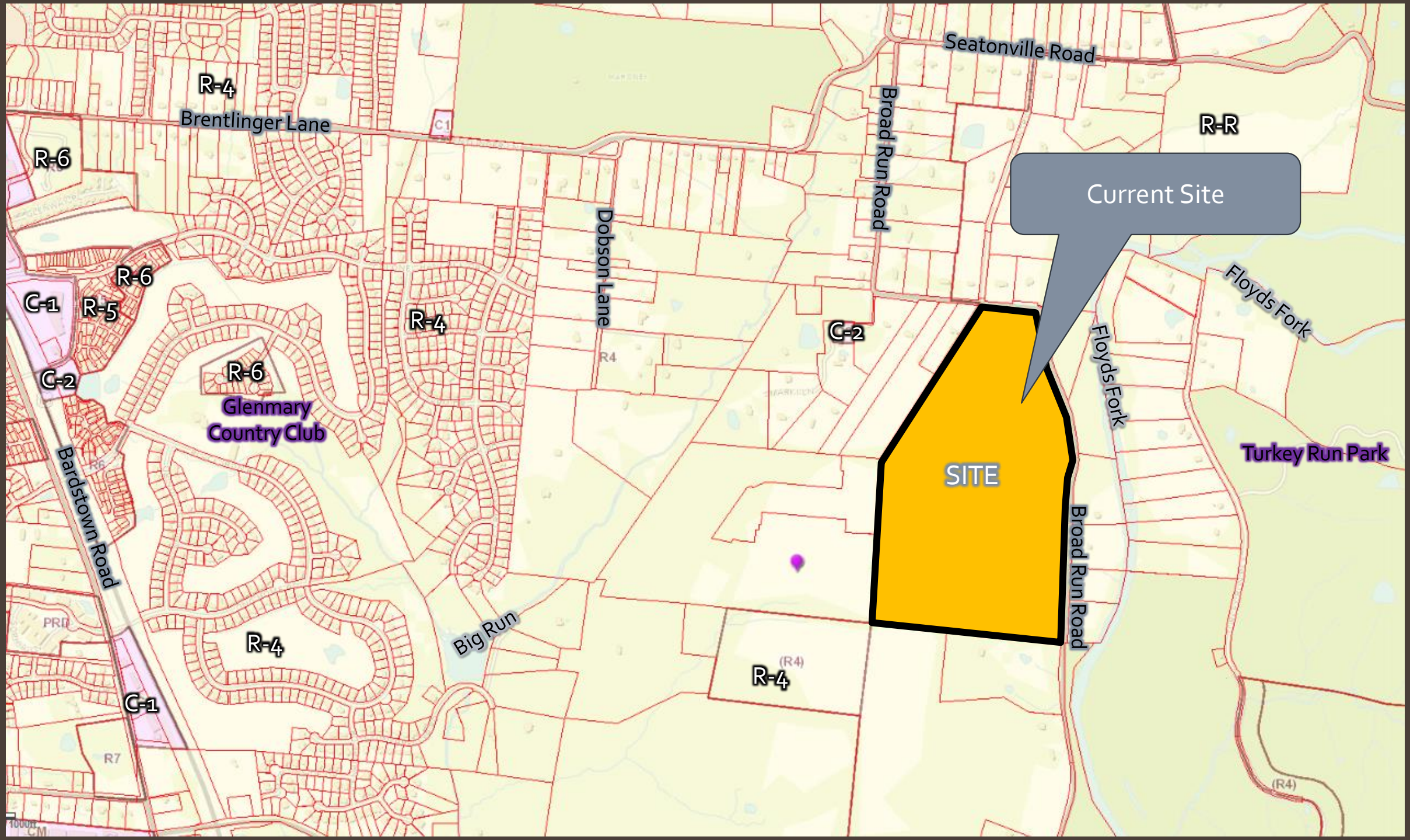
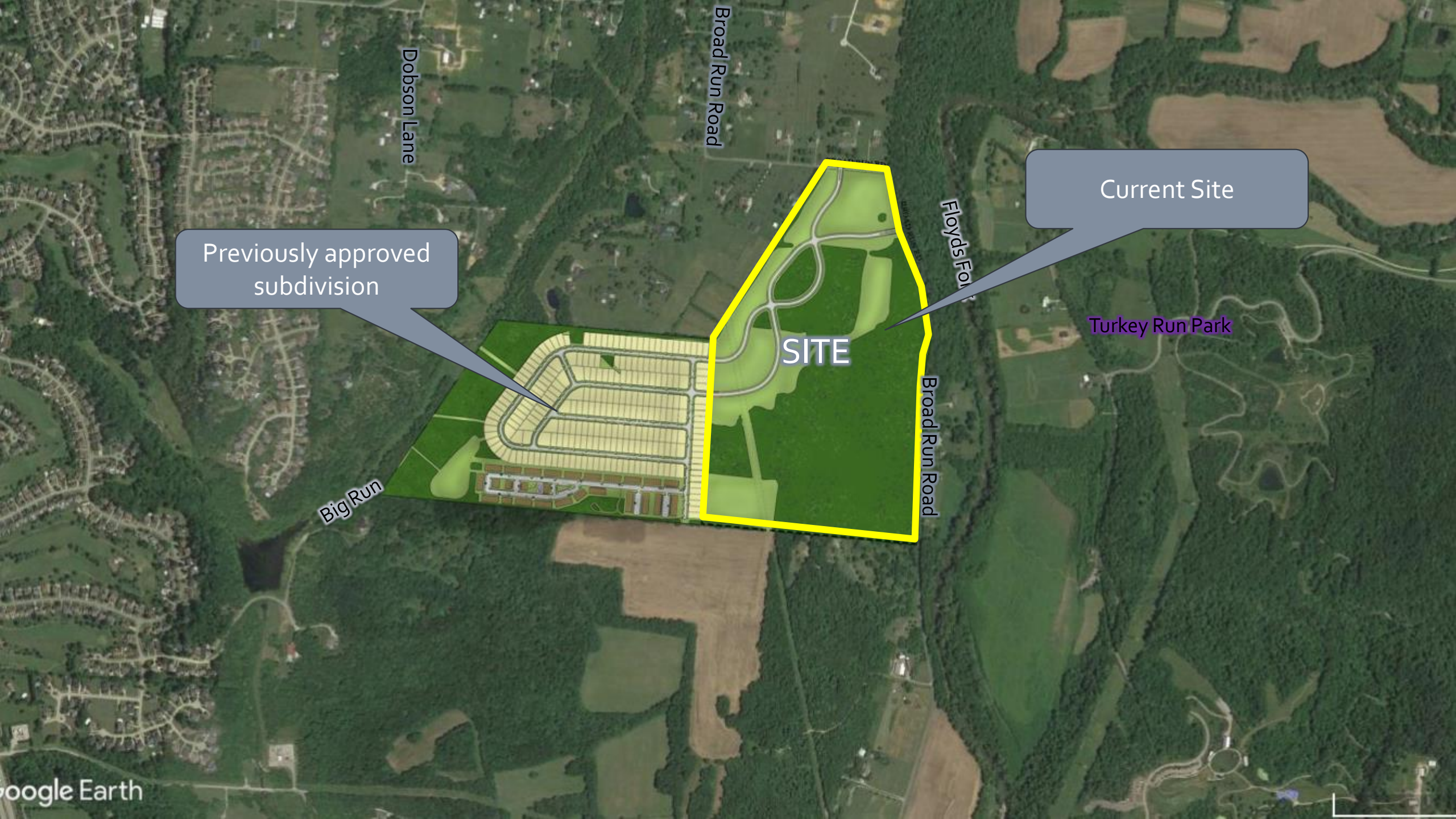


Docket No. 24-ZONE-0112 & 24-MSUB-0013
Zone Change from RR to PRD to allow a 356-lot single family
subdivision to be known as the Reserves at Broad Run,
Phase 2 located at 8000 Broad Run Road







