

Louisville Metro Planning Commission Public Hearing - April 24, 2025 (continued from March 20, 2025)  
Louisville Metro Development Review Committee - March 19, 2025 (2<sup>nd</sup> RDDP)  
Louisville Metro Planning Commission Public Hearing - October 3, 2024 (1<sup>st</sup> RDDP)  
Louisville Metro Planning Commission Public Hearing - August 5, 2021 (Approved)

## Docket No. 24-DDP-0078 & 24-FFO-0005

Revised Development Plan of a portion of the approved subdivision

Property: 16907, 16907 R, 16909 and 17401 Aiken Road



Attorneys: Bardenwerper Talbott & Roberts, PLLC  
Land Planners, Landscape Architects, & Engineers: Mindel Scott & Associates  
Traffic Engineer: Diane B. Zimmerman Traffic Engineering, LLC

# Request to the Planning Commission:

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## APPROVE THE FOLLOWING:

- (1) Floyds Fork Waiver from LDC 3.1.3 (E) to allow disturbance of slopes greater than 30%;
- (2) Floyds Fork Special Zoning Overlay District Review;
- (3) The Revised Detailed District Development Plan/Revised Major Preliminary Subdivision Plan, subject to existing binding elements;

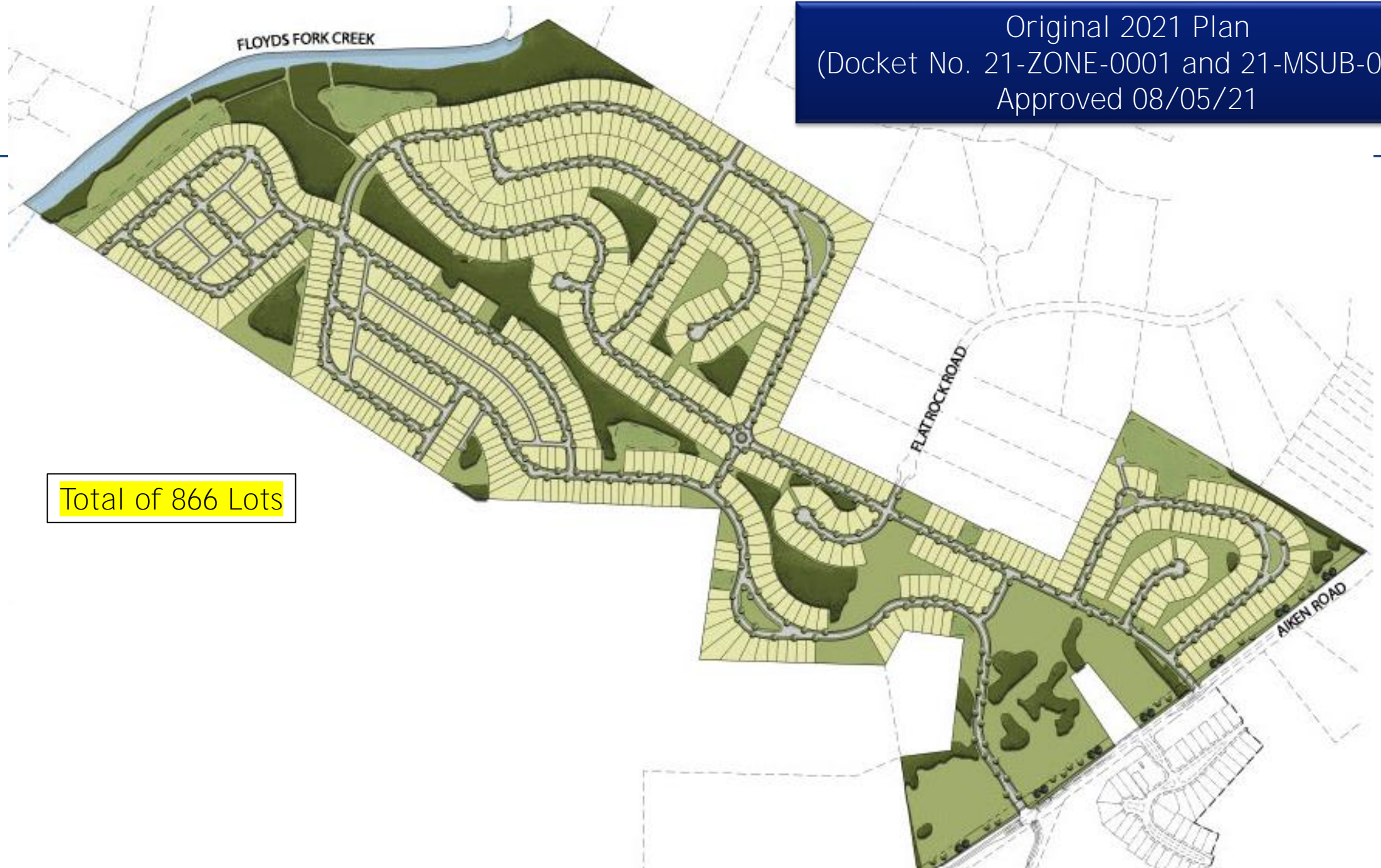
Original 2021 Plan  
(Docket No. 21-ZONE-0001 and 21-MSUB-0001)  
Approved 08/05/21



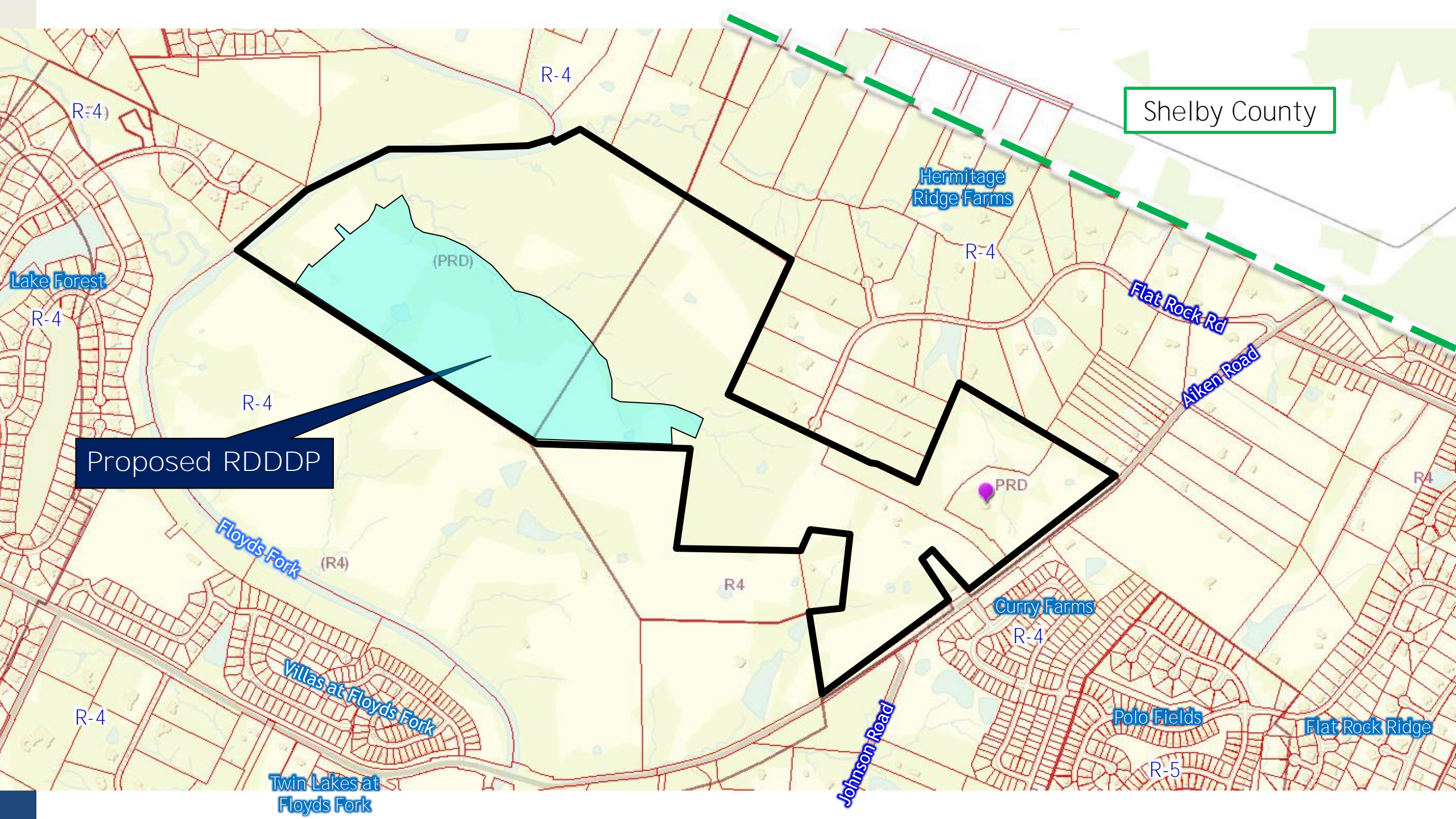


Original 2021 Plan  
(Docket No. 21-ZONE-0001 and 21-MSUB-0001)  
Approved 08/05/21

Total of 866 Lots







Shelby County

Hermitage  
Ridge Farms

R-4

Flat Rock Rd

Aiken Road

PRD

Curry Farms

R-4

Polo Fields

Flat Rock Ridge

R-5

Twin Lakes at  
Floyds Fork

Villas at Floyds Fork

Floyds Fork

(R4)

R4

Johnson Road

Proposed RDDDP

R-4

R-4

Lake Forest

R-4

R-4



Shelby County

Lake Forest

Hermitage  
Ridge Farms

Flat Rock Rd

Aiken Road

(PRD)

