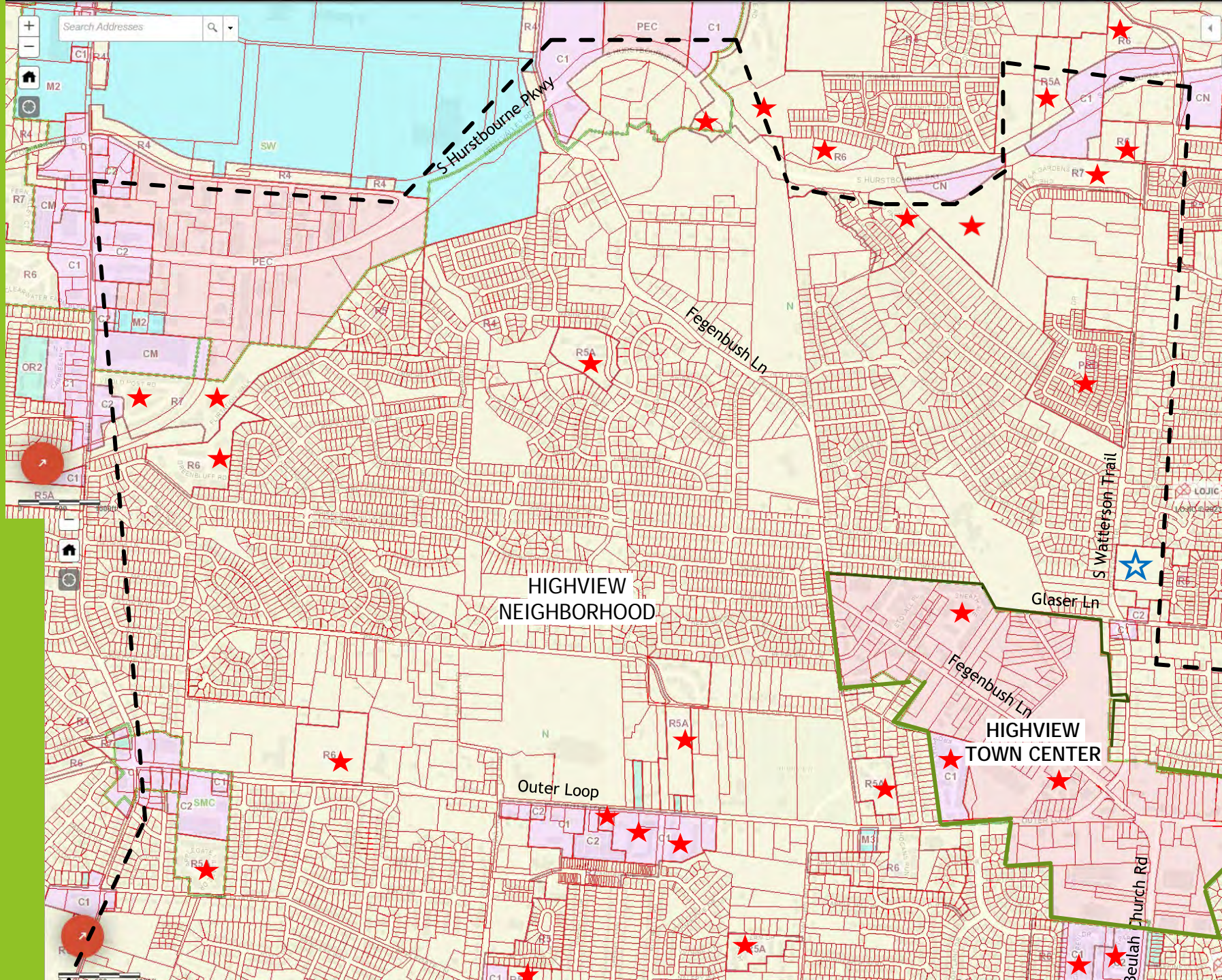
► 23-ZONE-0063

A change in zoning from R-5 single family to R-5A multi-family