Previously approved subdivision

Current Site

SITE

Turkey Run Park

Dobson Lane

Broad Run Road

Floyds Fork

Broad Run Road

Big Run

Floyds Fork DRO

Previously approved
subdivision

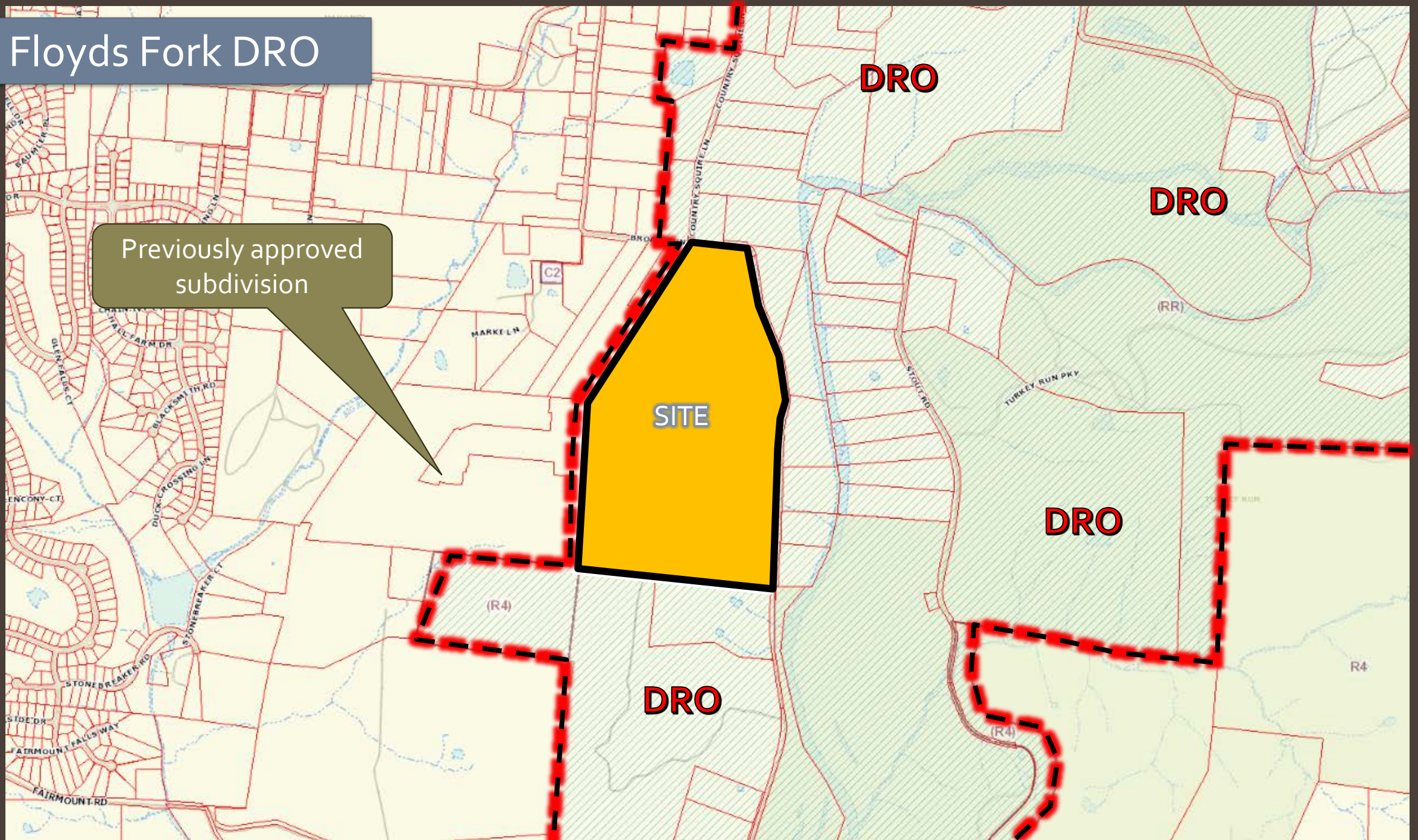
SITE

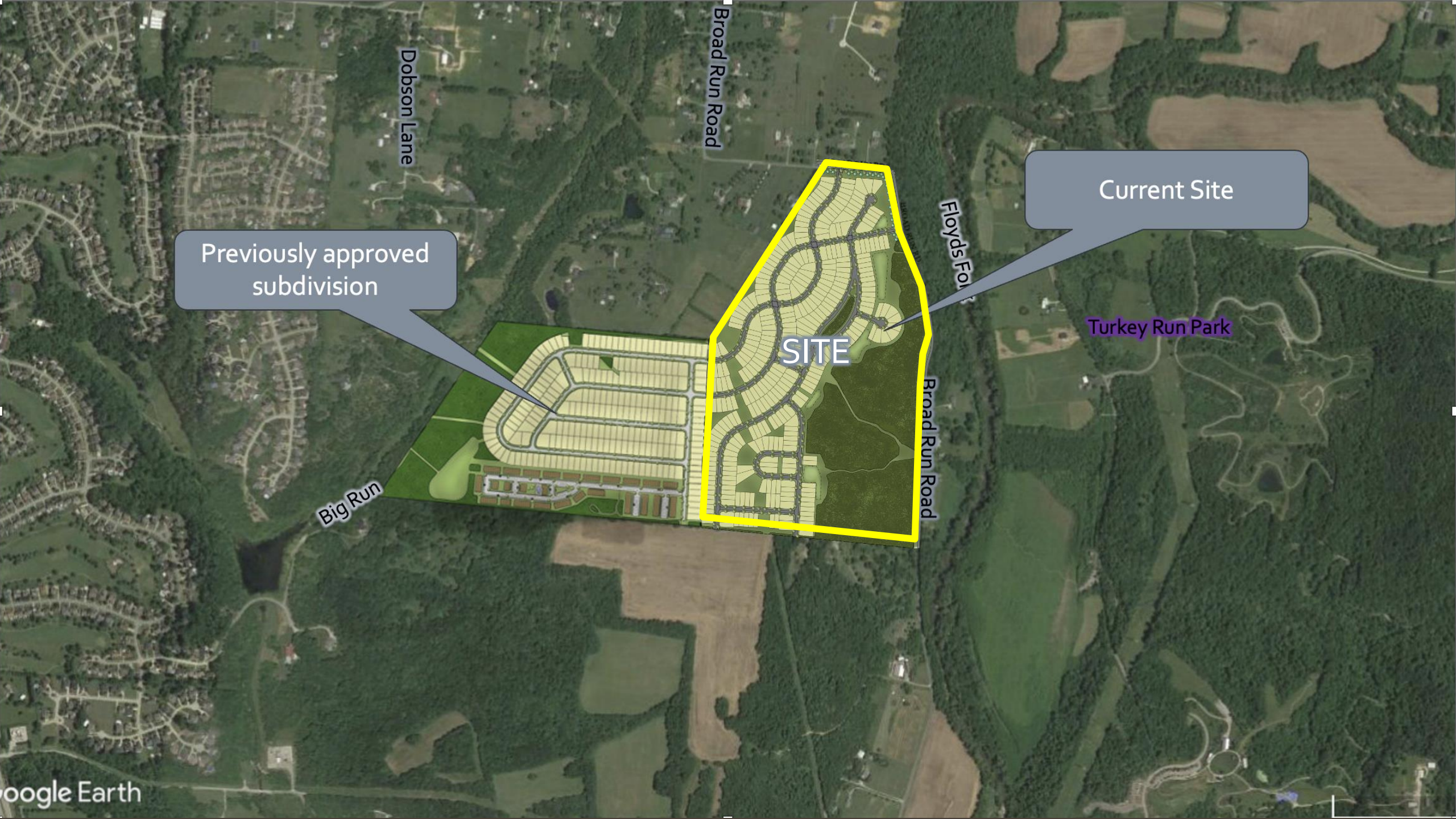
DRO

DRO

DRO

DRO





Dobson Lane

Broad Run Road

Previously approved
subdivision

Current Site

Turkey Run Park

SITE

Floyds Fol

Broad Run Road

Big Run



SITE

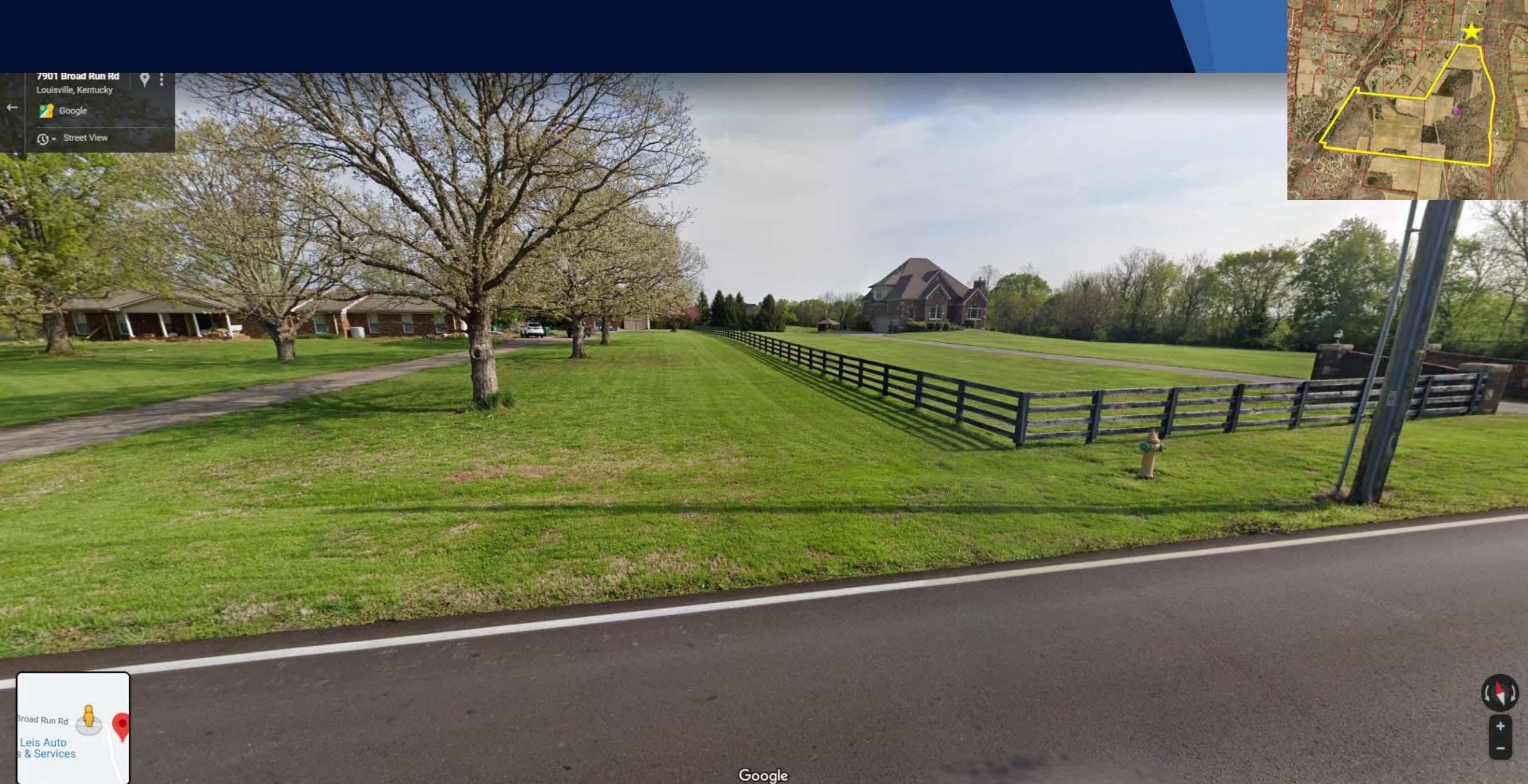
View of the home adjacent to and west of the site on Broad Run Road.