PRD

R4

Floyds Fork

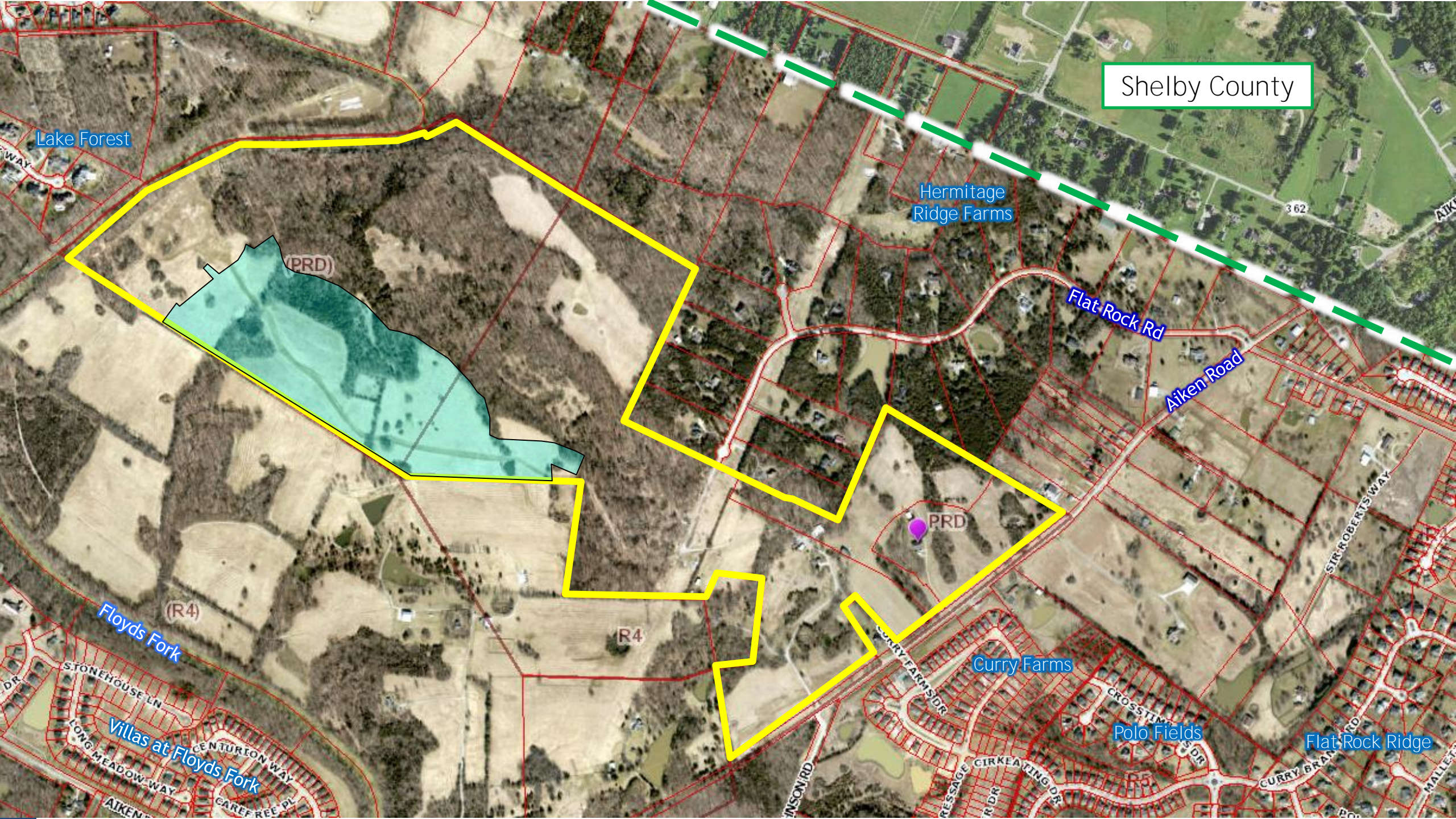
(R4)

Villas at Floyds Fork

Curry Farms

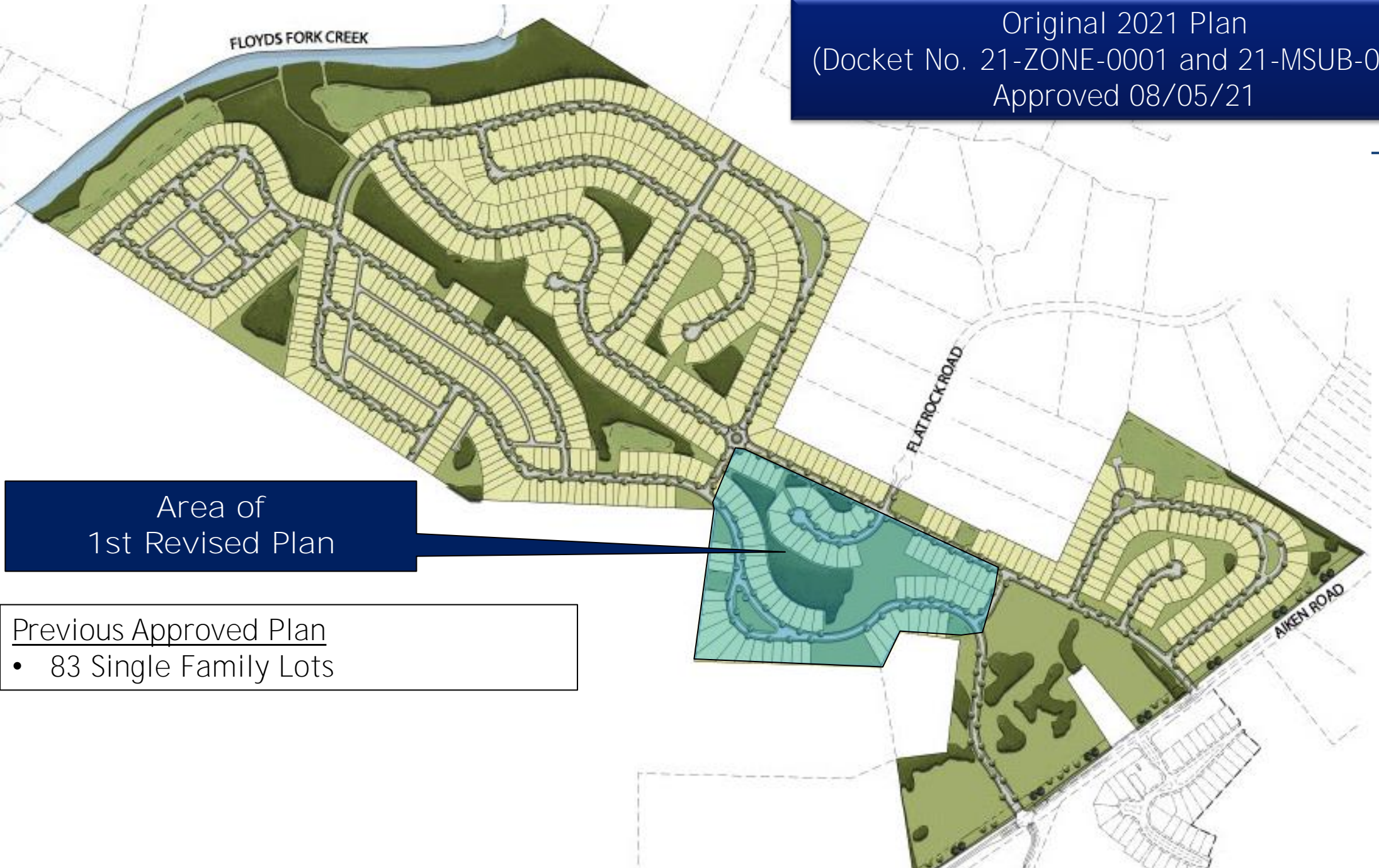
Polo Fields

Flat Rock Ridge





Original 2021 Plan  
(Docket No. 21-ZONE-0001 and 21-MSUB-0001)  
Approved 08/05/21



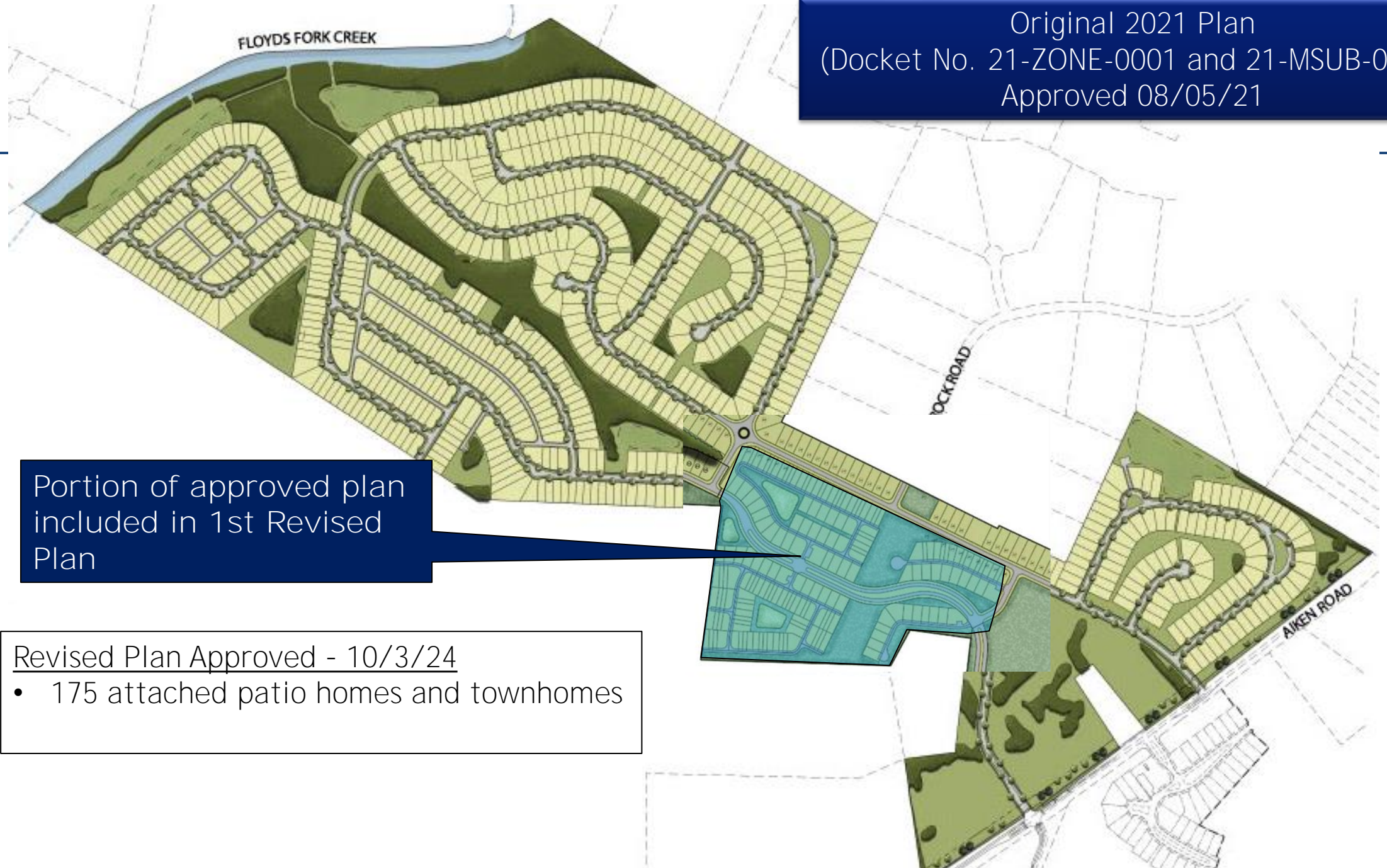
Area of  
1st Revised Plan

Previous Approved Plan

- 83 Single Family Lots



Original 2021 Plan  
(Docket No. 21-ZONE-0001 and 21-MSUB-0001)  
Approved 08/05/21