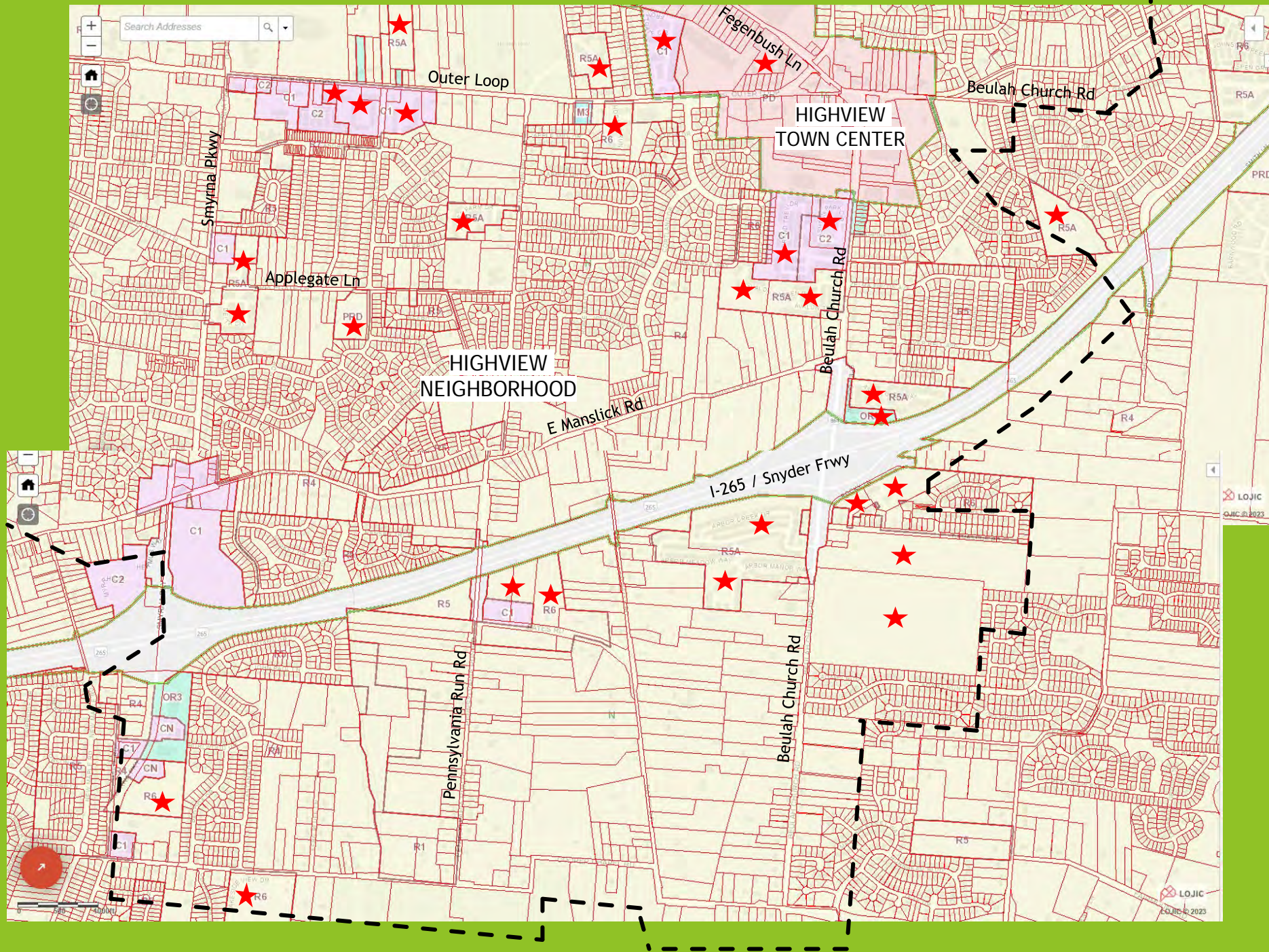
MINDEL SCOTT





ZONING MAP

- ★ Multi-Family Dev.
- ★ Site
- Neighborhood Bndy.