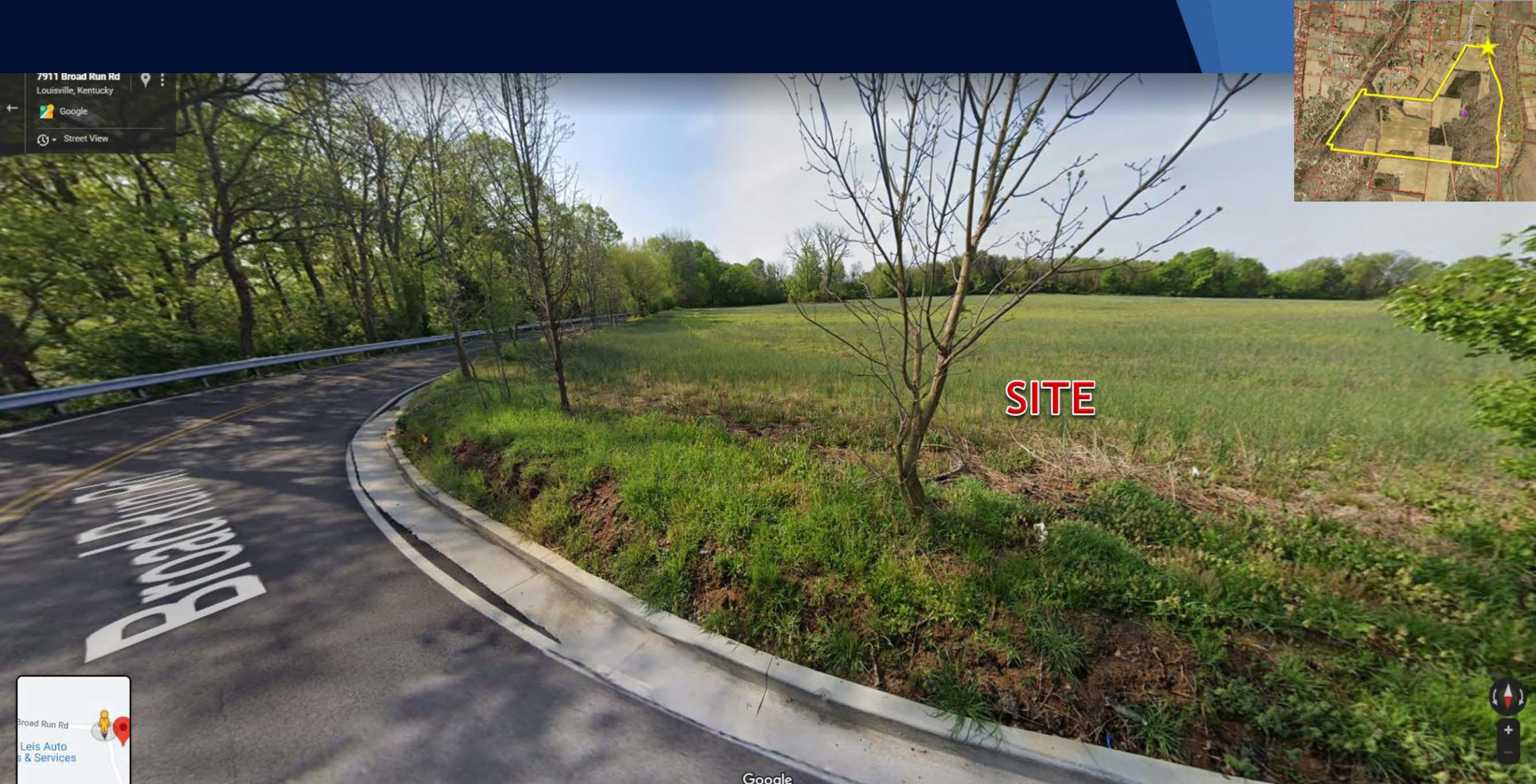
SITE

Google

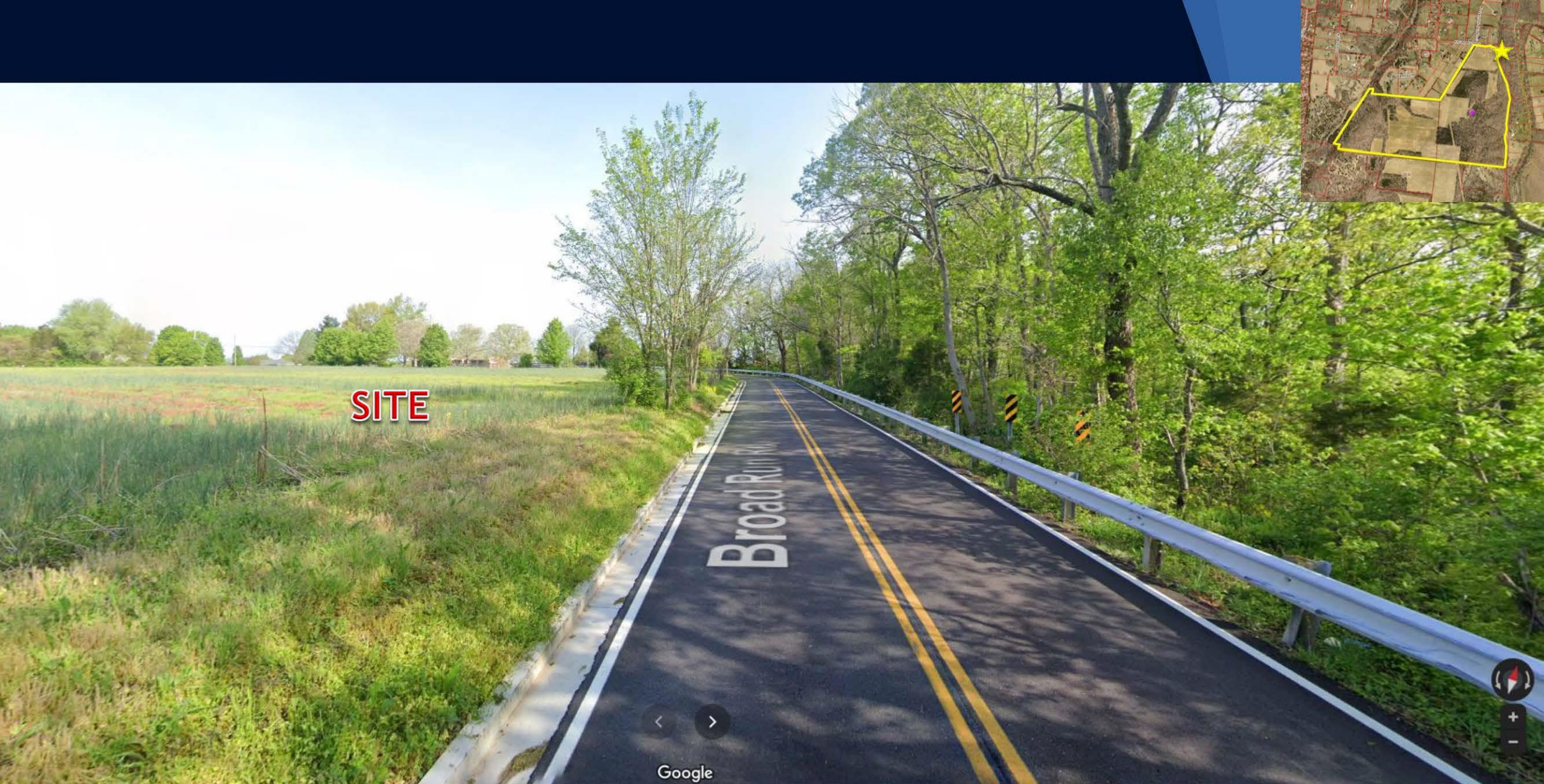
View of site at existing curb cut along Broad Run Road, looking south.



View of homes across Broad Run Road north of the site.



View of site from bend in Broad Run Road heading south. Site is to the right.



SITE

Google

View of Broad Run Road looking north. Site is to the left.





SITE

View of Broad Run Road looking north. Site is to the left.

Current Proposed PRD Plan with Prior MRDI subdivision

Approved MRDI
Subdivision

Proposed zone
change/subdivision

BROAD



Planned Residential
Development District

“PRD”

Purpose:
to provide flexibility in
design of residential
developments in a
manner that promotes
implementation of
Cornerstone 2020.

PRD allows zero lot line,
townhouses, cluster
housing, reduced lot
sizes and other
innovative design.

Planned Residential Development District

“PRD”

Must Comply with 2 of the following 5 elements

1. The site has certain topographic and landform limitations or environmental constraints and the proposed plan preserves these features from development and disturbance.
2. The site meets infill objectives consistent with recommendations of an officially adopted neighborhood plan, corridor plan or urban renewal plan;
3. The proposal creates a variety of housing styles serving the needs of people of differing ages or incomes;
4. The proposal expands the diversity of housing types available within a neighborhood;
5. The proposal creates permanently protected open space that meets outdoor recreation needs, preserves wildlife habitat, or extends a community-wide greenway system.

Overview of surrounding housing type



- Large Lots
- Large homes
- No sidewalks
- No affordability

Planned Residential Development District

“PRD”

Purpose is to provide flexibility in design of residential developments in a manner that promotes implementation of Cornerstone 2020.

	Allowed/Required	Proposed
Maximum Density	7.26 du/a	3.85 du/a
Maximum floor Area	2.0 FAR	0.27 FAR
Stories	Max 35 ft	2-story

Road Width

LDC 7.3.10.A : "In order to be adequate, the street or combination of streets providing most direct means of access to an arterial level street shall have a minimum roadway width of 18 feet of pavement."

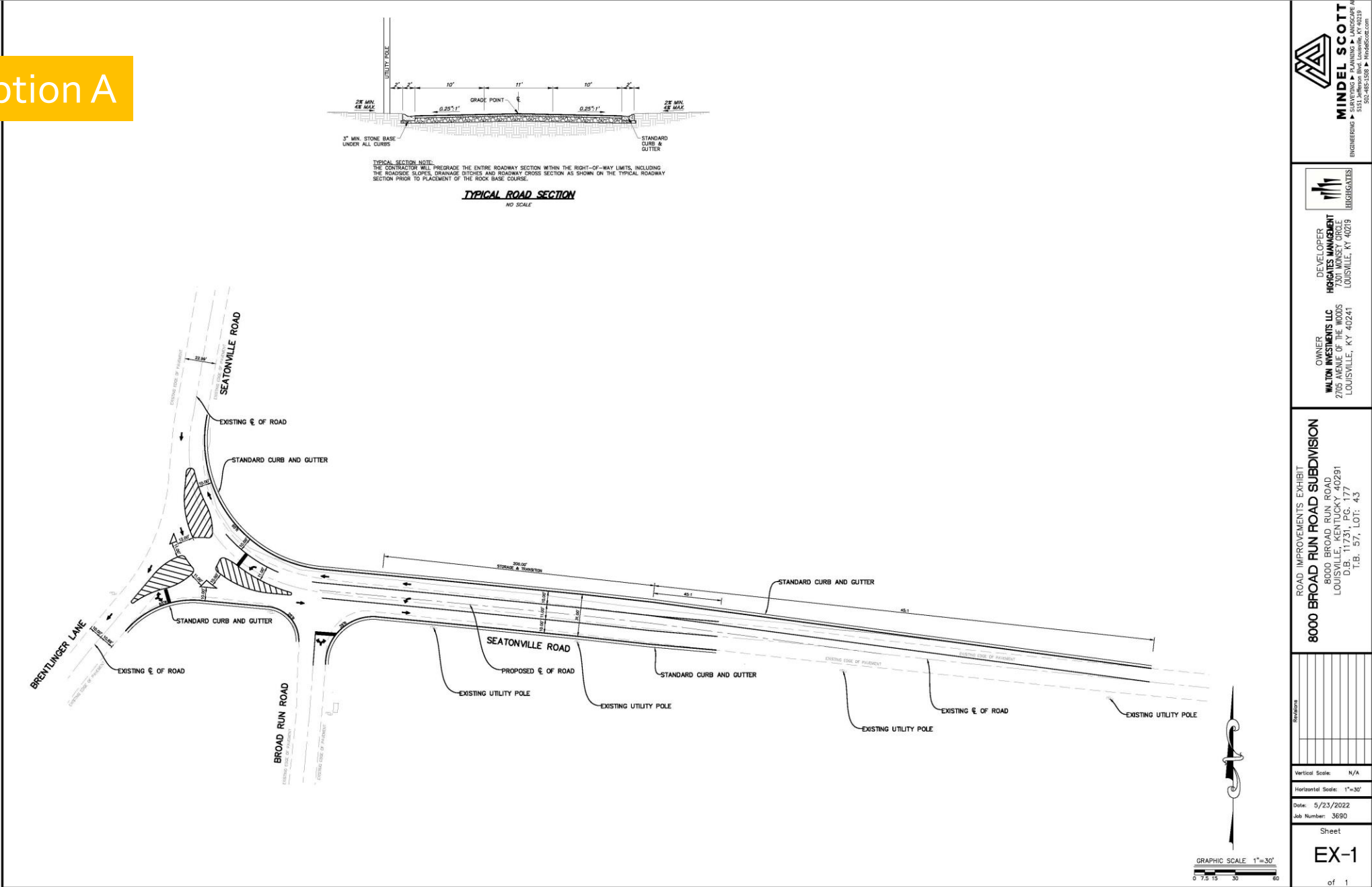


Current Brentlinger Lane, Seatonville Road, and Broad Run Road intersection



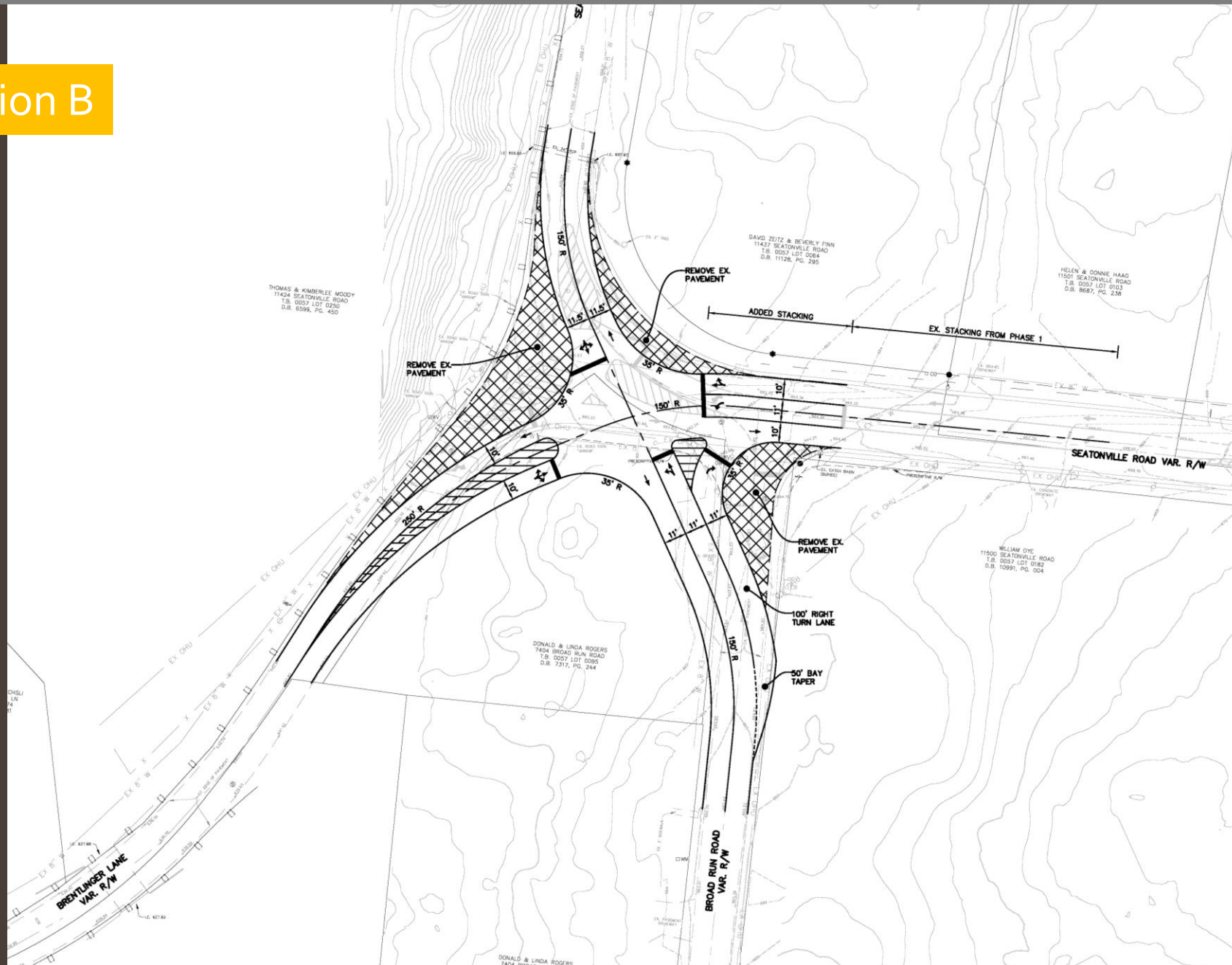
Phase 1 Brentlinger Lane, Seatonville Road, and Broad Run Road intersection improvements