Portion of approved plan  
included in 1st Revised  
Plan

Revised Plan Approved - 10/3/24  
• 175 attached patio homes and townhomes



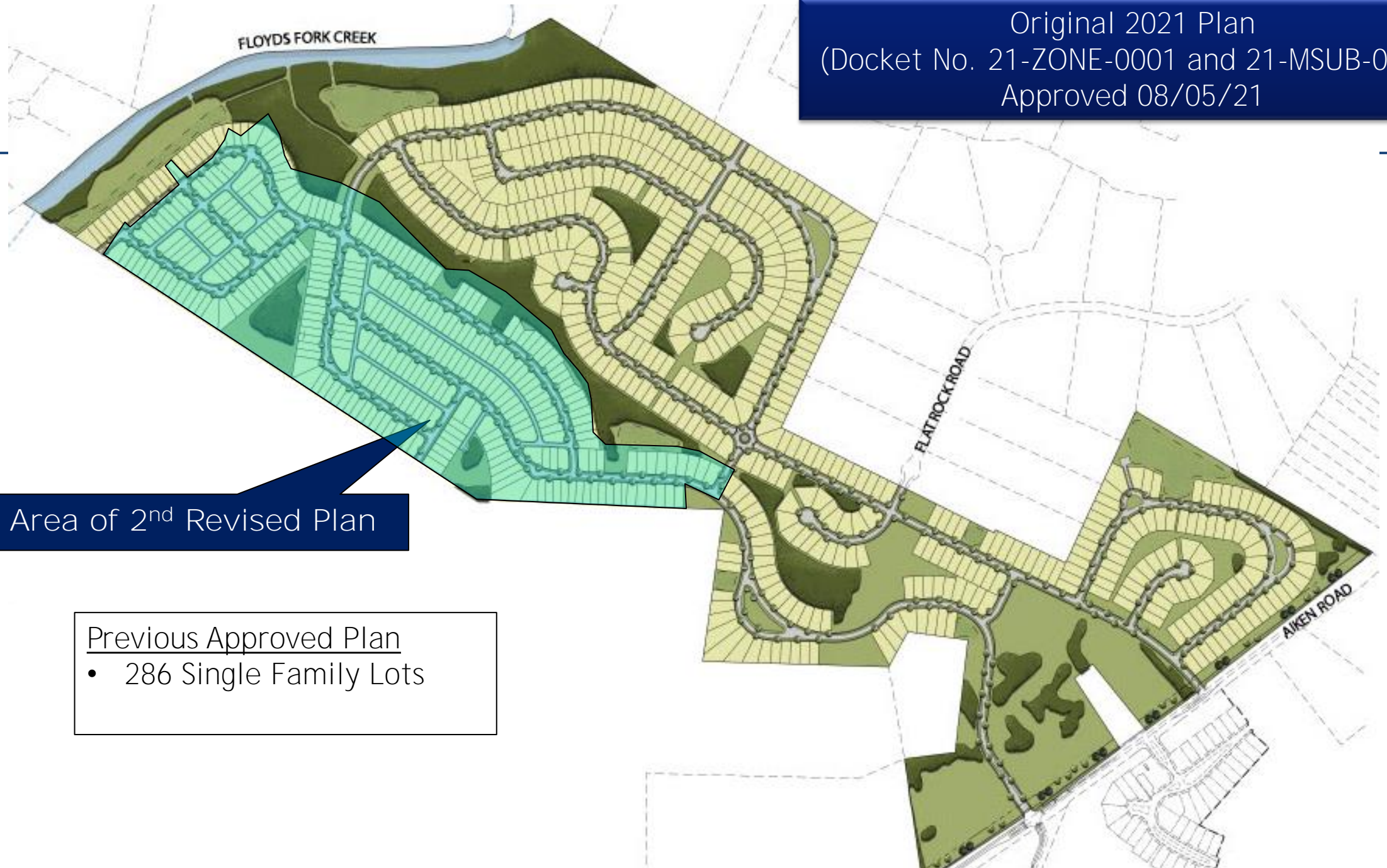
# Lot Counts:

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	Original	Revised	Difference	Solution
Original Plan	866 Lots			
1 <sup>st</sup> Revised Plan	83 Lots	175 Townhomes	Increase of 92 Lots	Remove 92 Lots from overall Plan



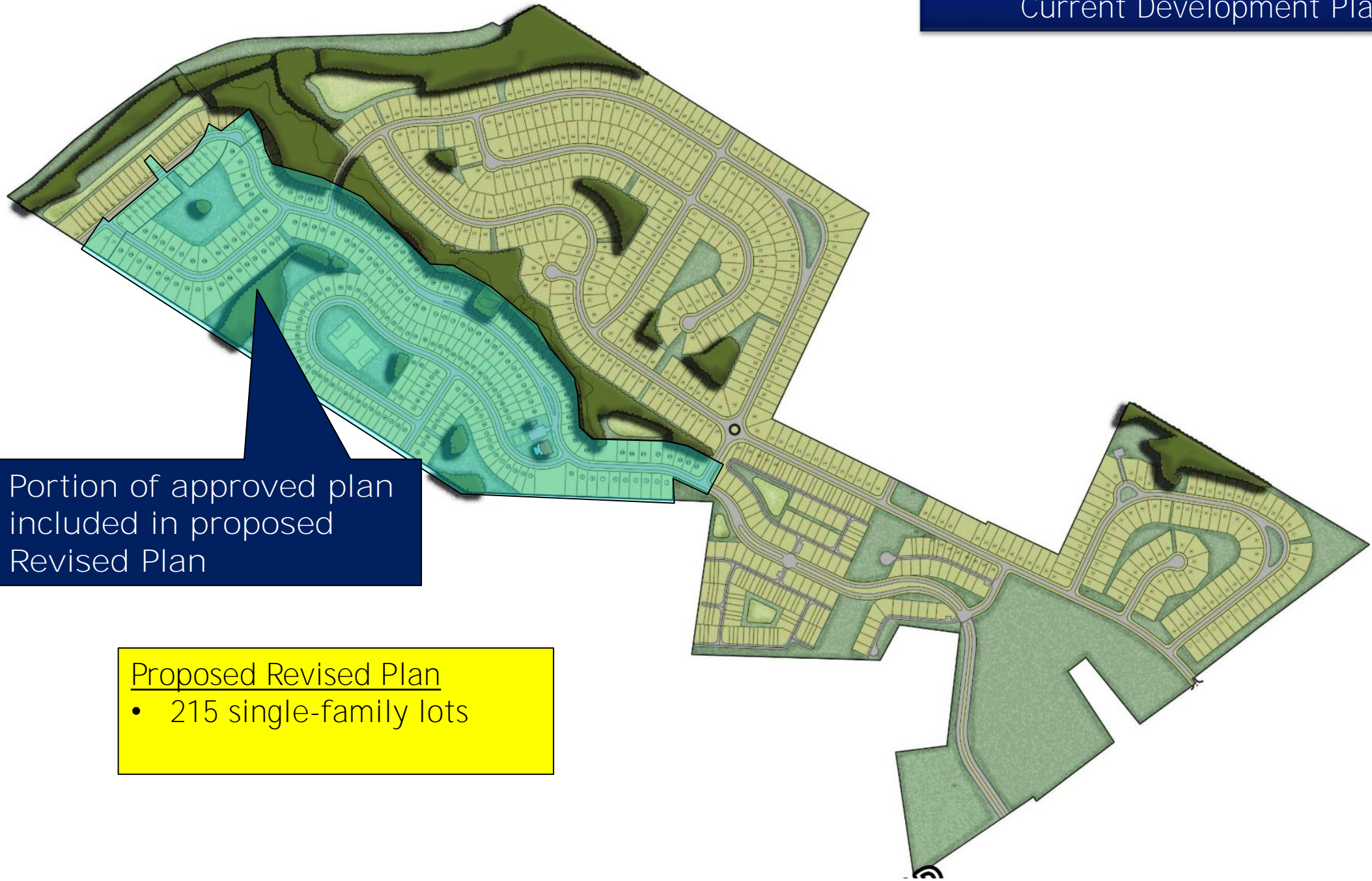
Original 2021 Plan  
(Docket No. 21-ZONE-0001 and 21-MSUB-0001)  
Approved 08/05/21



Area of 2<sup>nd</sup> Revised Plan

Previous Approved Plan  
• 286 Single Family Lots





Portion of approved plan  
included in proposed  
Revised Plan

Proposed Revised Plan

- 215 single-family lots



An aerial photograph of a residential development. A large, irregularly shaped area is highlighted in a light green color, representing the proposed revised plan. This area contains numerous small, numbered lots, some of which are grouped together. The surrounding area is a mix of green fields, trees, and other residential developments. The highlighted area is bordered by a dark green line, and the lots within it are numbered in a sequence that suggests a planned layout. The numbers range from 1 to 215, indicating the total number of lots in the revised plan. The background shows a typical suburban landscape with roads, trees, and other housing developments.