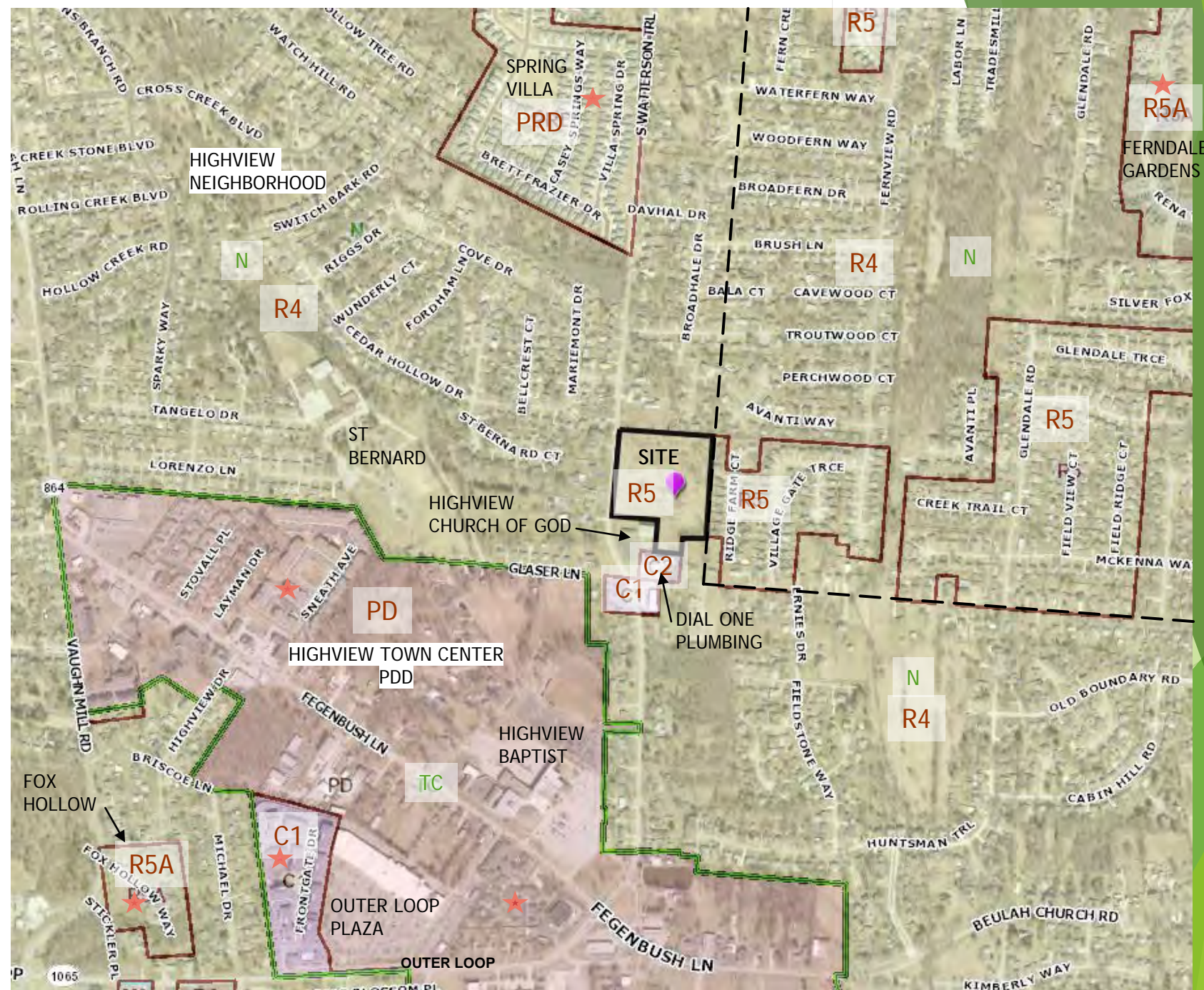


ZONING MAP

- ★ Multi-Family Dev.
- ★ Site
- - - Neighborhood Bndy.

Aerial Vicinity & Ex. Zoning Map

- ✓ Jefferson Form District Boundaries
- ✓ Jefferson Zoning - Detailed
- ✓ Jefferson Zoning-General
 - Commercial/Industrial
 - Industrial Only
 - Business/Office
 - Residential
 - Special



Jefferson Zoning-General

-
- This aerial map illustrates the layout of the Highview Town Center - PDD area. A large green star is positioned in the center, labeled 'R5 to R5A'. Surrounding this central area are various subdivisions and streets. To the north, 'Cedar Creek Subdivision' and 'Brynwood Subdivision' are visible, both labeled 'R4'. To the east, 'Village of Farmgate Subdivision' is labeled 'R5'. To the south, 'C1' and 'C2' are labeled, with 'Dial One L.V. Lewis Plumbing' and 'Futch Heating and Air Conditioning' located near 'C1'. The 'HIGHVIEW NEIGHBORHOOD' is labeled to the west, and 'HIGHVIEW TOWN CENTER - PDD' is labeled in the bottom left. 'PD' is also labeled in the bottom left. 'S WATTERSON TRAIL (Primary Collector)' and 'GLASER LN (Primary Collector)' are labeled as primary collectors. 'HEATHERWOOD CT' and 'RIDGE FARM CT' are labeled as streets. 'St Bernard' is labeled in the bottom left. 'Highview Church of God' is labeled in the center. 'Dial One L.V. Lewis Plumbing' and 'Futch Heating and Air Conditioning' are labeled near 'C1'.

S. Watterson Trail Streetview





Highview Church of God



Dial One L.V. Lewis Plumbing



Homes on Ridge Farm Court
Village of Farm Gate Subdivision



Homes on Heatherwood Court
Brynwood Subdivision

Proposal

An 86-unit townhome community on 8.37 acres for 10.51 DU/AC.

(R5-A maximum density allowed 12.01)

- ▶ *The townhomes will be individually owned and part of a condominium regime.*
- ▶ *A housing type that fills the need for “missing middle” housing.*



Variance

Of 5.1.12.B. to allow a maximum setback of 127', a variance of 28'

- *Needed to provide landscape buffer, a frontage road, parking and driveway depth.*
- *Allows units to front on S. Watterson Trail*



(Distance from centerline of S Watterson Trail)

KIPDA Map from
Highview
Neighborhood Plan -
Existing Conditions
(not found in the
recommendations)

This development
will provide needed
right of way & a
sidewalk along its
frontage