Phase 1 Option A



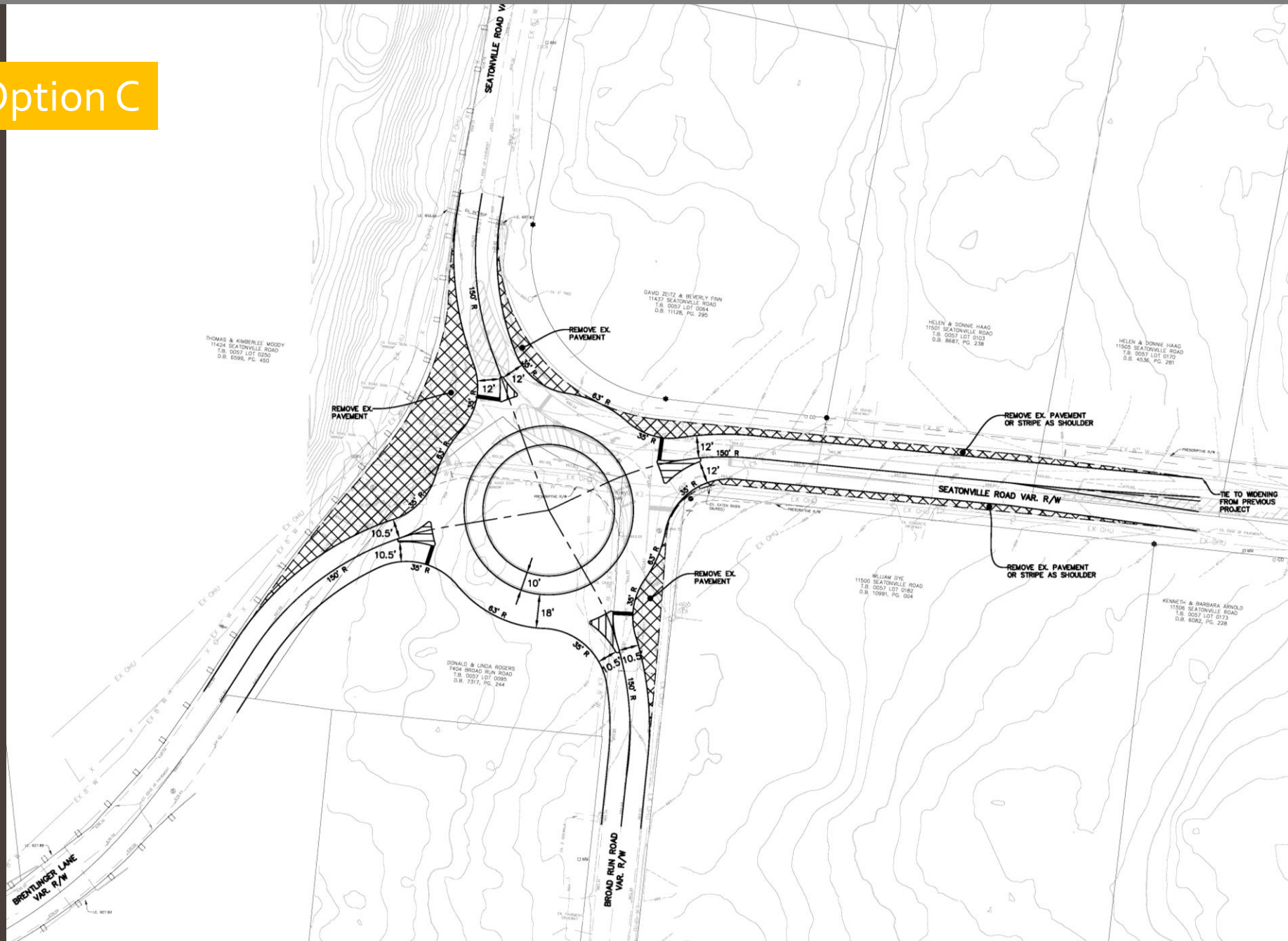
Phase 2 Brentlinger Lane, Seatonville Road, and Broad Run Road intersection improvements

Phase 2 Option B



Phase 2 Brentlinger Lane, Seatonville Road, and Broad Run Road intersection improvements

Phase 2 Option C



Phase 2 Billtown Road - Seatonville Road intersection improvements



PROPOSED BINDING ELEMENTS

1. To the extent that Broad Run is not a minimum of 18 feet in width from entrance of site to Seatonville Road, applicant shall widen road to 18 feet.
2. For the Brentlinger Lane, Seatonville Road, and Broad Run Road intersection, the applicant will either (1) construct the Phase 1 intersection improvements (Option A), (2) construct the Phase 2 Option B intersection improvements, or (3) the Phase 2 Option C intersection improvements must be completed.
3. Until (1) Applicant constructs Phase 2 Option B, or (2) Phase 2 Option C is completed for the Brentlinger Lane, Seatonville Road, and Broad Run Road intersection, as presented at the May 15, 2025 Planning Commission Hearing, the Applicant is limited to 149 buildable lots in Phase 2.

Off-Site Road Improvement Contributions

	Estimated Costs
Seatonville Road / Broad Run Road and Brentlinger Lane	\$550,000 and \$850,000
Billtown Road and Seatonville Road	\$125,000 and \$175,00
System Development Charge	\$356,000
Total	\$1,031,000 - \$1,381,000

December 2, 2024
Revised April 10, 2025

Traffic Impact Study

Traffic Impact Study

CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2032, there will be a manageable impact to the existing highway network, with Levels of Service remaining within acceptable limits. The northern entrance on Broad Run Road meets the volume warrant to install a right turn lane. Due to the short distance between Brentlinger Lane and Broad Run Road on Seatonville Road, the intersections need to be reconfigured into a single intersection to improve safety and provide adequate capacity for all vehicles. The current design will only be able to accommodate traffic from 149 number of households.

Louisville Metro Planning Commission



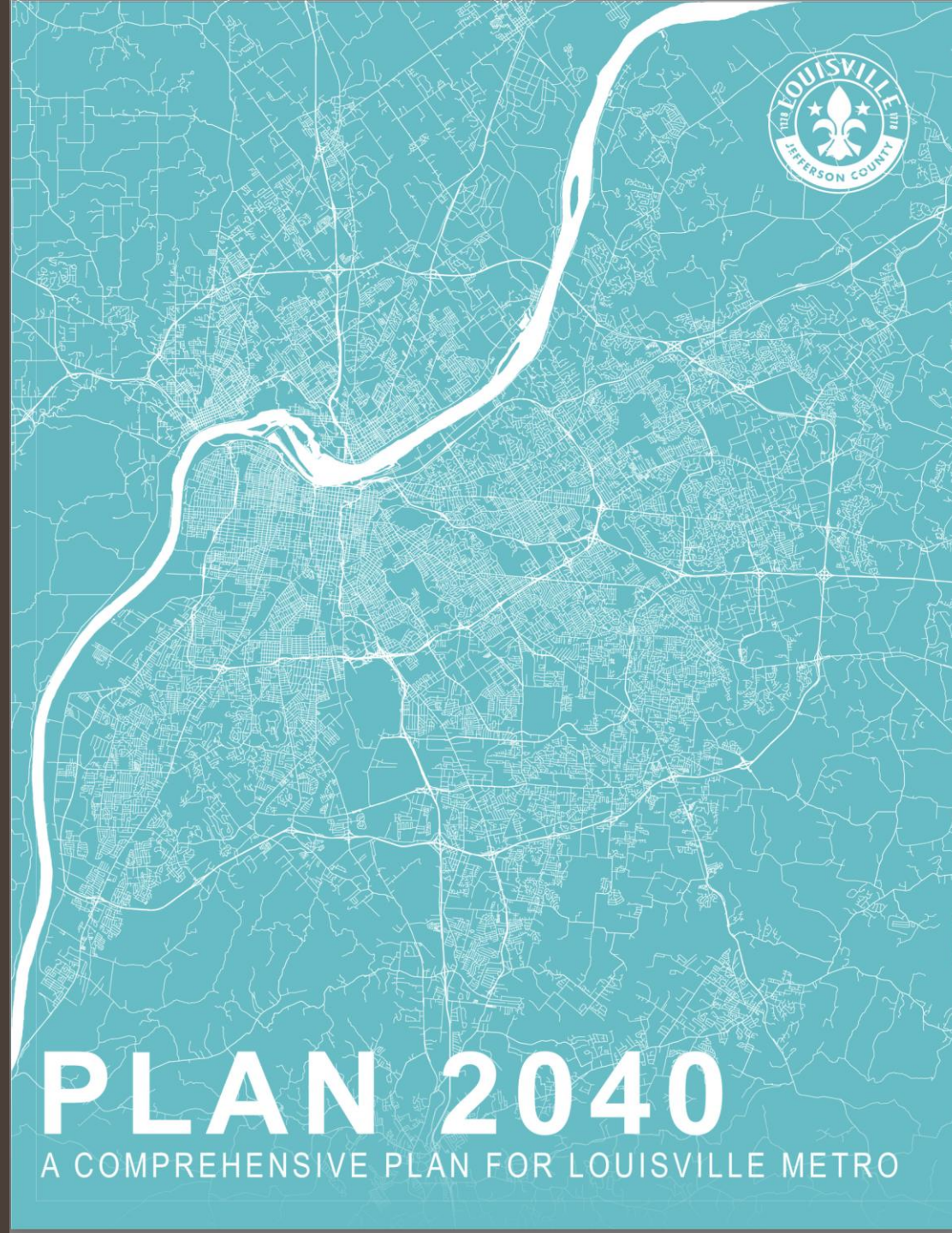
December 2, 2024
Revised April 10, 2025

Traffic Impact Study

Traffic Impact Study

	A.M.		P.M.	
Approach	2032 Roundabout	2032 All-Way	2032 Roundabout	2032 All-Way
Seatonville Road /Broad Run Road/Brentlinger Lane	B 13.3	D 27.2	B 10.5	D 25.3
Brentlinger Lane Eastbound	A 8.8	E 47.2	A 8.1	C 17.0
Seatonville Road Westbound	A 5.7	B 13.8	B 11.9	D 32.1
Broad Run Road Northbound	C 22.1	C 20.4	A 5.7	B 14.7
Seatonville Road Southbound	A 5.4	C 18.3	B 13.5	C 24.9





GOALS, OBJECTIVES, AND PLAN ELEMENTS

1. COMMUNITY FORM
2. MOBILITY
3. COMMUNITY FACILITIES
4. ECONOMIC DEVELOPMENT
5. LIVABILITY
6. HOUSING

A Planning Commission is not bound to follow every detail of a Comprehensive Plan...

"It serves as a guide rather than a strait-jacket."