### Proposed Revised Plan

- 215 single-family lots
- Reduces lots from original plan by 71 lots



# Lot Counts:

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	Original	Revised	Difference	Solution
Original Plan	866 Lots			
1 <sup>st</sup> Revised Plan	83 Lots	175 Townhomes	Increase of 92 Lots	Remove 92 Lots from overall Plan
2 <sup>nd</sup> Revised Plan	286 Lots	215 Lots	Reduction of 71 Lots	Remove 21 Lots from overall Plan



2021 Plan



Current Revised Plan

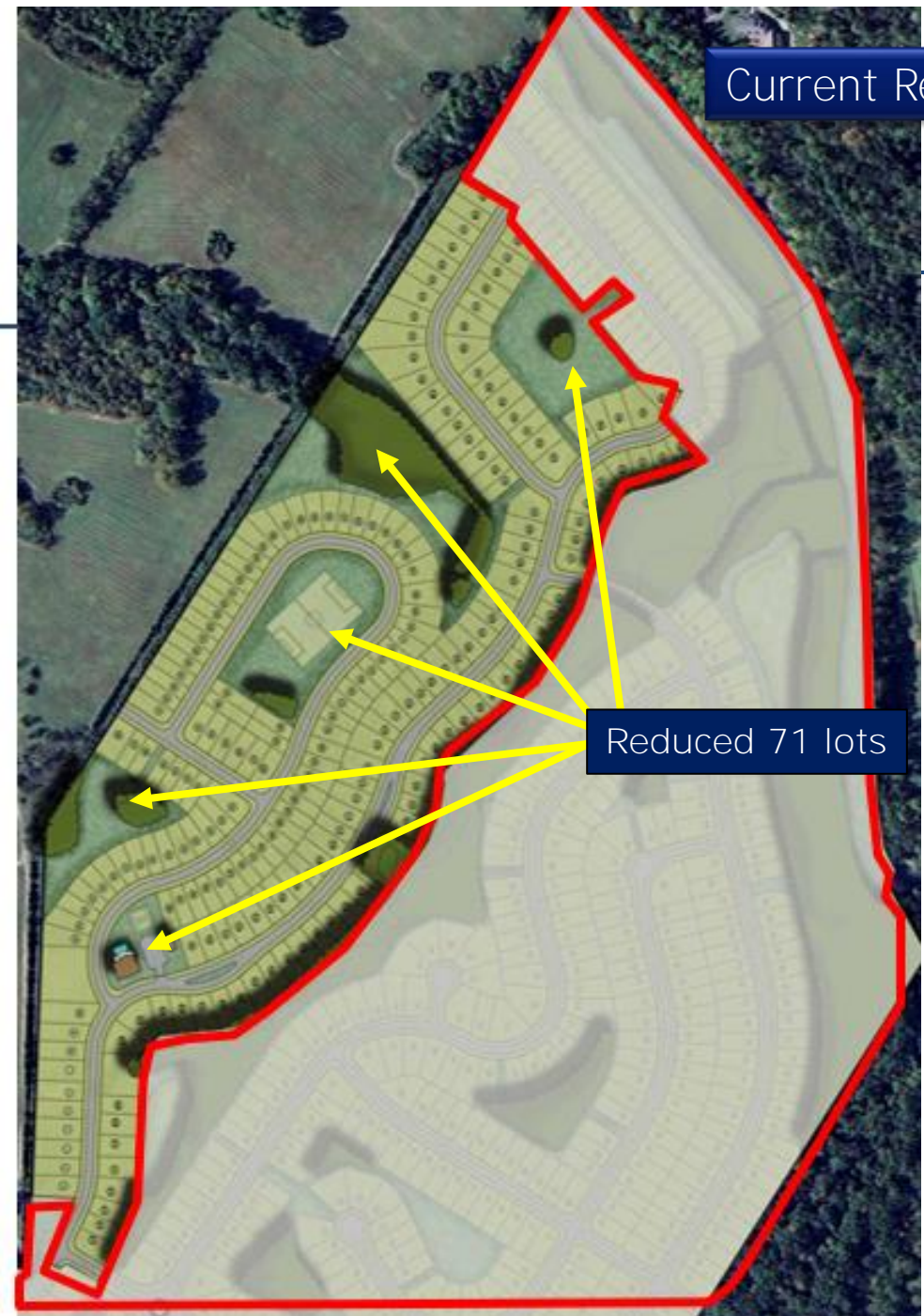




2021 Plan



Current Revised Plan





2021 Plan



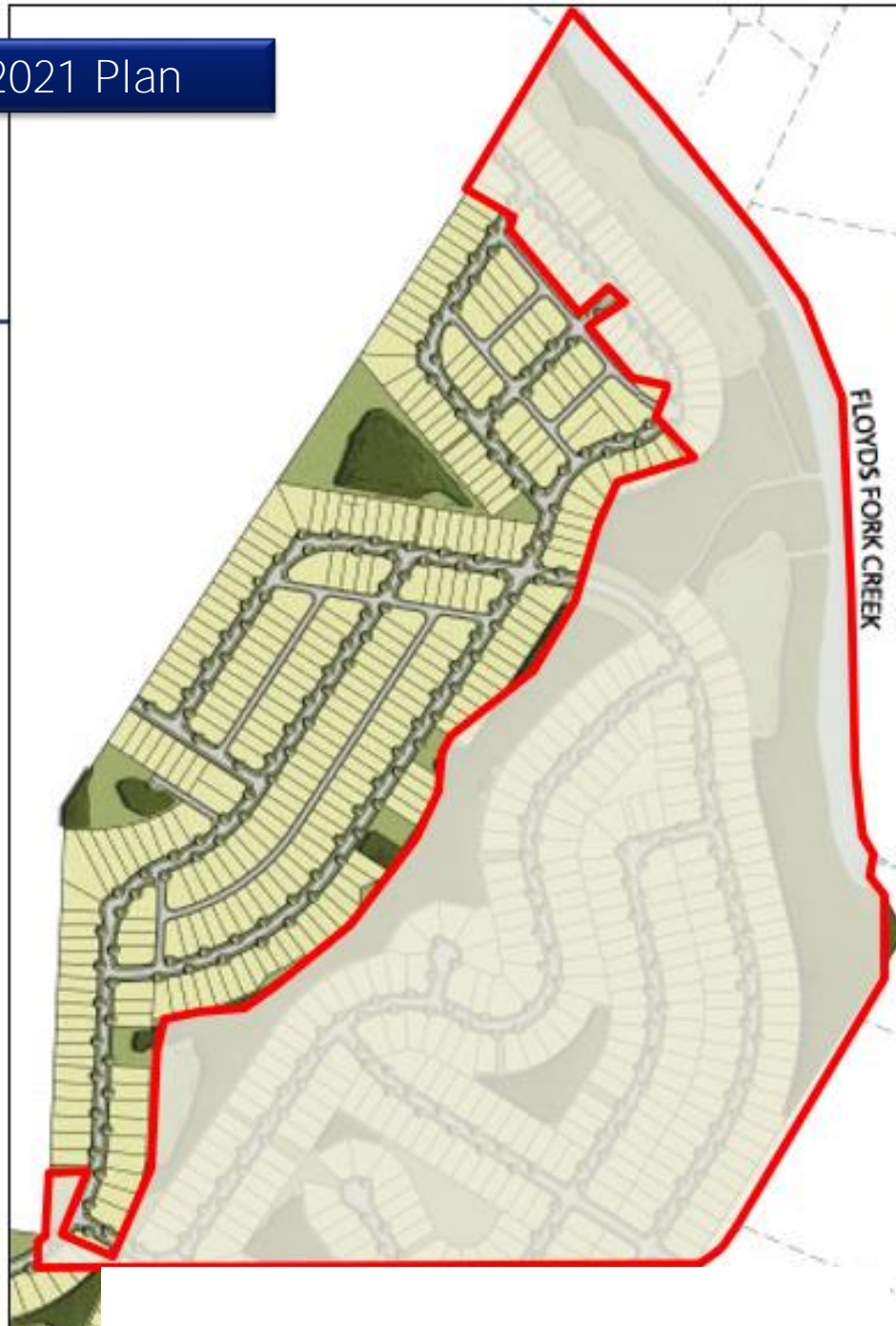
Current Revised Plan



Open space increased  
by 222,215 sf



2021 Plan



Current Revised Plan



New recreational area

Clubhouse and pool



# Lot Counts:

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	Original	Revised	Difference	Solution
Original Plan	866 Lots			
1 <sup>st</sup> Revised Plan	83 Lots	175 Townhomes	Increase of 92 Lots	Remove 92 Lots from overall Plan
2 <sup>nd</sup> Revised Plan	286 Lots	215 Lots	Reduction of 71 Lots	Remove 21 Lots from overall Plan
Density Increase	866 Lots	878 Lots	12 Lots	Remove 9 Lots from overall Plan

Gross Density: 4.06 to 4.16 du/acre

Net Density: 3.41 to 3.45 du/acre

# Benefits of 2nd Revised Plan vs. Original Plan:

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- (1) Removes 71 lots from the area in question;**
- (2) Increases open space by 7.48 acres (326,020 sf);**
- (3) Reduces impervious area by 2.09 acres (90,843 sf),**
- (4) Reduces run off to Floyds Fork by over 2 million gallons/yr., and**
- (5) Adds a clubhouse and a recreational field (probably pickleball courts).**