LONG RANGE TRANSPORTATION PLANS

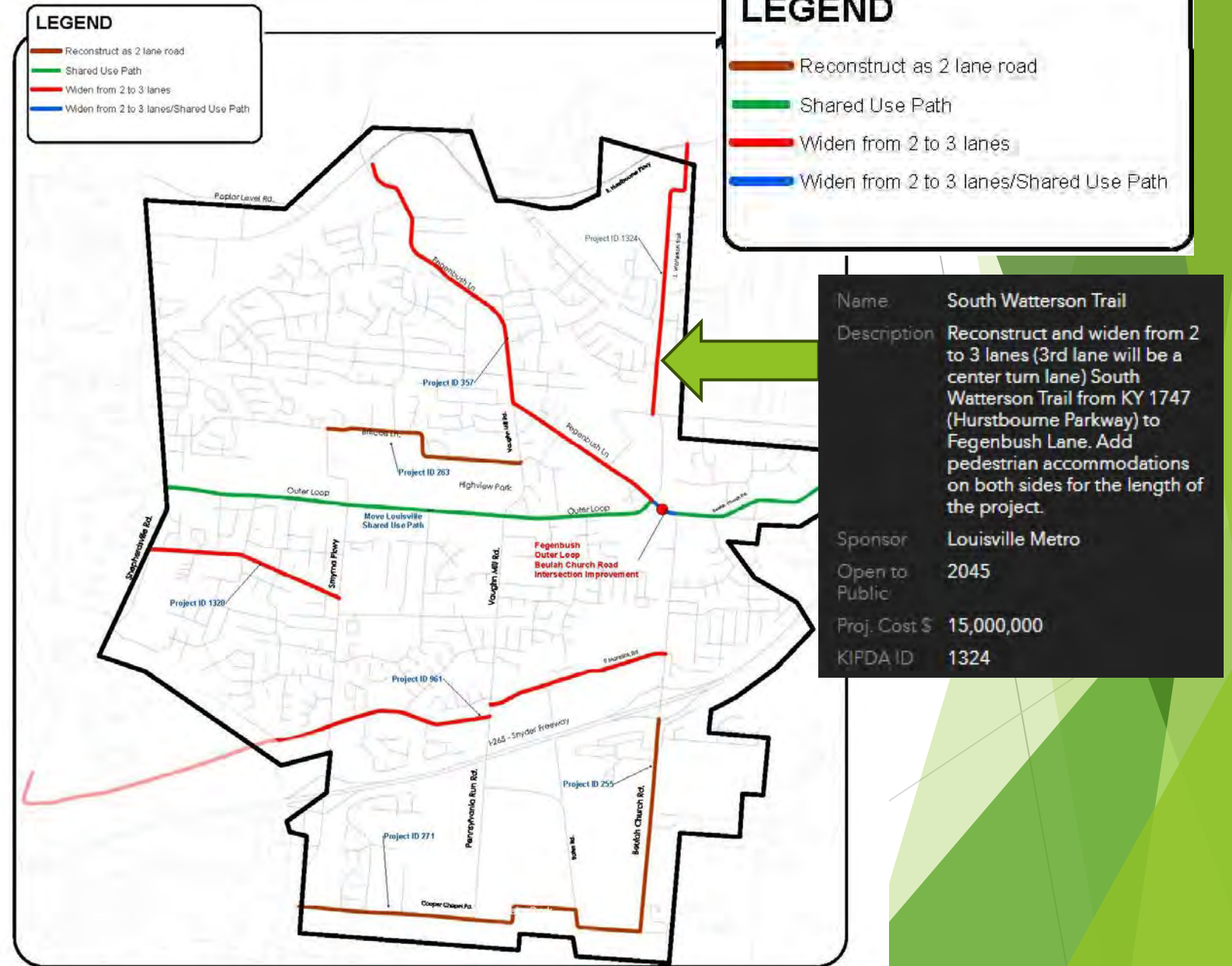


Figure 2.18 - The Kentuckiana Regional Planning and Development Agency's current Long-Range Transportation Plan

Trip Generation and Distribution

TO: David Mindel
Mindel Scott



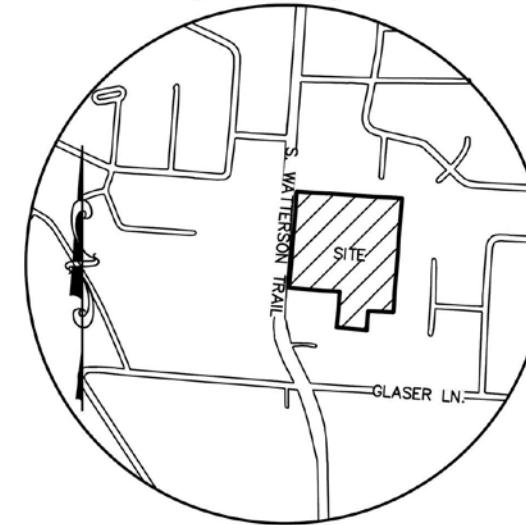
FROM: Adam Kirk
Adam Kirk Engineering
137 McClelland Springs Drive
Georgetown, KY 40324

DATE: July 26, 2023

RE: Watterson Gardens Trip Generation and Distribution

The purpose of this letter is to provide an estimate of trip generation for an 86 unit multifamily development consisting of owner occupied townhomes on Watterson Trail in Louisville, Jefferson County, KY. The subject property is located at 7009 S. Watterson Trail at the northeast quadrant of S. Watterson and Glaser Lane as shown in Figure 1. The proposed development plan for the parcel is provided in Attachment A. One access point onto S. Watterson Trail is proposed with the development.