Ward v. Knippenberg, 416 S.W.2d 746 (Ky. 1967)

NOT A HIGH-DENSITY DEVELOPMENT

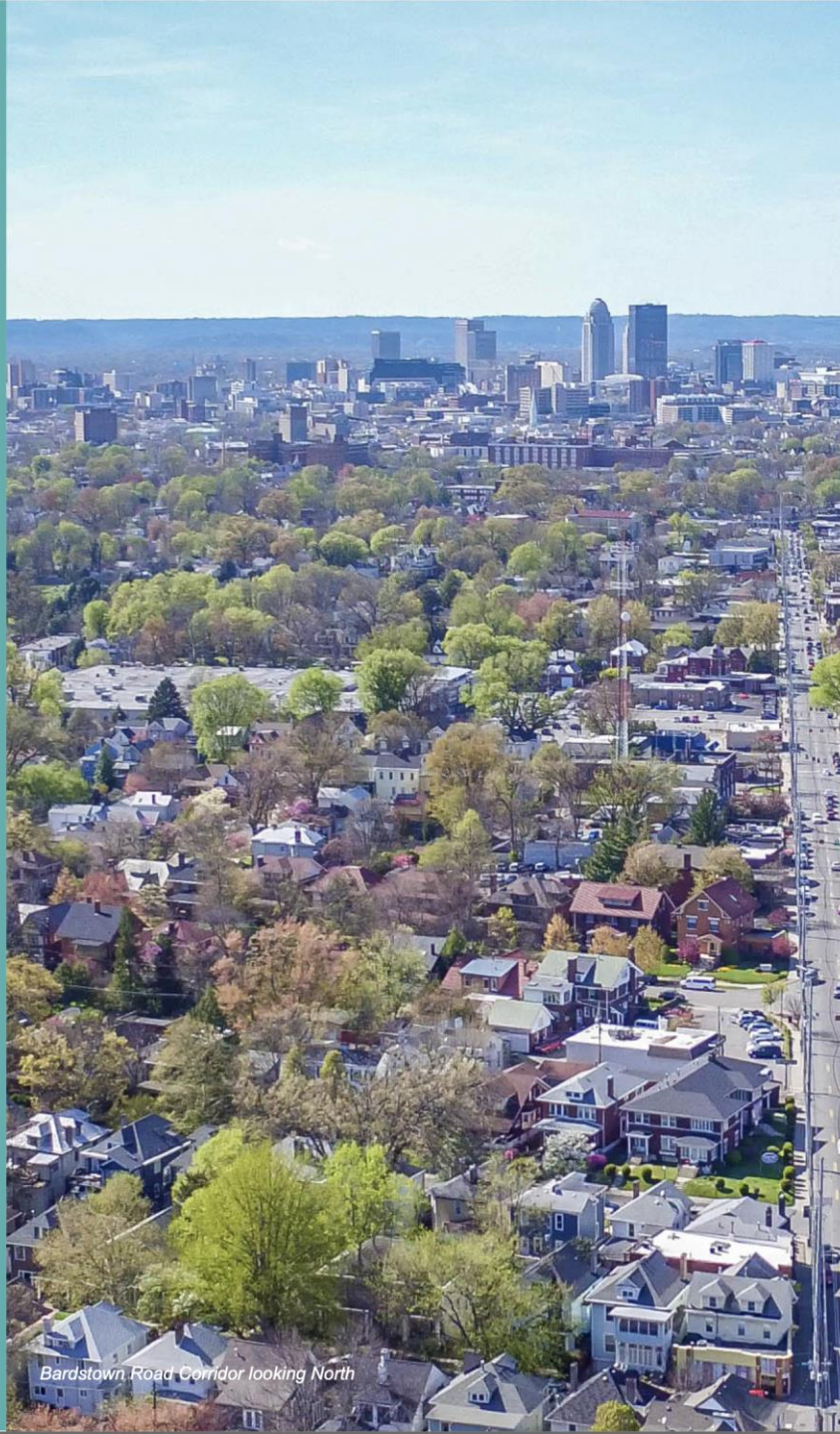
Staff Report Analysis:

“The density is no greater than permitted in the R-5 district which is not a high density district.”

“This proposal is not for high-density development.”

“The proposed district is compatible with adjacent land uses as the PRD district does not exceed density levels of the R-5, single-family district.”

4.1 COMMUNITY FORM



Goal 1

Policy 7

Locate higher density and intensity uses near major transportation facilities and transit corridors, employment centers, in or near activity centers and other areas where demand and adequate infrastructure exists or is planned.

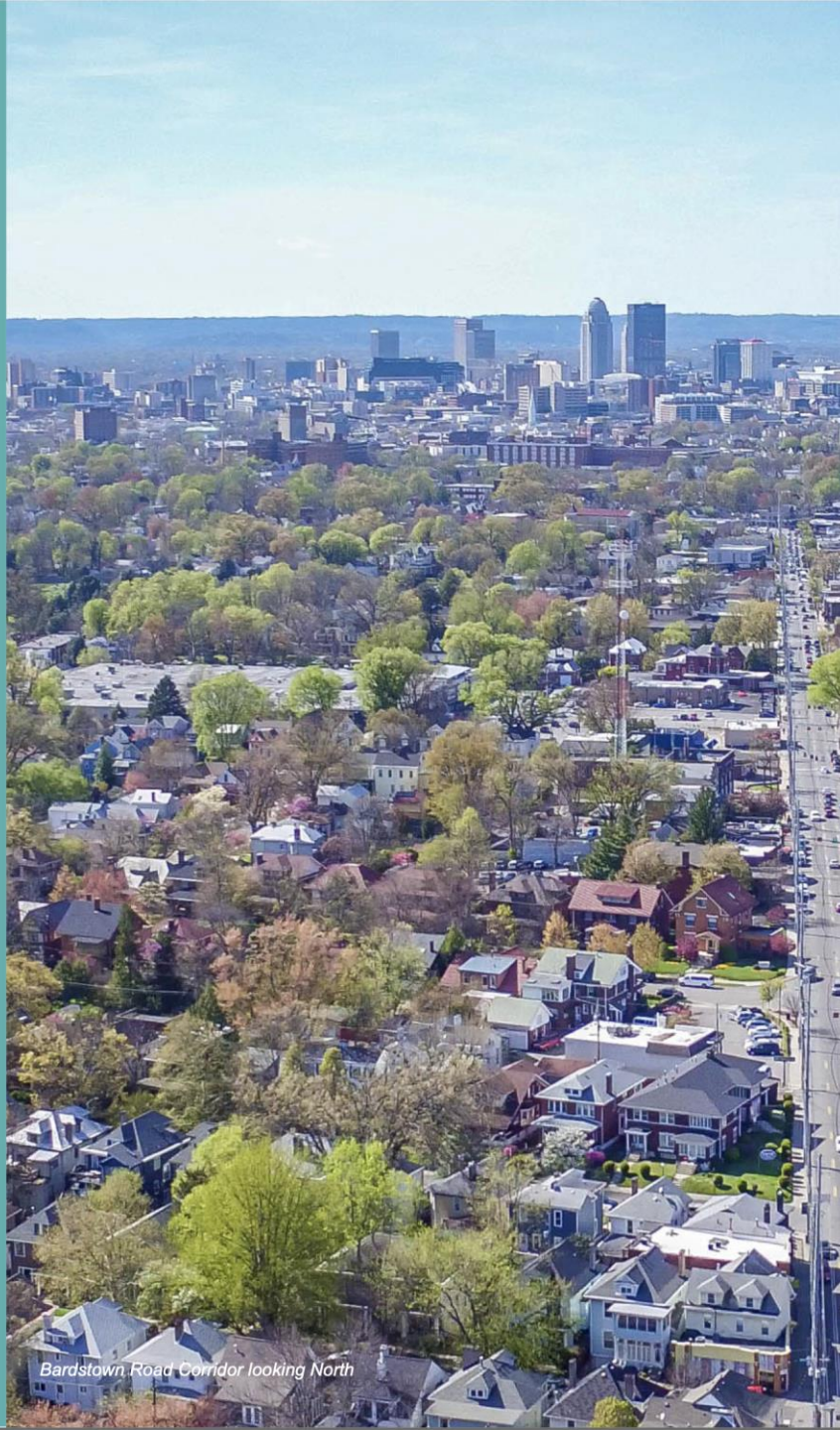
NOT A HIGH-DENSITY DEVELOPMENT

	R-4	PRD Proposed
Density	4.84 du/a (gross)	3.85 du/a (net)
Open Space	none	2,098,959 sf (48.2 ac)
Tree Canopy Preserved		1,512,651 sf (34.7 ac)

Table 5.2.2 Dimensional Standards – Traditional Neighborhood

Density Category	Zoning District	Minimum Lot Area	Min. Lot Width (ft.)	Min. Front and Street Side Yard Setback (ft.)	Max. Front Setback (ft.)	Minimum Side Yards (Each) (ft.)	Minimum Rear Yard Setback (ft.)	Maximum Building Height (ft)
Low Density	R-1	40,000 sq. ft.	100	15***	NA	15	5	35
	R-2	20,000 sq. ft.	75	15***	NA	10	5	35
	R-3	12,000 sq. ft.	60	15***	NA	6	5	35
	R-4	9000 sq. ft.	60	15***	25	5	5	35
Med. Density /Intensity	R-5	6,000 sq. ft.	35	FY 15*** SSY 3	FY 25	3	5	45
	R5-A R5-B R-6 OR OR-1	4,500 sq. ft.	35	FY 15*** SSY 3	FY 25	3 0 if attached	5	45
	PRD	1,500 sq. ft.	0	0ft	0	0	0	35
	U-N	2500 sq. ft. 1500 sq. ft. if SF attached or as specified within design guidelines	25 18 if SF attached	FY 15*** SSY 3	FY 25*	3 0 if attached	5	45
	CN	6,000 sq. ft.	None	FY 15*** SSY 3*	FY 25*	None Unless adjacent to SF residential – 5	5	45
High Density/Intensity	R-7, R-8A OR-2	4500 sq. ft.	25	FY15*** and * SSY 3	FY25*	None unless adjacent to SF residential – 5	5	45 or three stories.** (See Note)

4.1 COMMUNITY FORM



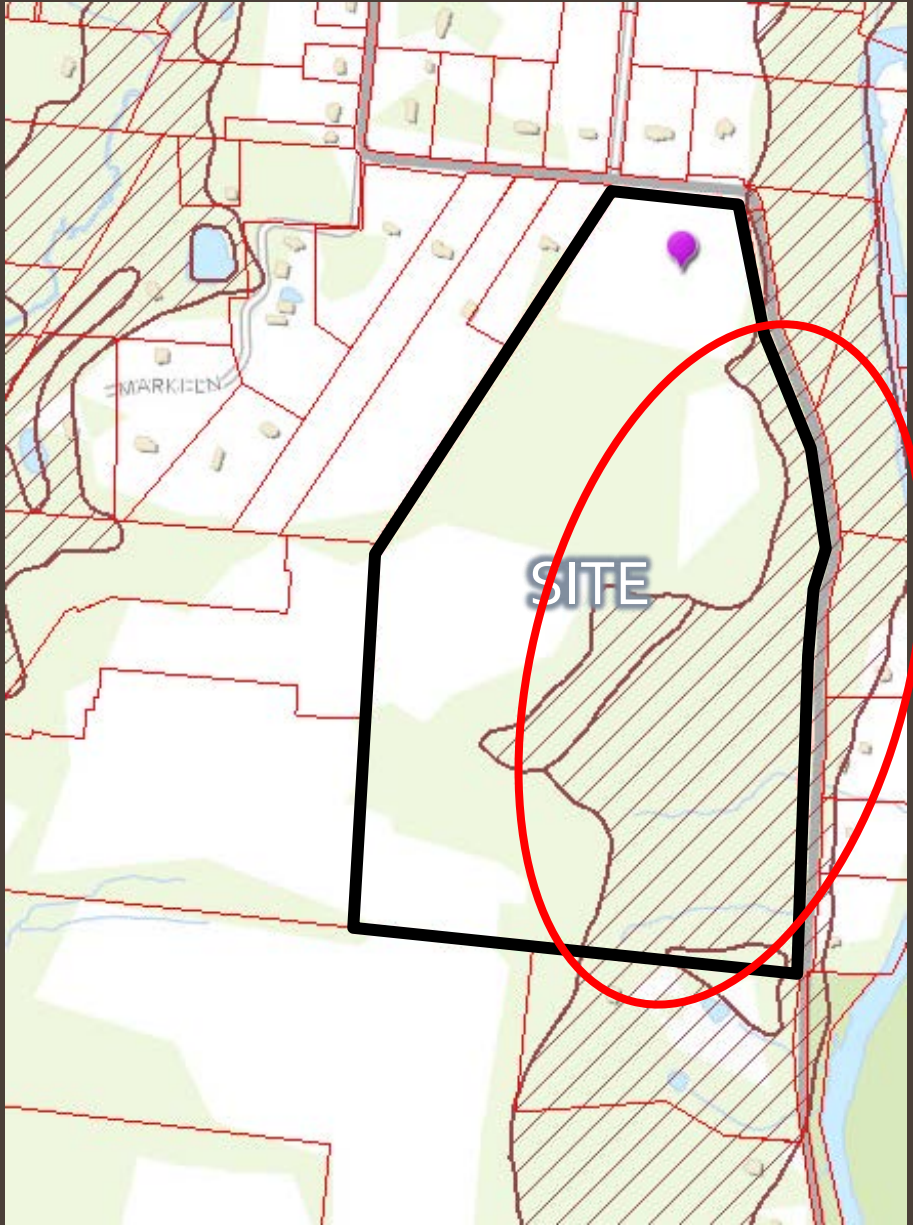
Bardstown Road Corridor looking North

Goal 3

Policy 10

Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.