# Benefits of 2nd Revised Plan vs. Original Plan:

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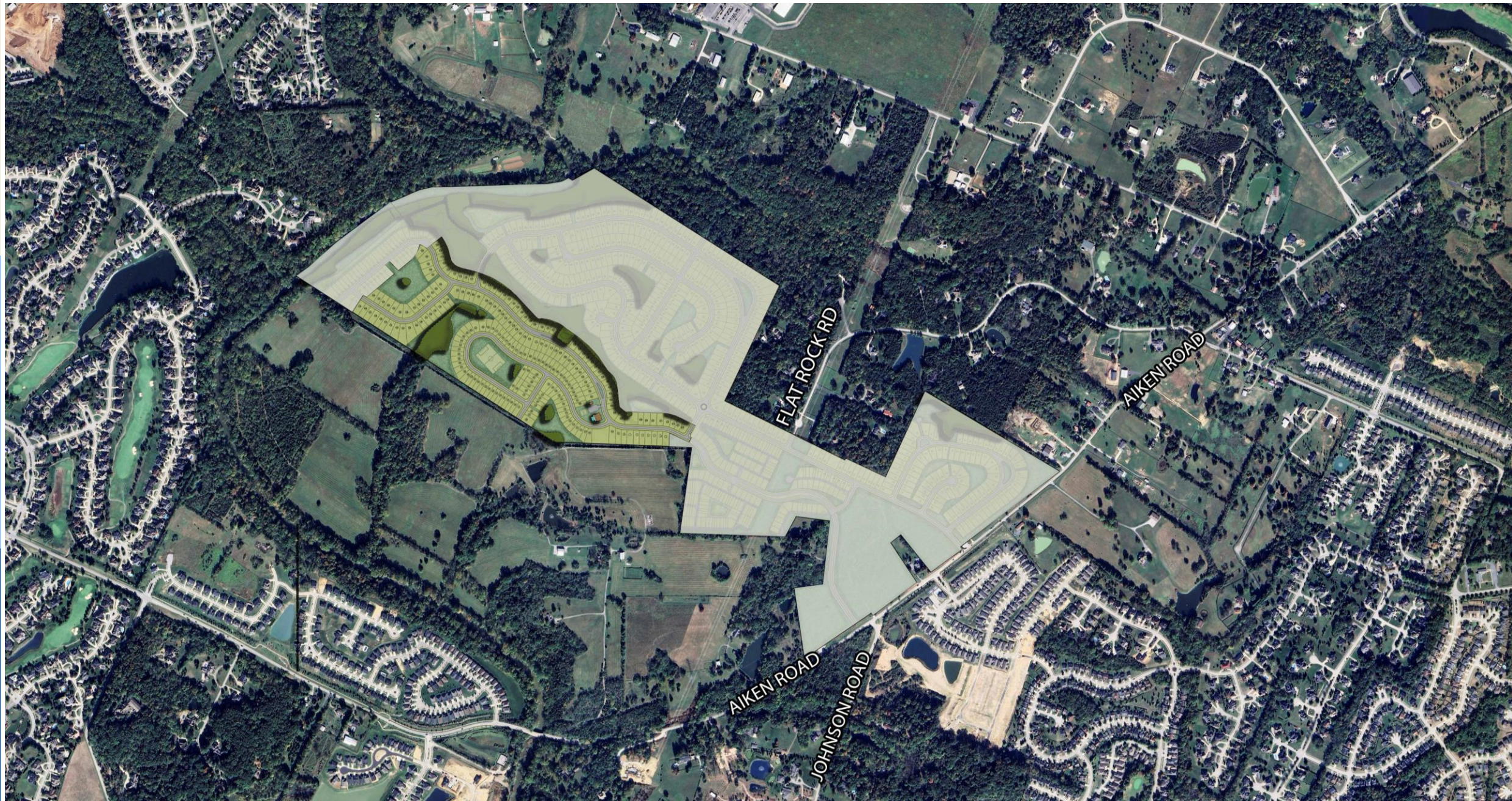
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Additional 12 lots justified to offset the additional costs of the 2<sup>nd</sup> Revised Plan and offsite road improvements.











# Waiver Request:

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Floyds Fork Waiver from LDC 3.1.3 (E) to allow disturbance of slopes greater than 30% is JUSTIFIED.

1. A Denial of the application and waiver will force applicant to develop old plan;
2. **Slopes will be developed on under old Plan regardless'**
3. Slopes are not significant and may not exists;
4. **Planning Director WAIVED Geotech Report because of "minimal extent of slope disturbance;**
5. Staff agrees that waiver is justified.



**NOTES:** ALL ELEVATIONS ARE BASED ON NAD83 1985 DATUM. DATA NOT DERIVED FROM U.S.G.C. BENCHMARKS BY MEANS OF GPS SURVEYS AND DIFFERENTIAL L1/L2 LOGGING.

**SOURCE:** BENCHMARK NAD83-50 NAD 1983 ELEV. 825.41

FROM THE JUNCTION OF INTERSTATE 84 AND U.S. HWY 60, EAST ON U.S. 60 FOR 2.3 MILES TO THE INTERSECTION OF LONG RUN ROAD ON THE LEFT. TURN LEFT ON LONG RUN ROAD AND GO EAST ON LONG RUN ROAD FOR 0.4 MILES TO THE STATION ON THE RIGHT. STATION IS 47.6' NORTHWEST OF THE EAST END OF A 2.2' DEEP, 10' WIDE SOUTH-SIDE OF THE 54' WIDE FENCE, 16.4' EAST SOUTHEAST OF A FIRE HYDRANT, 16' NORTH OF THE CENTLINE OF LONG RUN ROAD.

**PRELIMINARY APPROVAL**

Condition of Approval:

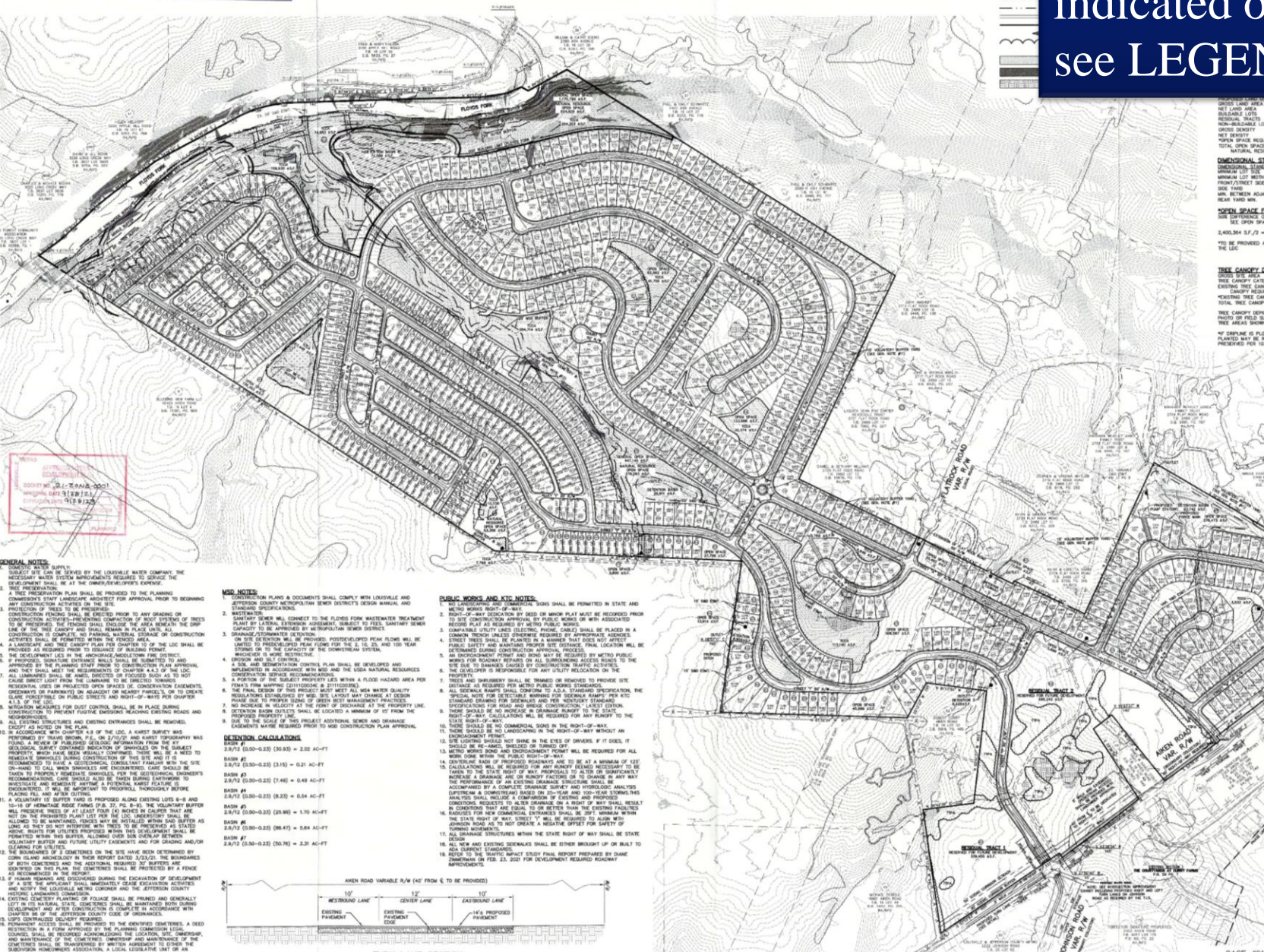
*Michael R. K.*

Development Review

LOUISVILLE & JEFFERSON COUNTY

PRELIMINARY APPROVAL  
DEVELOPMENT PLAN  
CONCURRENCE  
BY: Chris A. Lohr  
DATE: 02/20/12  
LOUISVILLE JEFFERSON COUNTY

Previously approved plan. Steep slopes are indicated on this plan in gray/dark gray, see LEGEND.