Figure 1: Study Area



LOCATION MAP
NO SCALE

Trip Generation was conducted in accordance with the ITE Trip Generation Web Based App, 11th edition, based on ITE Land Use Code 220: Multifamily Housing (Low Rise). **Table 1** summarizes the trip generation and **Attachment B** contains output from the ITE Trip Generation Manual. No reductions for pass-by trips or internal trip capture trips were made.

The map displays the proposed rail alignment (dashed orange line) and existing infrastructure. Key features include:

- Proposed Rail Alignment:** A dashed orange line running vertically through the center of the map, with a green star marking a specific location.
- Existing Infrastructure:**
 - Highways:** US-1747 (top left), US-31E (top right), and I-285 (bottom right).
 - Waterways:** Hollow Creek (top left) and Mill Creek (bottom left).
 - Other Features:** A green dashed line outlines a specific area in the lower center.
- Station and Mileage Markers:**
 - 21031(13) Sta: Q03 (top left)
 - 436(18) Sta: 308 (top right)
 - 7292(20) Sta: 307 (center left)
 - 1631(20) Sta: 302 (center right)
 - 9572(20) Sta: 299 (lower center left)
 - 11610(18) T%: 7.638 Sta: 309 (lower center right)
 - 8355(20) Sta: 300 (bottom left)
 - 79(20) Sta: 619 (bottom center left)
 - 1065 (bottom center right)
 - 817(20) Sta: H29 (bottom center)
 - 1153(15) Sta: 151 (bottom right)
 - 73084(22) T%: 9.748 Sta: P98 (bottom right)
 - 16240(15) T%: 4.512 Sta: 296 (bottom left)
- Other Labels:** "Hollow Creek", "Mill", and "31E" are visible on the map.

ITE Land Use	Land Use Code	Independent Variable	Var.	AM Peak Hour			PM Peak Hour		
				Total	Entry	Exit	Total	Entry	Exit
Multifamily	220	86	units	50	12	38	58	36	22

Table 2: Trip Distribution

Direction	Count Station ID	Roadway	ADT	Percent	Directional Distribution
To North	Q03	KY 1747	21,031	32%	39%
	308	Fern Creek	4,368	7%	
To South	299	KY 864	9,572	15%	61%
	300	KY 1065	8,355	13%	
	619	KY 1065	22,536	34%	

The diagram illustrates traffic flow and vehicle counts at an intersection during AM and PM peak hours. The intersection involves S. Watterson Trail and an unnamed road.

AM PEAK HOUR:

- From the top (Northbound): 5 vehicles go straight down, 15 vehicles turn left, and 23 vehicles turn right (labeled "Access").
- From the bottom (Southbound): 7 vehicles turn left, and 23 vehicles turn right (labeled "Access").

PM PEAK HOUR:

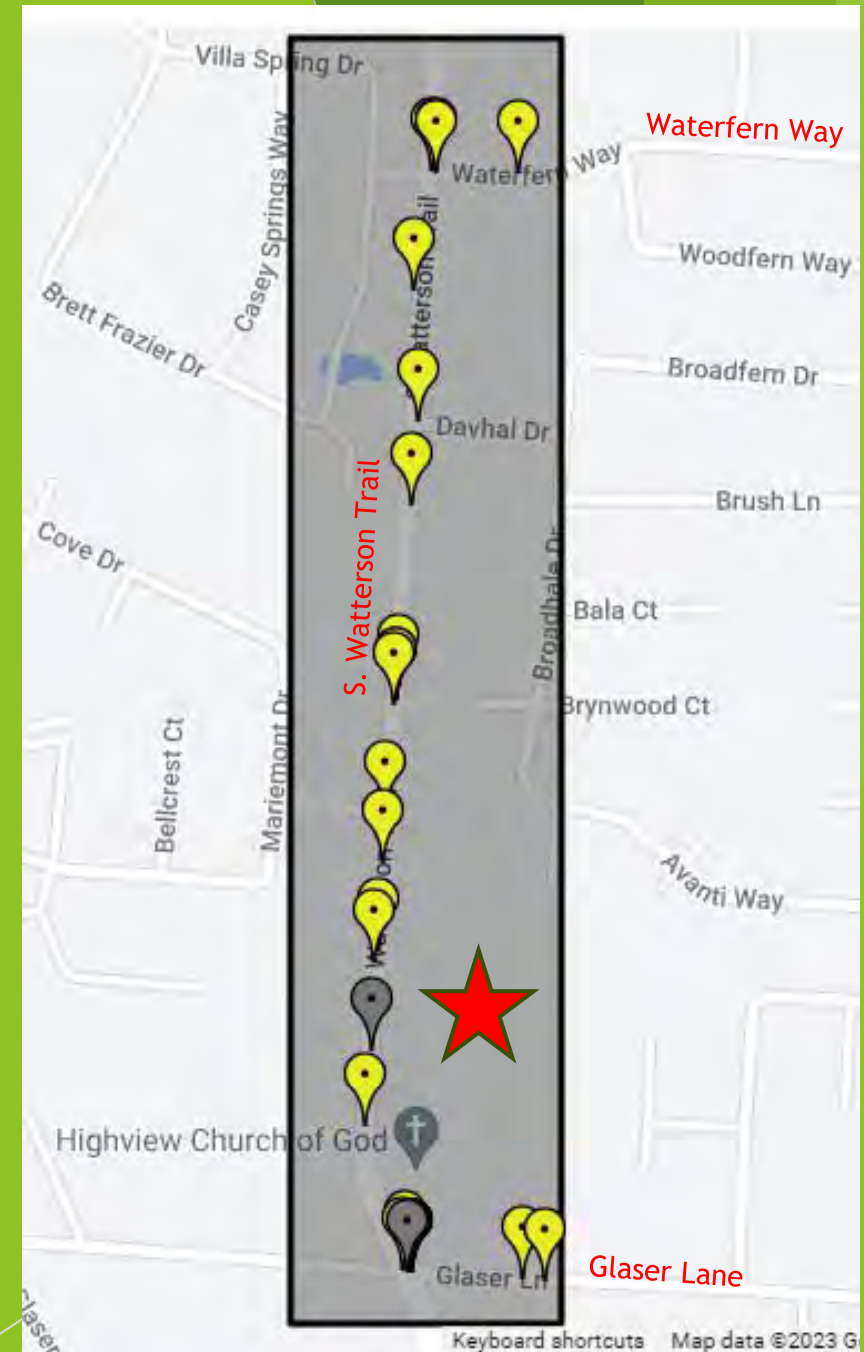
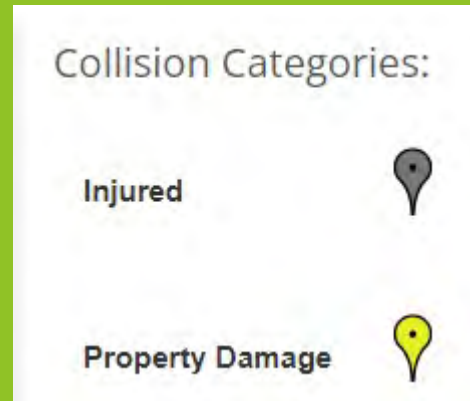
- From the top (Northbound): 14 vehicles go straight down, 9 vehicles turn left, and 13 vehicles turn right (labeled "Access").
- From the bottom (Southbound): 22 vehicles turn left, and 13 vehicles turn right (labeled "Access").



KSP CRASH DATA

S. Watterson Trail between Waterfern Way and Glaser Lane

- 30 crashes reported between 6/1/2018 and 6/1/2023 (last 5 years)
- 13 of these were associated with wet road conditions and 1 with icy conditions
- None of these involved serious or fatal injuries of 5 that included injuries
- 10 were single vehicle incidents