No Homes Built On Steep Slopes



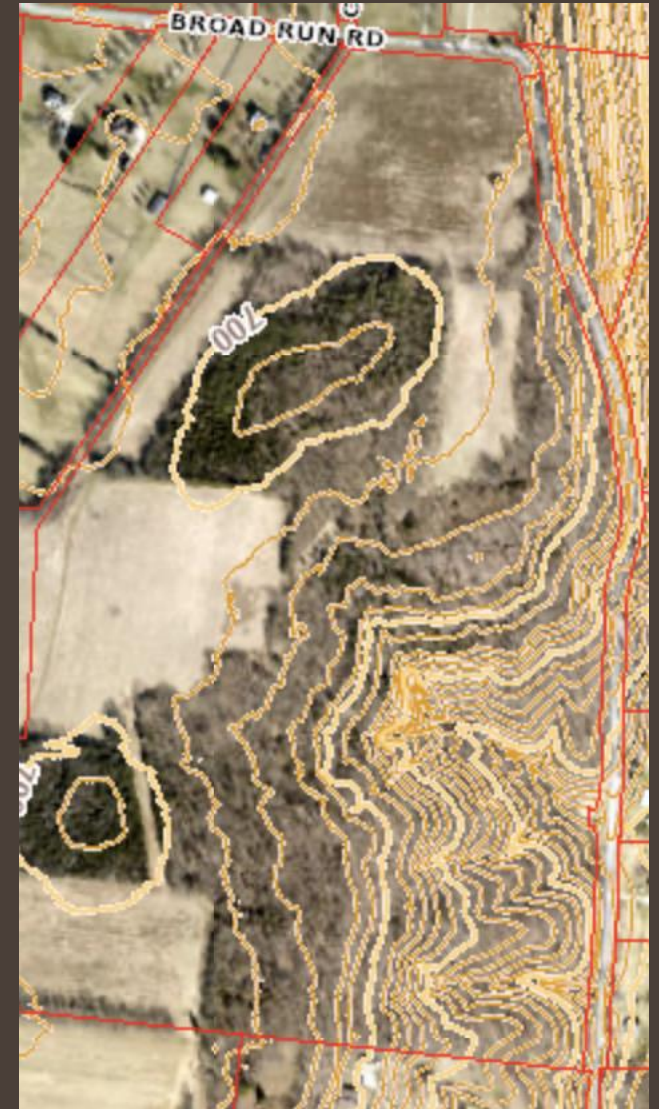
Explanation of Steep Slope Issue



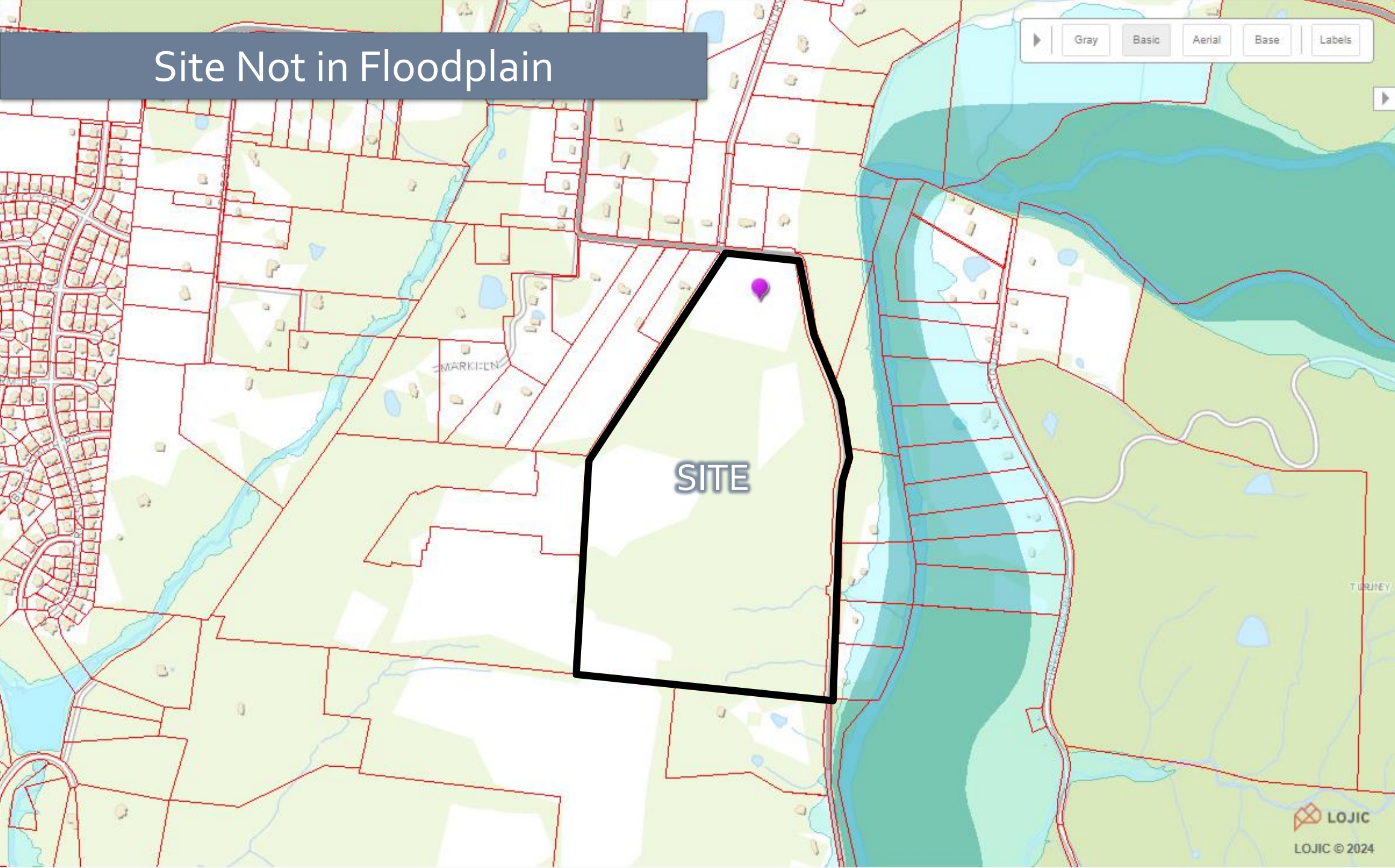
Explanation of Steep Slope Issue



Explanation of Steep Slope Issue



Site Not in Floodplain





ECS SOUTHEAST, LLP

Geotechnical • Construction Materials • Environmental • Facilities

"Setting the Standard for Service"

December 14, 2021

Mr. Joseph Waldman
Highgates Development Company
119 Glen Park Avenue
Toronto, Ontario M6B 2C6 Canada

Reference: Broad Run Road – Karst Survey
8000 Broad Run Road
Louisville, Jefferson County, Kentucky 40291
ECS Project No. 61-2612

Dear Mr. Waldman:

ECS Southeast, LLP (ECS) conducted a karst survey for the referenced site in accordance with ECS Proposal No. 61-P2311, dated April 27, 2021. The karst survey was conducted in general accordance with Chapter 4 Part 9 (Development on Karst Terrain, dated July 2008) of the Louisville-Jefferson County Land Development Code (LDC). The karst survey included the following elements: a visual reconnaissance of site conditions for the karst geologic features defined in the LDC; a review of current and historical aerial photographs; a review of soil survey information; a review of geologic maps; and a review of topographic maps.

Project Information:

The site included approximately 192.4 acres of undeveloped land. Some boundary areas of the site are steeply sloped and currently wooded but may be developed in the near future for construction of residential properties with green space or facilities for use in stormwater management and disposal.

Review of Published Documents:

The following geologic information is based on the review of the Jeffersonton and Mount Washington, 24K Quadrangles, Geologic Map, Kentucky, published by the United States Geological Survey (USGS), and information (aerial photos, geologic maps, and topographic maps, etc.) obtained from the Kentucky Geological Survey (KGS) Geologic Information Service website.

No apparent sinkholes or karst features were reported in the historical aerial photographs, soil survey information, or review of topographic maps. However, fourteen (14) karst features were recorded on the KGS website in the southwest (11 features) and northeast (3 features) portions of the site with diameters ranging from 30 to 120 feet. In addition, several features were reported near the south border of the site, with the closest approximately 50 feet south of the property's proposed southern border. These reported areas were visually evaluated as a part of this survey.

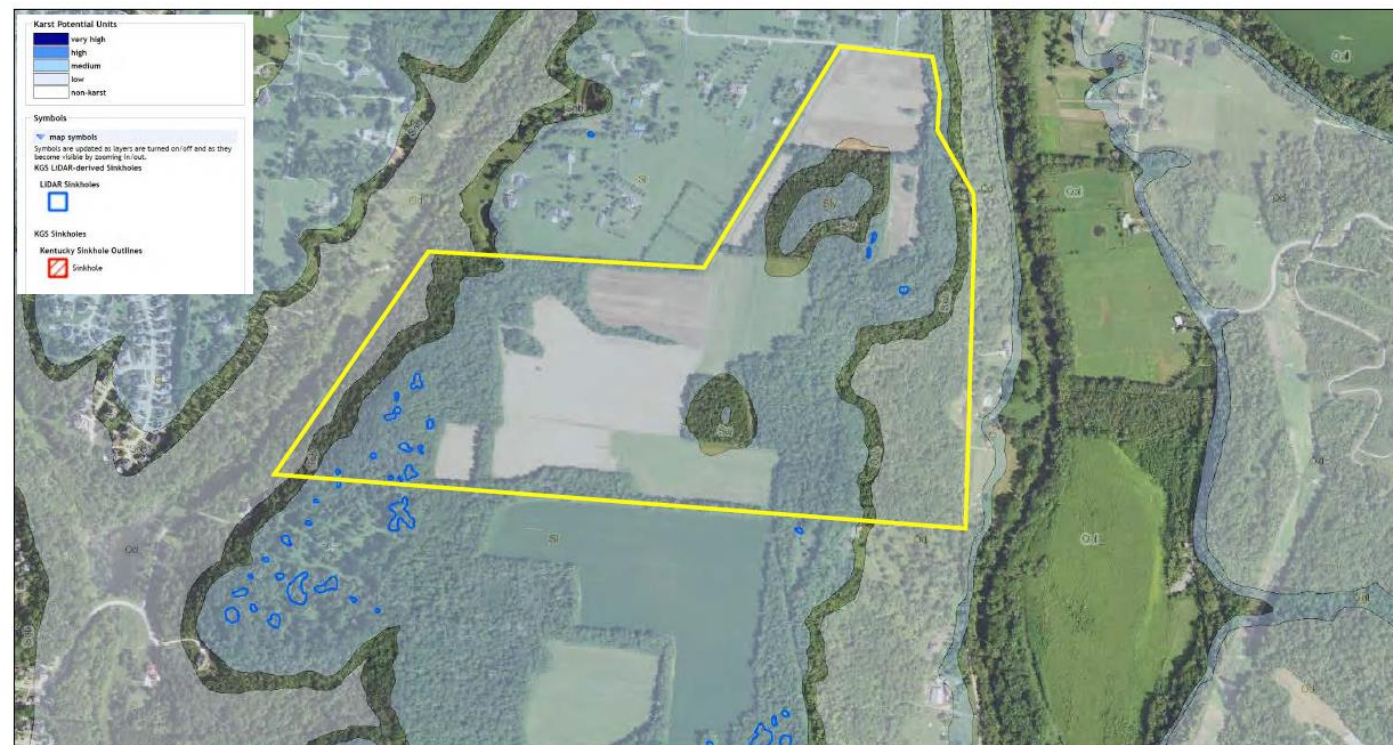
Geology:

The five (5) formations reportedly underlying the site are "Louisville Limestone", "Waldron Shale", "Laurel Dolomite", "Osgood and Brassfield Formations", and "Drakes Formation". The "knob" areas are underlain by the "Louisville Limestone" and "Waldron Shale" formations and the steep slope areas along the east and west boundaries are generally underlain by "Osgood and Brassfield Formations" and "Drakes Formation".