DEVELOPER  
SECTION BUILDERS  
70 BOX 43464  
VALLE, KY 40253

304.72 AC  
215.65 AC  
808  
54  
3.41 S.I./AC  
4.08 S.I./AC  
1.06/804 S.F.  
2,802,071 S.F. (248)  
1,096,468 S.F.

SPACE  
(8.310.1)  
0.000000  
3.0000 S.F.  
100'

### LEGEND

	EXISTING CONTOUR
	EXISTING TREE MASS
	EXISTING FENCE
	EXISTING OVERHEAD UTILITIES
	EXISTING UTILITY POLE
	EXISTING CATCH BASIN & YARD DRAIN W/PIPE
	EXISTING HEADWALL W/PIPE
	EXISTING TOP OF BANK
	EXISTING TOE OF SLOPE/DITCH
	EXISTING SANITARY MANHOLE W/PIPE
	PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
	PROPOSED SLOPED & FLARED HEADWALL W/PIPE
	PROPOSED DITCH/SWALE
	PROPOSED SANITARY MANHOLE W/PIPE
	PROPOSED FORCEMAIN
	PROPOSED DRAINAGE ARROW
	REVISED TREE LINE
	POTENTIAL SINKHOLE
	SLOPES 20%-30%
	SLOPES ≥30
	WETLANDS TO BE MITIGATED

GRAPHIC SCALE 1"=200'

VERTICAL SCALE: N/A

HORIZONTAL SCALE: 1"=200'

DATE: 1/4/21

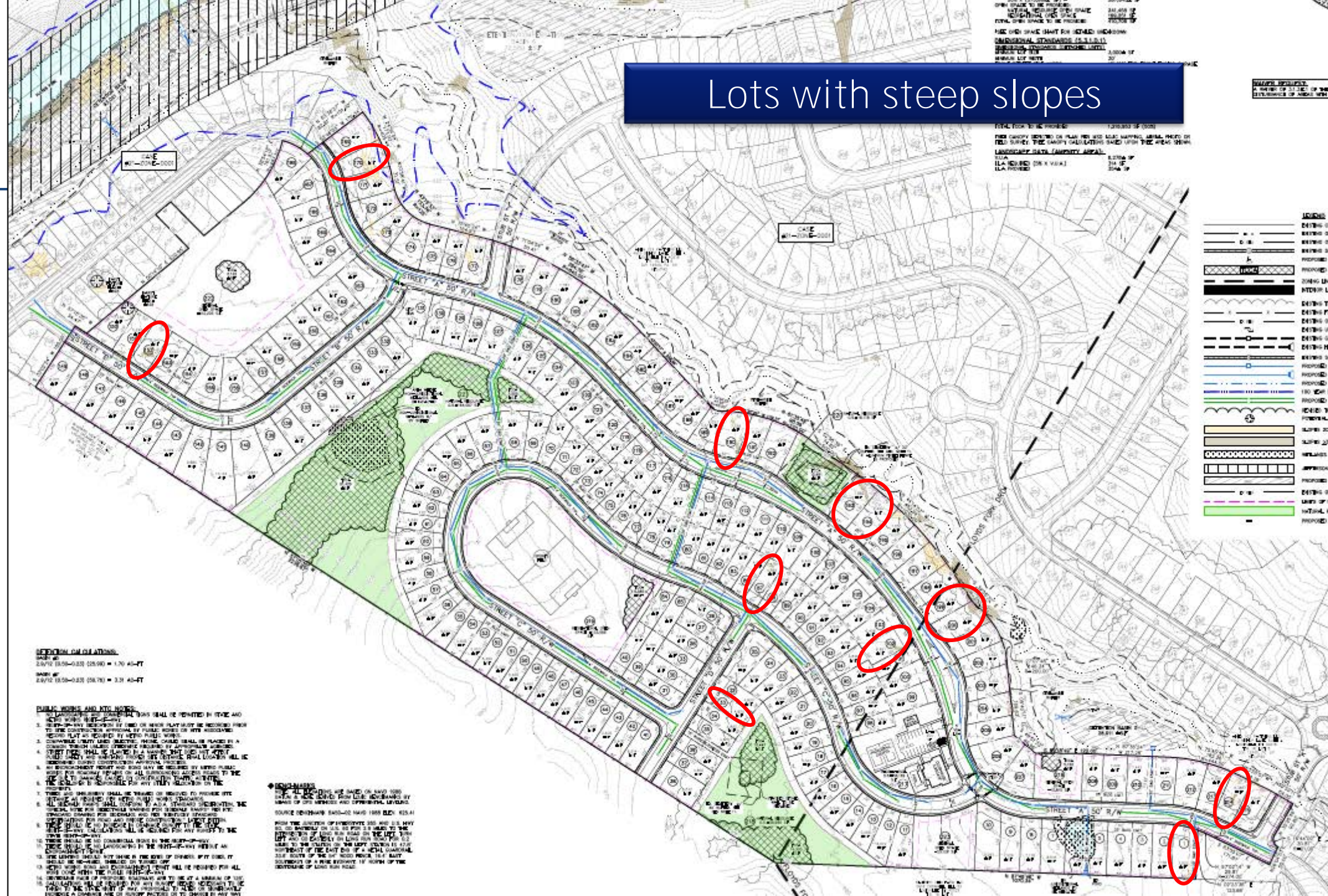
JOB NUMBER: 3603

SHEET

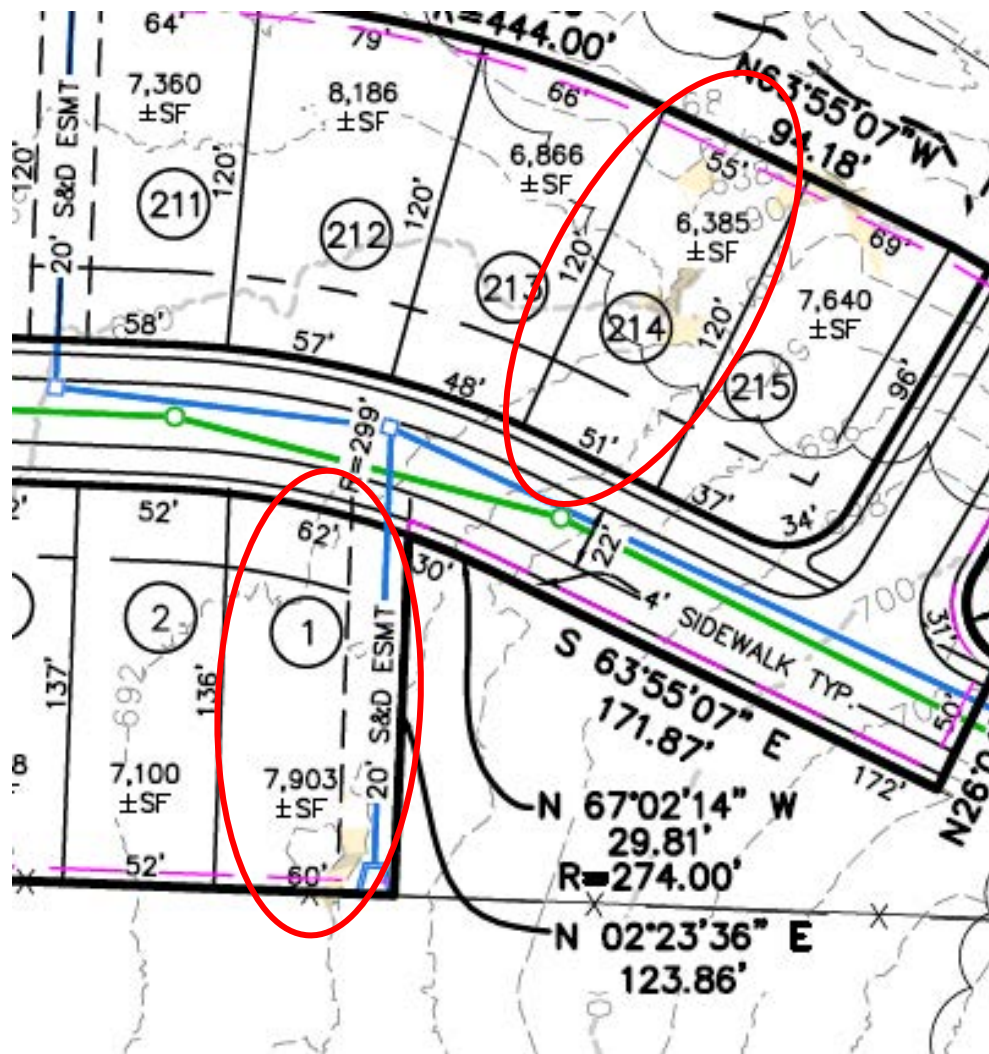
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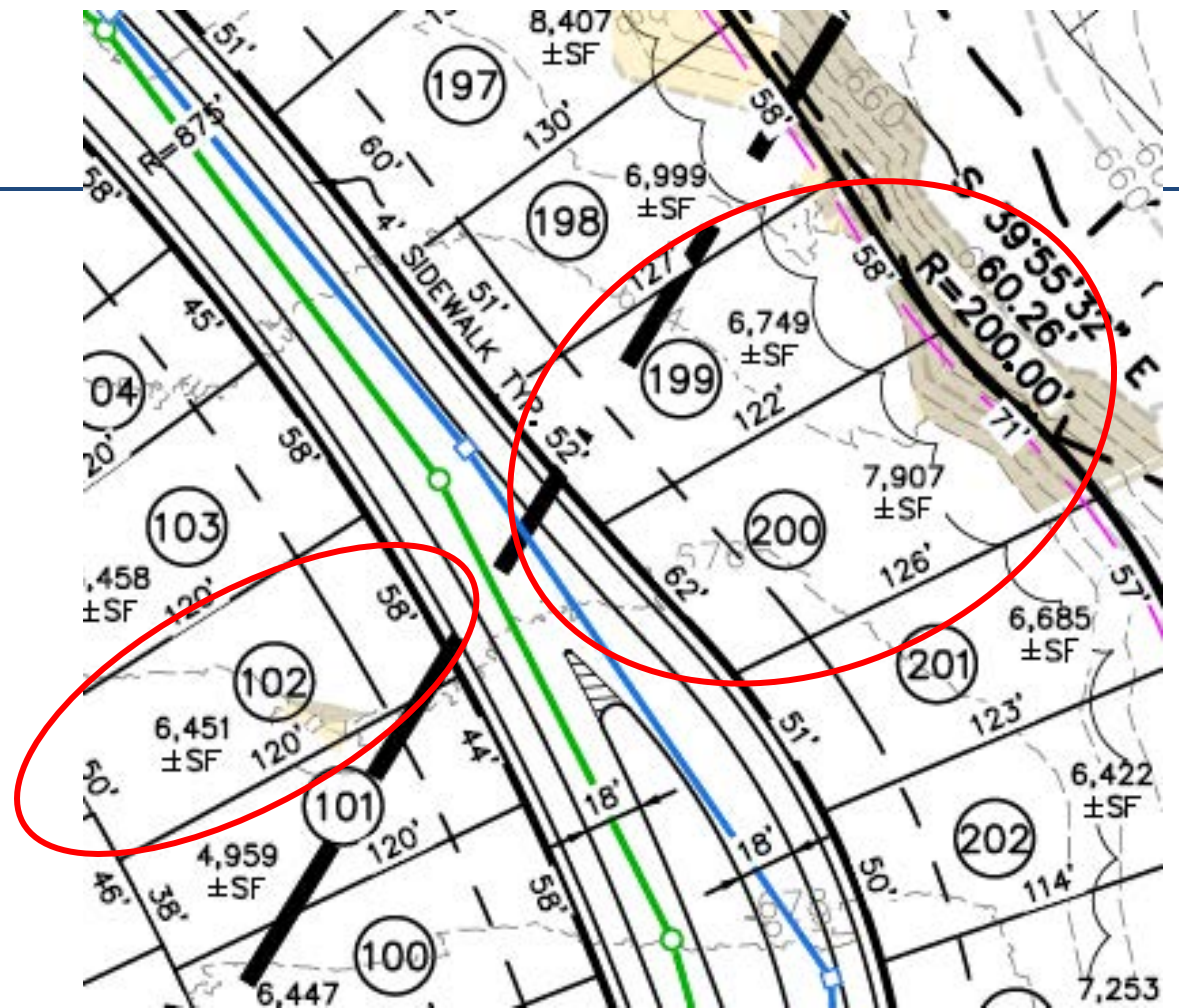
Lots with steep slopes