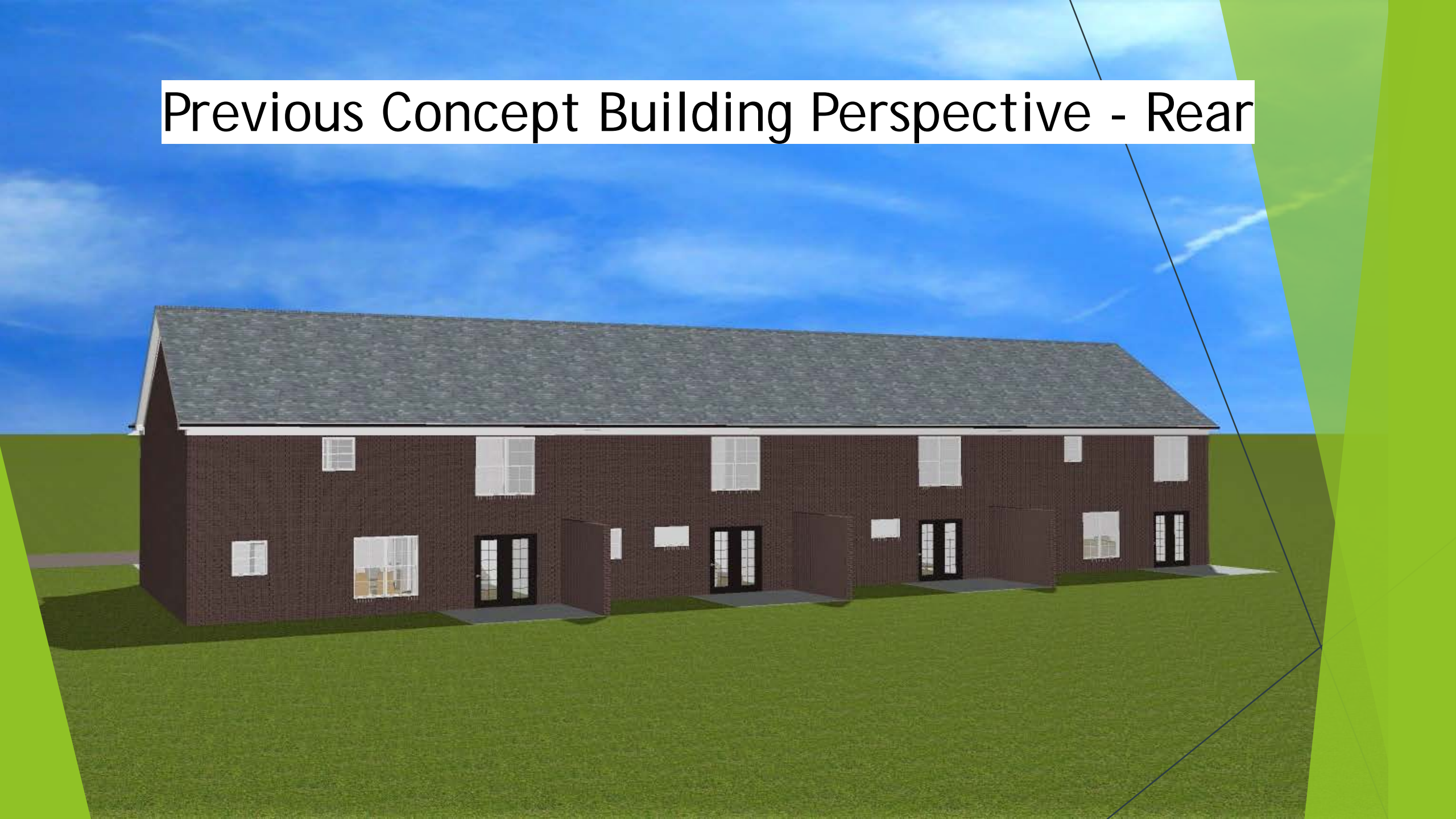
Previous Concept Building Perspective





Revised Concept Building Perspective

Previous Concept Building Perspective - Rear



Concept Building Perspective - Rear



Agree to provide foundation plantings on building ends facing public right of way



QUESTIONS?



Center turn lane either
side of Glaser Ln

Glaser Lane

S Watterson Trail

Bleemel Dr

Decel/Accel lane either
side of Bleemel Dr.