The majority of the site is reportedly underlain by the "Laurel Dolomite" formation which is designated as having a "Medium" karst potential. The karst potential is based on the tendency for the site to develop or have karst features as shown on the KGS Geologic Map Information Service. Karst potential designation is not definitively indicative of the actual presence or absence of karst activity at the site. According to the KGS Potential Classification definitions, the development of karst features is variable and dependent on site-specific conditions in formations designated as

Karst Survey

Kentucky Geologic Map Information Service



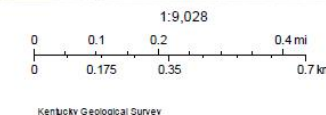
December 9, 2021

Karst Potential Map

Broad Run Road – Karst Survey

8000 Broad Run Road, Louisville, Kentucky 40291

ECS Project No.: 61-2612



author: Kentucky Geological Survey
copyright Kentucky Geological Survey



ECS SOUTHEAST, LLP

Geotechnical • Construction Materials • Environmental • Facilities

"Setting the Standard for Service"

December 14, 2021

Mr. Joseph Waldman
Highgates Development Company
119 Glen Park Avenue
Toronto, Ontario M6B 2C6 Canada

Reference: Broad Run Road – Karst Survey
8000 Broad Run Road
Louisville, Jefferson County, Kentucky 40291
ECS Project No. 61-2612

Dear Mr. Waldman:

Karst Feature Remediation Guidelines:

Typically, karst features in this vicinity and similar to those identified in this survey can be stabilized for development, as needed, for the planned future use of the site. Remediation methods vary based on planned use of the specific area where a karst feature is located and the characteristics of each feature. Treatment methods may vary for features where buildings or other improvements are located, in contrast to features in non-sensitive areas. For this project the objective of the treatment of a feature is to reduce the risk of future subsidence and to decrease surface water infiltration in and around the active karst feature(s).

southwest (11 features) and northeast (3 features) portions of the site with diameters ranging from 30 to 120 feet. In addition, several features were reported near the south border of the site, with the closest approximately 50 feet south of the property's proposed southern border. These reported areas were visually evaluated as a part of this survey.

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Karst Survey

Kentucky Geologic Map Information Service



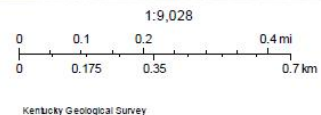
December 9, 2021

Karst Potential Map

Broad Run Road – Karst Survey

8000 Broad Run Road, Louisville, Kentucky 40291

ECS Project No.: 61-2612



author: Kentucky Geological Survey
copyright Kentucky Geological Survey

Karst Location Plan

Karst Feature Location Plan

Broad Run Road – Karst Survey

8000 Broad Run Road, Louisville, Kentucky 40291

ECS Project No.: 61-2612



ECS Southeast, LLP

1762 Watterson Trail

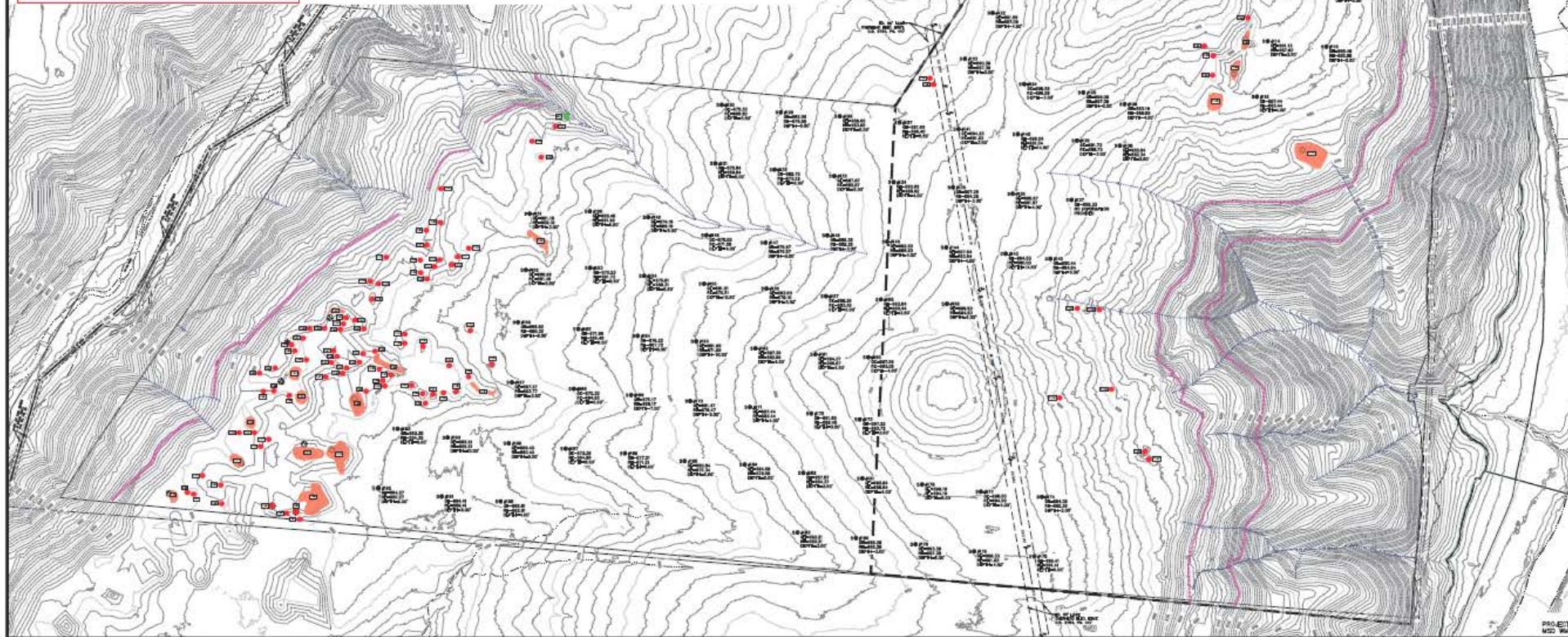
Louisville, Kentucky 40299

Tel. (502) 493-7100

LEGEND

- [F-01] - Feature Location
- [F-01] - Feature Location (defined area)
- - Rock Outcropping
- - Drainage Features
- [S-01] - Existing Spring

Note: Locations are approximate



- Legend
- Symbol for Feature Location
- Symbol for Feature Location (defined area)
- Symbol for Rock Outcropping
- Symbol for Drainage Features
- Symbol for Existing Spring



DEVELOPER
HINDLE SCOTT & ASSOCIATES, INC.
11111 HINDLE ROAD
LOUISVILLE, KY 40241

OWNER
HINDLE SCOTT & ASSOCIATES, INC.
11111 HINDLE ROAD
LOUISVILLE, KY 40241

REZONING AND SUBDIVISION PLAN
8000 BROAD RUN ROAD SUBDIVISION
8000 BROAD RUN ROAD
LOUISVILLE, KENTUCKY 40291
D.T.A. 57, LOT 43

Sheet	1
Project	61-2612
Date	12/11/2003
By	MSD
Check	MSD

PROJECT 61-2612-0003
MSD 12/11/2003

Karst Location Plan

Karst Feature Location Plan

Broad Run Road – Karst Survey

8000 Broad Run Road, Louisville, Kentucky 40291

ECS Project No.: 61-2612



ECS Southeast, LLP

1762 Watterson Trail

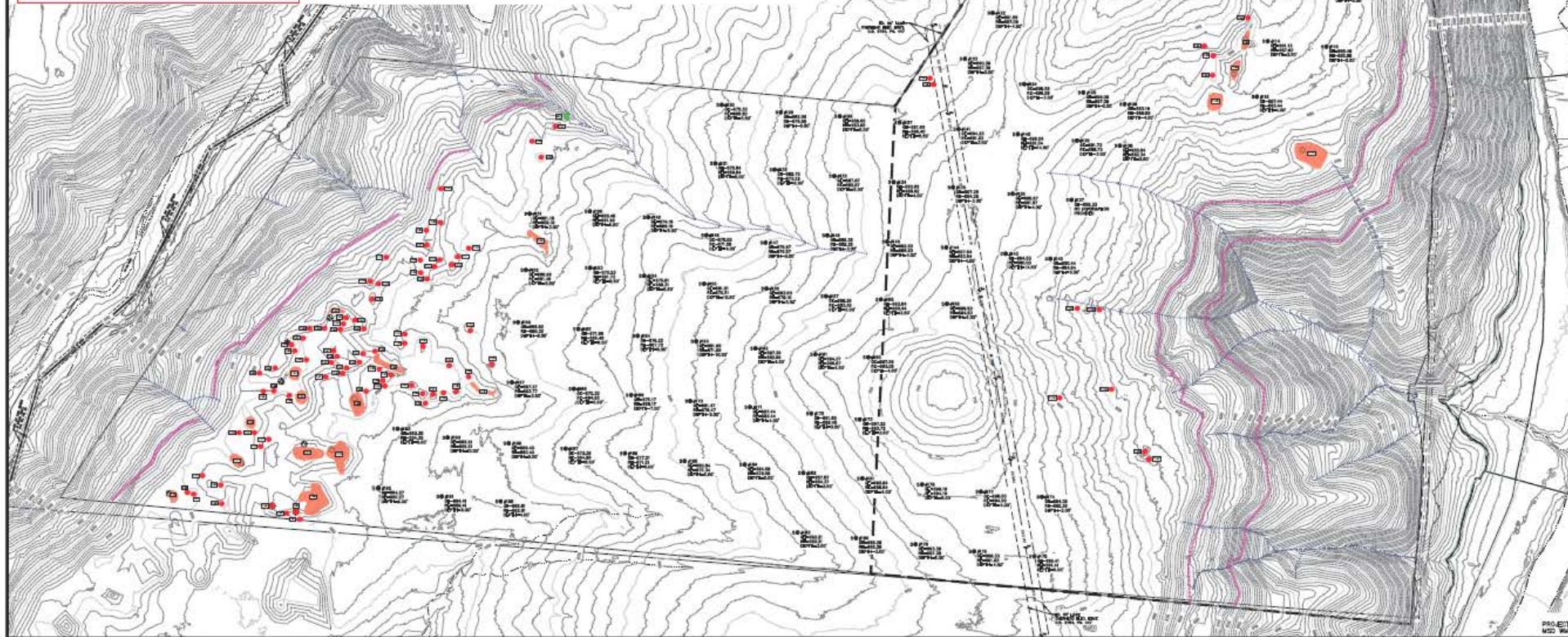
Louisville, Kentucky 40299

Tel. (502) 493-7100

LEGEND

- [F-01] - Feature Location
- [F-01] - Feature Location (defined area)
- - Rock Outcropping
- - Drainage Features
- [S-01] - Existing Spring

Note: Locations are approximate



- - 100' Contour
- - 200' Contour
- - 300' Contour
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- - 9900' Contour
- - 10000' Contour



DEVELOPER
HINDAL SCOTT
11111 HINDAL SCOTT DRIVE
LOUISVILLE, KY 40241

OWNER
HINDAL SCOTT LLC
2000 HINDAL SCOTT DRIVE
LOUISVILLE, KY 40241

PROJECT AND SUBMITTAL PLAN
8000 BROAD RUN ROAD SUBDIVISION
8000 BROAD RUN ROAD
LOUISVILLE, KENTUCKY 40291
D.T.A. 57, LOT 43

Scale: 1" = 100'

PROJECT NO.: 61-2612
MSD No. 22003

Sheet 1



ECS SOUTHEAST, LLC

Geotechnical • Construction Materials • Environmental • Facilities

January 24, 2025

Attention: Brent Hackworth
Highgates Development
7610 Chelsea Gardens Drive
Louisville, KY 40291
Brent@highgates.com

C/O: David Mindel
Mindel Scott
5151 Jefferson Boulevard
Louisville, Kentucky 40219

Reference: Preliminary Slope Evaluation – The Reserves at Parklands Phase 2
8000 Broad Run Road
Louisville, Jefferson County, Kentucky 40291
ECS Project No. 61-3295

Dear Mr. Hackworth:

ECS Southeast, LLC (ECS) conducted a visual reconnaissance of the areas of interest for the referenced site in accordance with ECS Proposal No. 61-P3715R1, dated December 9, 2024. A visual reconnaissance of these areas was conducted on January 3, 2025. Photos of the conditions observed are shown below. The area of interest identified included four (4) areas of basin outlets as outlined in red on the attached provided site plan. These areas were located around and along a large hillside that runs predominantly north/south to the east of the proposed development and slopes east toward Broad Run Road.