Lots 1 & 214

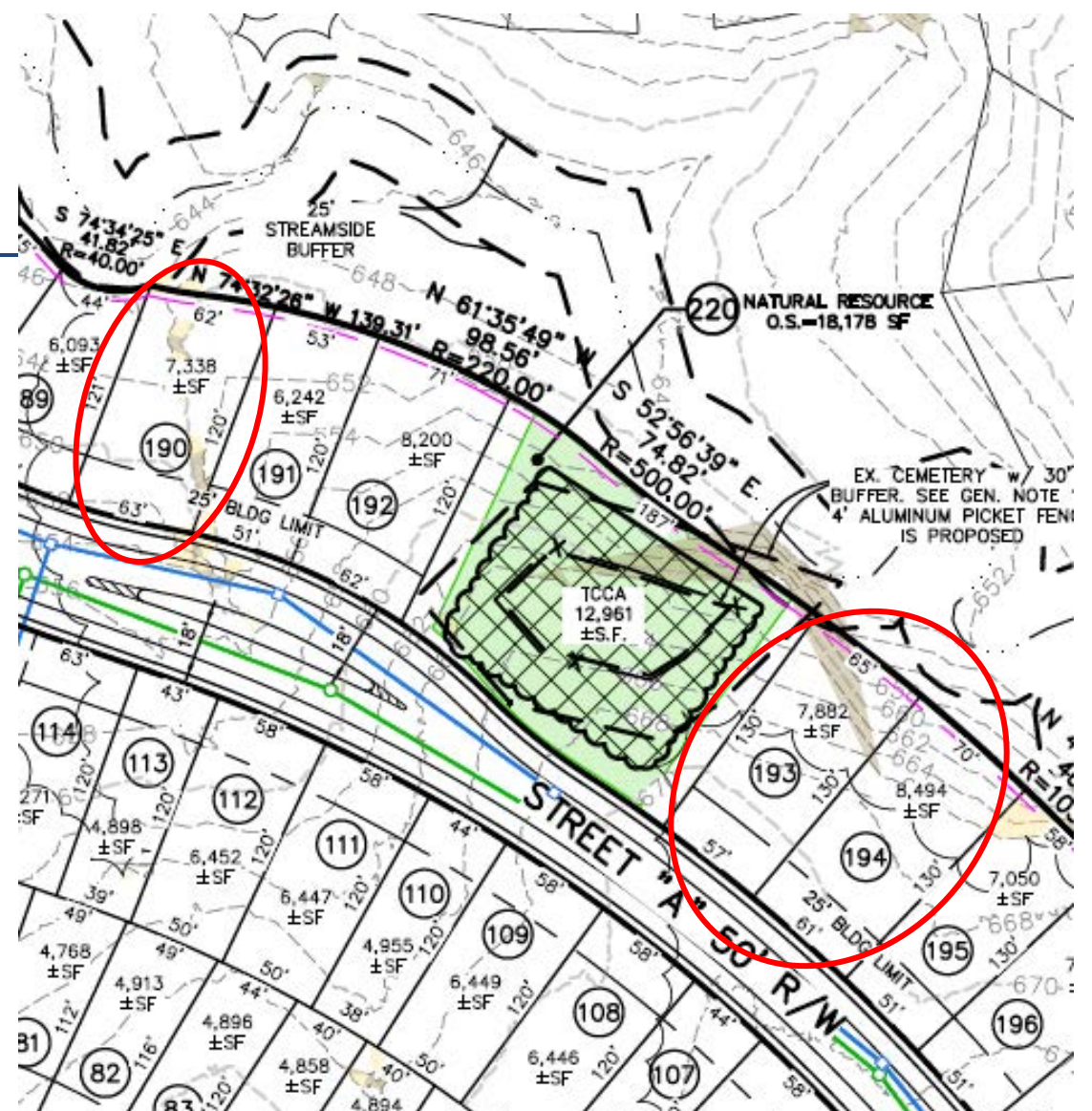


Lots 102, 199 & 200





# Lots 33 & 87



## Lots 190, 193 & 194





## Lots 152 & 170

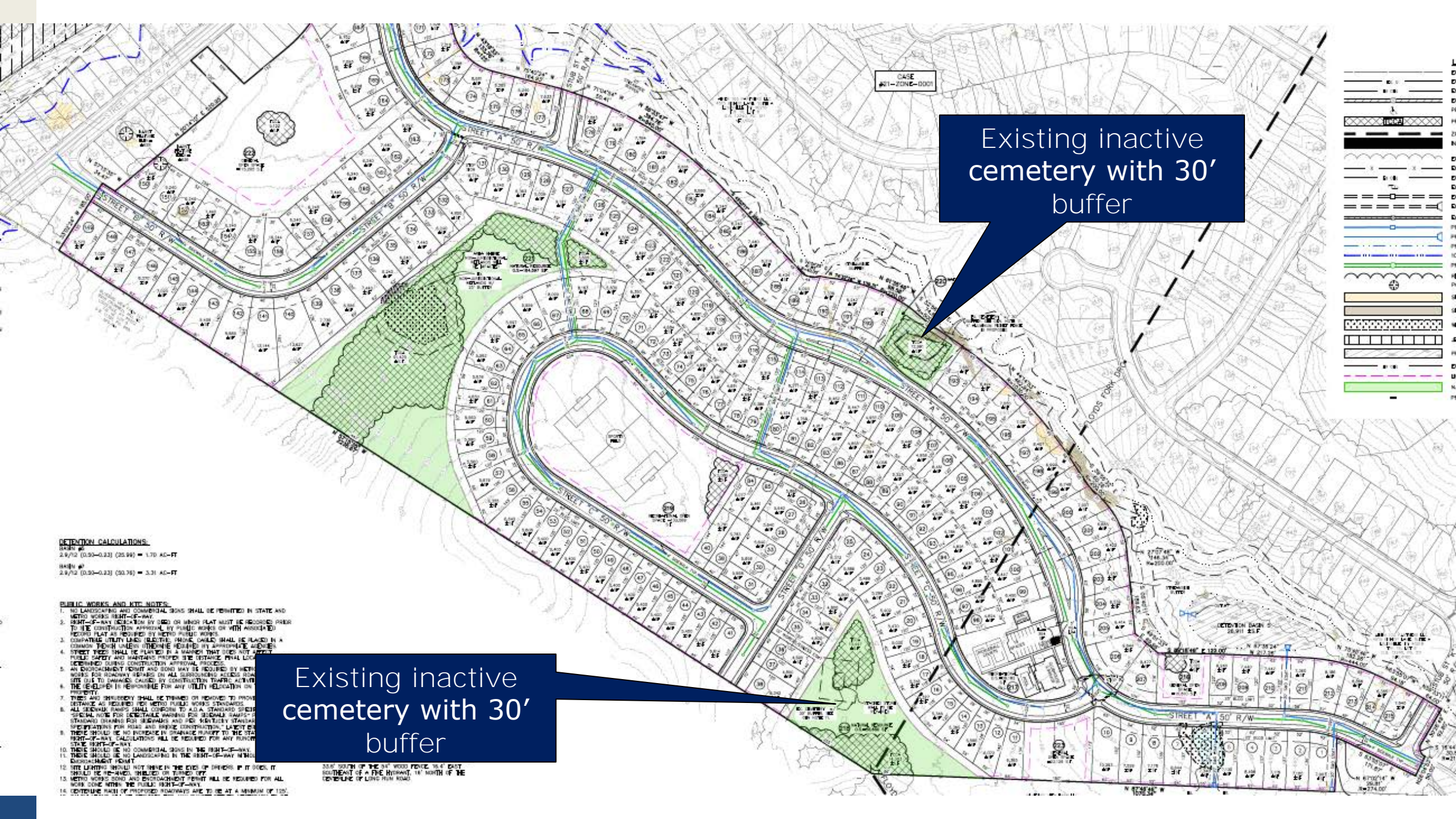


# Cemeteries:

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1. Both Cemeteries are inactive;
2. Both located in non-buildable space lots;
3. Observe 30 ft. buffer;
4. Access provided;
5. Historic Preservation Officer approved proposal in accordance with LDC 4.4.6.