Center turn lane along
Spring Villa frontage

SITE

Additional right of way and
sidewalk will be provided

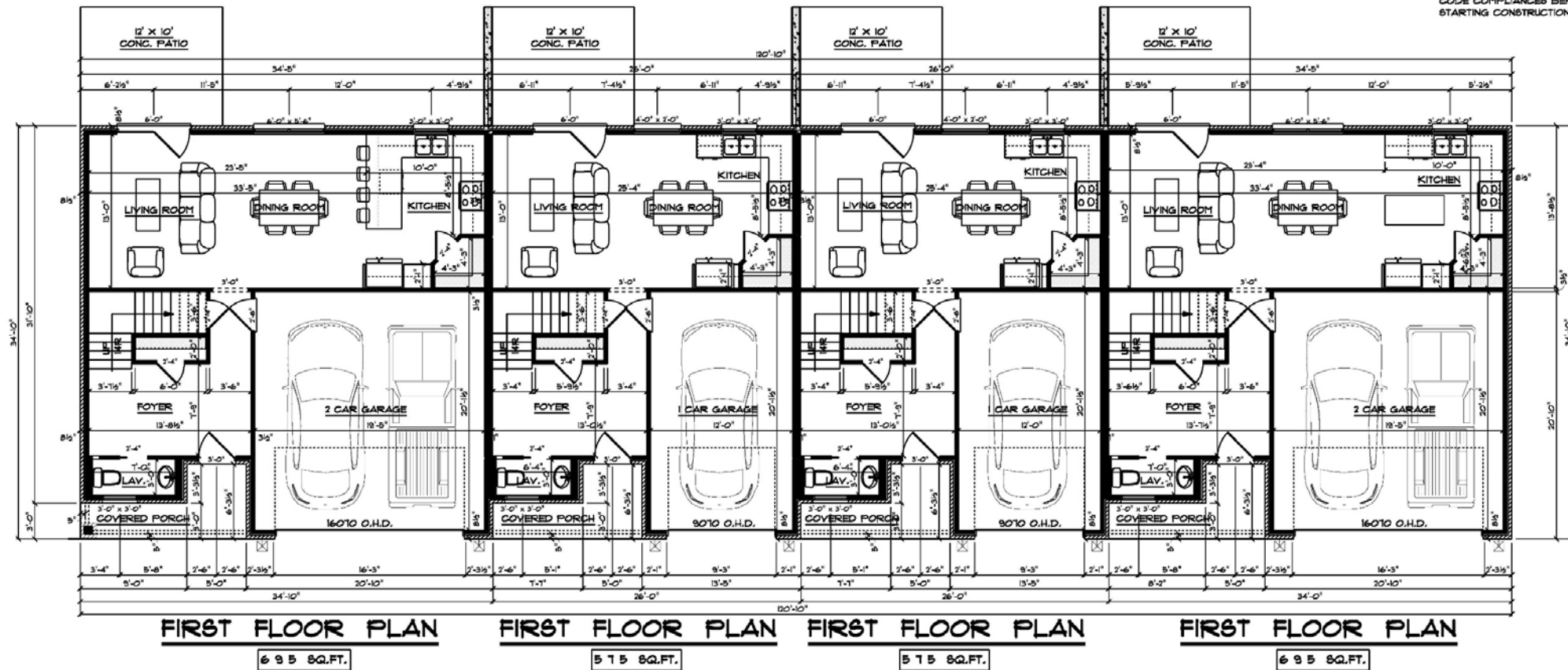
Waterfern Way

NORTH



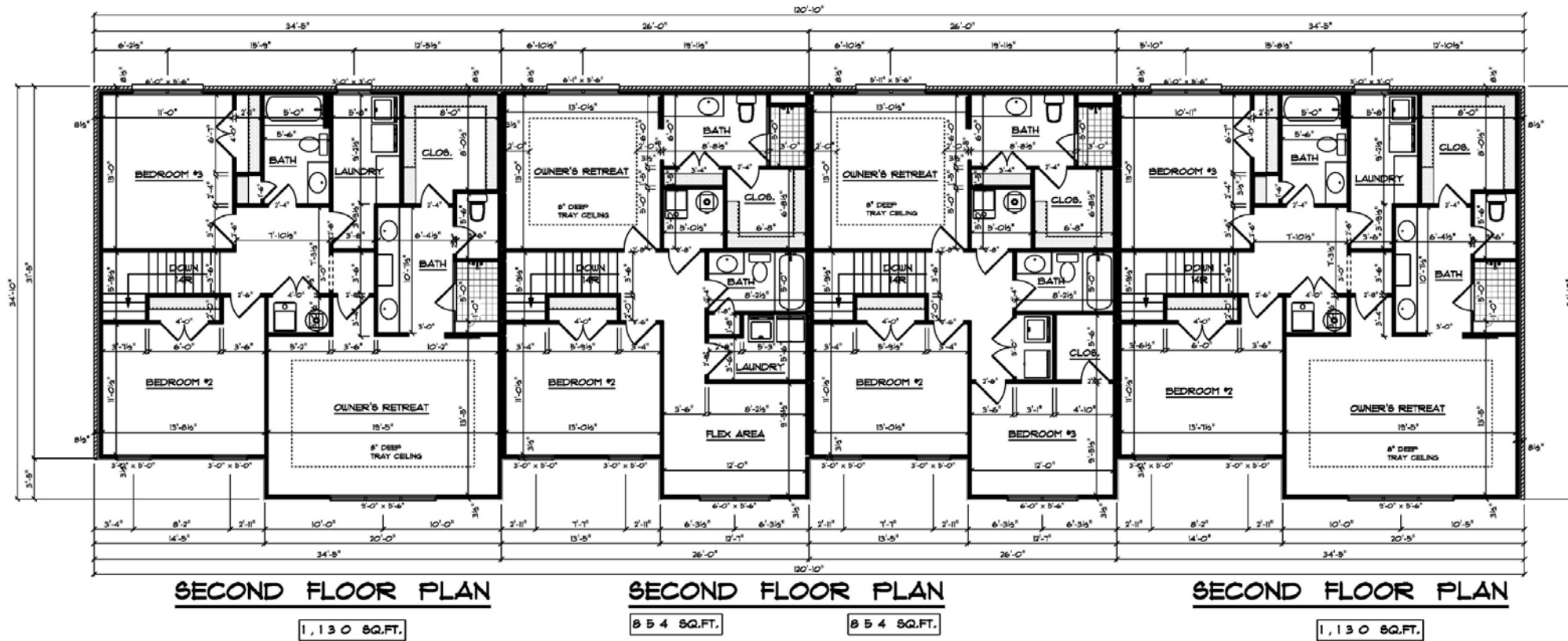
Concept -1st Floor Plan

NOTE:
BUILDER MUST VERIFY ALL
DIMENSIONS, DRAWING AND
CODE COMPLIANCE BEFORE
STARTING CONSTRUCTION



Concept - 2nd Floor Plan

NOTE:
BUILDER MUST VERIFY ALL
DIMENSIONS, DRAWING AND
CODE COMPLIANCES BEFORE
STARTING CONSTRUCTION



Lot Line Exhibit

The red lines shown on this plan indicate the lot lines proposed for finance purposes only.

All lots will be consolidated back into a single development lot as the buildings are completed.