Existing inactive cemetery with 30' buffer

**DETENTION CALCULATIONS:**

RAIN # 2.9712 (0.30-0.33) (25.99) = 1.70 AC-FT

RAIN # 2.9712 (0.30-0.33) (30.78) = 3.31 AC-FT

**PUBLIC WORKS AND KTC NOTES:**

1. NO LANDSCAPING AND COMMERCIAL SIGNS SHALL BE PERMITTED IN STATE AND METRO WORKS RIGHT-OF-WAY.
2. RIGHT-OF-WAY INDICATION BY DEDICATION OR MINOR PLAT MUST BE RECORDED PRIOR TO THE CONSTRUCTION APPROVAL BY PUBLIC WORKS OR WITH ASSIGNED RECORDING PLAT AS REQUIRED BY METRO PUBLIC WORKS.
3. COMPATIBLE UTILITY LINES (ELECTRIC, PHONE, CABLE) SHALL BE PLACED IN A COMMON TRENCH UNDER THE CURBLINE REQUIRED BY APPLICABLE ADOPTED ORDINANCES.
4. STREET TREES SHALL BE PLANTED IN A MANNER THAT DOES NOT AFFECT PUBLIC SAFETY AND MAINTAINS PROPER SIDE DISTANCE. FINAL LOCATION DETERMINED DURING CONSTRUCTION APPROVAL PROCESS.
5. AN ENCROACHMENT PERMIT AND BOND MAY BE REQUIRED BY METRO WORKS FOR ROADWAY WORKS ON ALL SURROUNDING ALLEYS ADJACENT TO THE SITE DUE TO DAMAGES CAUSED BY CONSTRUCTION TO THE ADJACENT DEVELOPER IS RESPONSIBLE FOR ANY UTILITY RELOCATION ON PROPERTY.
6. TREES AND SHRUBBERY SHALL BE TRIMMED OR REMOVED TO PROVE DISTANCE AS REQUIRED PER METRO PUBLIC WORKS STANDARDS.
7. ALL DESIGN PLANS SHALL CONFORM TO A.D.A. STANDARD SPECIFICATIONS FOR ACCESSIBLE WALKWAYS FOR PEDESTAL WALKWAYS - STANDARD DRAWINGS FOR SIGNAGE AND PER - KENTUCKY STANDARD SPECIFICATIONS FOR SIGNS AND MARKING CONSTRUCTION - LAYOUT OF THE SITE SHOULD BE NO INCREASE IN SIGNAGE PLACED TO THE STATE RIGHT-OF-WAY CALCULATIONS WILL BE REQUIRED FOR ANY FUTURE STATE RIGHT-OF-WAY.
8. THERE SHOULD BE NO INCREASE IN SIGNAGE PLACED TO THE STATE RIGHT-OF-WAY CALCULATIONS WILL BE REQUIRED FOR ANY FUTURE STATE RIGHT-OF-WAY.
9. THERE SHOULD BE NO COMMERCIAL SIGNS IN THE RIGHT-OF-WAY.
10. THERE SHOULD BE NO LANDSCAPING IN THE RIGHT-OF-WAY WITH ENCROACHMENT POINT.
11. SITE LIGHTING SHOULD NOT SHINE IN THE EYES OF DRIVERS. IF IT DOES, IT SHOULD BE REDUCED OR TURNED OFF.
12. METRO WORKS BOND AND ENCROACHMENT PERMIT WILL BE REQUIRED FOR ALL WORK DONE WITHIN THE PUBLIC RIGHT-OF-WAY.
13. CONTINUOUS BARRIERS OF PROPOSED ROADWAYS ARE TO BE AT A MINIMUM OF 120'

Existing inactive cemetery with 30' buffer

30' SOUTH OF THE 10' WOOD FENCE, 10' EAST  
SOUTHEAST OF A 10' FENCE, 10' NORTH OF THE  
DEVELOPER OF LONG RUN ROAD



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Questions?

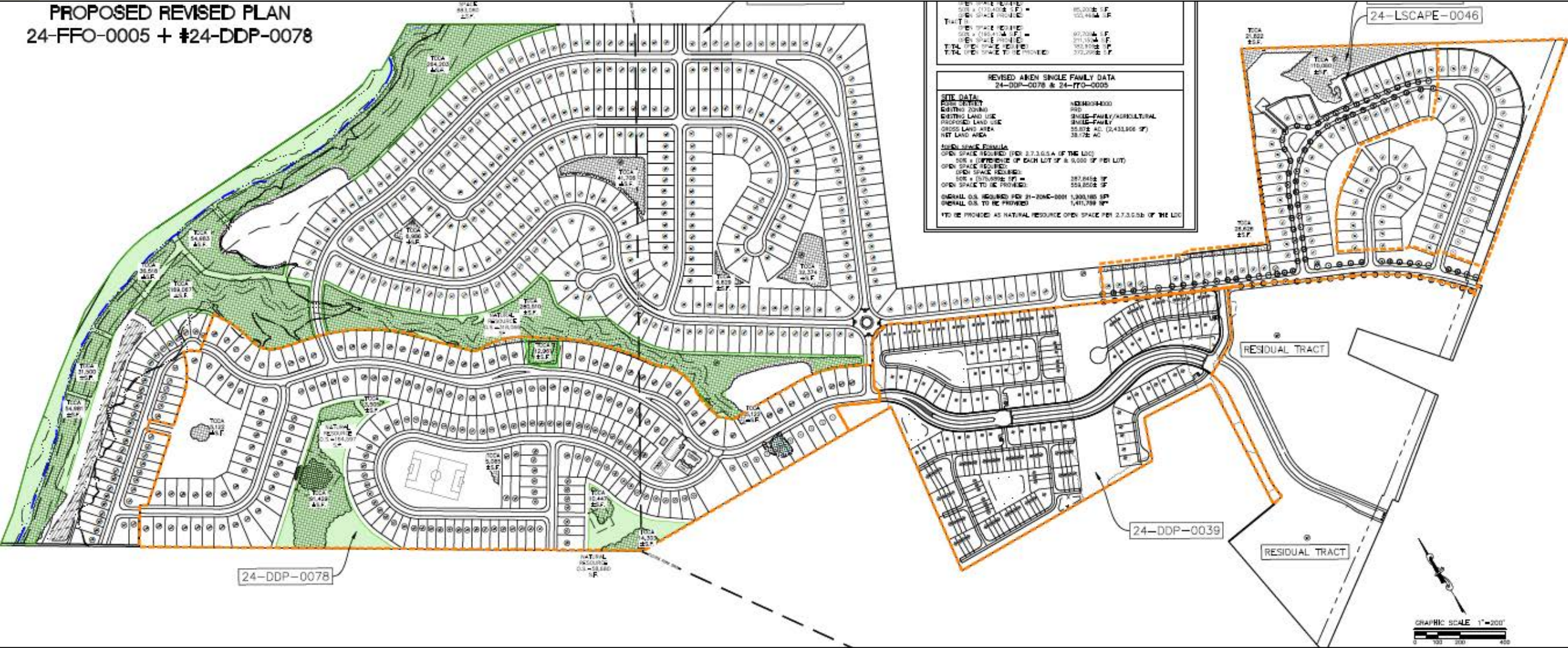


PREVIOUSLY APPROVED PLAN  
21-ZONE-0001





**PROPOSED REVISED PLAN**  
**24-FFO-0005 + 24-DDP-0078**

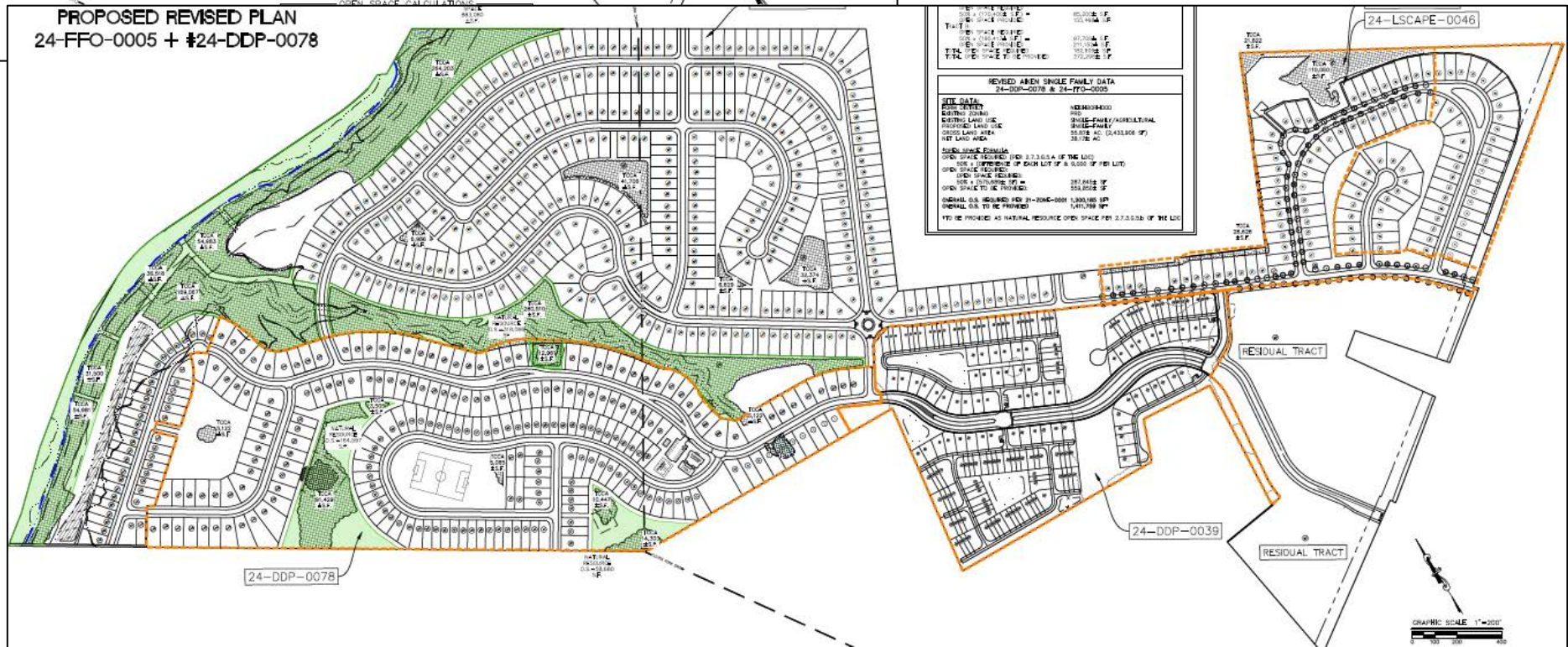




PREVIOUSLY APPROVED PLAN  
21-ZONE-0001



PROPOSED REVISED PLAN  
24-FFO-0005 + #24-DDP-0078



SITE DATA	
TRACT	24-FFO-0005
PROPOSED LAND USE	24-FFO-0005
PROPOSED LAND AREA	24-FFO-0005
NET LAND AREA	24-FFO-0005
REVISIONS	
NO. OF REVISIONS	24-FFO-0005
REVISION NO.	24-FFO-0005
REVISION DATE	24-FFO-0005
REVISION BY	24-FFO-0005
REVISION FOR	24-FFO-0005
REVISIONS	
NO. OF REVISIONS	24-FFO-0005
REVISION NO.	24-FFO-0005
REVISION DATE	24-FFO-0005
REVISION BY	24-FFO-0005
REVISION FOR	24-FFO-0005