Visual Reconnaissance of Selected Slope Areas

The slopes primarily were covered by woods with many small to large diameter trees. Brush, vines, and other low vegetation also was present throughout the area. Several rock outcrops, some large, were observed along the hillsides. Some minor indications of erosion were observed including occasional patches of bare soil and sparse bent trees. No indications of large ~~wide-scale erosion were noted. No visual indications of slope instability were observed.~~

In particular, none of the fol
or mounds of soil in lower a

Slope Evaluation & DRO

Based on the conditions observed, our opinion is that additional geotechnical exploration/analyses including soil/rock test borings/coring, shear strength tests of soils, etc. are not required for the evaluated on-site slopes, provided that the planned subdivision configuration does not involve disturbance significantly greater than what was indicated on the provided site plan.

1762 WATTERSON TRAIL, LOUISVILLE, KY 40299 • T: 502-493-7100 • F: 502-493-8190

ECS Florida, LLC • ECS Mid-Atlantic, LLC • ECS Midwest, LLC • ECS Pacific, Inc. • ECS Southeast, LLC • ECS Southwest, LLP
ECS New York Engineering, PLLC - An Associate of ECS Group of Companies • www.ecslimited.com

Received Jan 27th, 2025

"ONE FIRM. ONE MISSION."
Planning & Design

24-ZONE-0112



2307 Greene Way, Suite B
Louisville, KY 40220
502.625.3009
Corporate Headquarters
6575 West Loop South, Suite 300
Bellaire, TX 77401
Main: 713.520.5400

Environmental Assessment

VIA EMAIL

April 30, 2025

Mr. Brent Hackworth
The Highgates Group
119 Glen Park Avenue
Toronto, Ontario, Canada
brent@highgates.com

Subject:

Dear Mr.:

RES Ken
Assessm
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Fork wat
the Floy
environn
and miti

Based on the review of recognized environmental concerns, the concerns will be avoided, minimized, or mitigated. EPSC measures, BMPs, sediment basins, water quality units, and detention basins will all minimize sediment runoff, erosion, and water flow rate and flow velocity impacts. The majority of on-site streams will be avoided by the development and any impacts will be permitted appropriately. The only T/E issue of concern is clearing of Indiana bat habitat which will be mitigated through an IBCF payment and approximately 47% of habitat will be avoided. Based on the analysis of project alternatives and the current design for the Proposed Action Alternative, the project has been designed to avoid and minimize impacts to on-site tributaries of Floyds Fork as well as Floyds Fork itself.

The Reserves at Parklands Phase 2 residential development consists of 107.05 acres with 356 single family homes, open space, and multiple detention basins and/or water quality control structures (Appendix). Of the 107.05 acres, 45% of the site will remain undeveloped, wooded area (48.19 acres +/-). The site drains east through multiple ephemeral and intermittent streams that connect offsite to Floyds Fork. Floyds Fork is located 525 feet east of the eastern project boundary, on the east side of Broad Run Road. The Floyd's Fork watershed in Kentucky is approximately 284 square miles. The watershed includes the 62-mile Floyds Fork creek, which flows from Henry County through Jefferson County and into the Salt River. Floyds Fork at this location has a total drainage area of 190 square miles. The Phase 2 development site has a drainage area of approximately 60 acres which represents less than one percent of the total watershed.

ANALYSIS OF ALTERNATIVES

This EA Summary Report reviewed the potential environmental consequences of the proposed project including an analysis of alternatives that meet the purpose and need of the project. RES reviewed reasonable alternatives including those that are "practical or feasible from the technical and economic standpoint and using common sense." The design for the project has gone through multiple iterations to



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6575 West Loop South, Suite 300
Bellaire, TX 77401
Main: 713.520.5400

Kentucky Glade Cress Report

VIA EMAIL

April 24, 2025

Mr. Brent Hackworth
The Highgates Group
119 Glen Park Avenue
Toronto, Ontario, Canada
brent@highgates.com

Subject: Kentucky Glade Cress Survey Report
8000 Broad Run Road
Jefferson County, Kentucky
RES Project No.: 111811

Dear Mr. Hackworth,

RES Kentucky
proposed 80
presence of,
exigua var.
methodology
areas of pote

Based on the
identified n

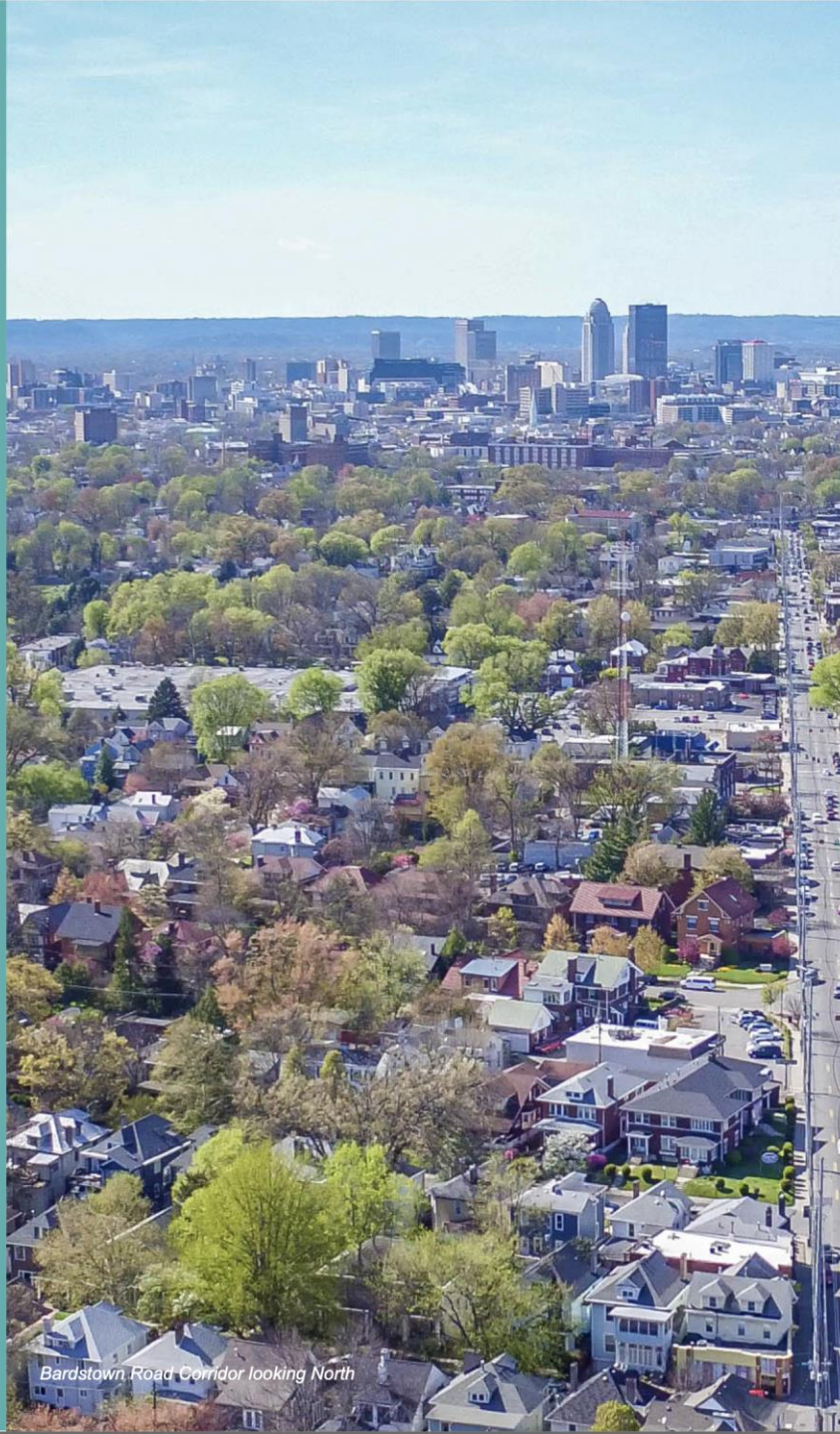
The 192-acre
of Broad Run
intersection
the eastern s

The property was surveyed for KGC during the flowering season of 2021 and 2025. A habitat assessment of the site had found that marginal habitat for KGC is present on limestone rock outcrops in the eastern and western wooded area and disturbed marginal habitat for KGC is present in the utility easement and along the dirt roads throughout the site. **These areas were surveyed for KGC during the flowering season and no KGC individuals were found. Therefore, the proposed project is not expected to have an adverse impact on KGC.**

KGC is an annual plant in the mustard family (*Brassicaceae*) that is known to occur in only two counties in Kentucky – Jefferson and Bullitt. KGC was proposed for listing as threatened by the U.S. Fish and Wildlife Service (USFWS) in 2013, and it was listed as a threatened species with designated critical habitat on June 5, 2014 (USFWS 2014a). In the initial Federal Register proposal to list the species, the USFWS gave this description of the plant (USFWS 2013):

Plants are about 5 to 10 cm in height with early leaves that are simple with a slender petiole (central stalk of the leaf) and mature leaves that are sharply lobed (appear as disconnected pieces along the main leaf vein), somewhat squarish at the ends and arranged as a rosette (circular cluster of leaves). The flowers are small (3 to 6 mm), white to lilac in color with four petals, green rather than lavender sepals (the outer of two floral leaves that make up the flower), and leafless stems. Leaves typically disappear by the time the plant is in fruit. The fruit is flat and pod-shaped.

4.1 COMMUNITY FORM



Goal 3

Policy 10

Encourage development to avoid wet or highly permeable soils, severe, steep or unstable slopes where the potential for severe erosion problems exists in order to prevent property damage and public costs associated with soil slippage and foundation failure and to minimize environmental degradation.

SATISFIED

4.2 MOBILITY



Goal 1

Policy 1.4 To promote healthy lifestyles and reduce congestion, new development, and redevelopment should provide for the movement of pedestrians, bicyclist and transit users, where appropriate, by including sidewalks along the streets of all developments.

4.2 MOBILITY



Goal 1

Policy 4. Encourage higher densities and intensities within or near existing marketplace corridors an existing and future activity and employment centers to support transit-oriented development.

STAFF REPORT: "THIS IS NOT A HIGH-DENSITY DISTRICT..."

Net Density: 3.85 du/ac

Density no greater than R-4

4.2 MOBILITY



Goal 2

Policy 3.

Provide adequate street Stubs for Future Development

Policy 4.

Avoid access to development through Areas of significant lower intensity and density

Policy 5. Provide site distances consistent with Probable traffic speed, terrain, alignments...

Policy 6. Ensure that the internal circulation pattern for streets within a development be designed with an appropriate functional hierarchy...

4.2 MOBILITY



Goal 2

Policy 7.

The design of all new and improved transportation facilities should be accessible and:

7.1. Review and consider Complete Streets principles ...

4.2 MOBILITY



Goal 3

Policy 2.

To improve mobility, and reduce vehicle miles traveled and congestion, encourage a mixture of compatible land uses that are easily accessible by bicycle, car transit, pedestrians and people with disabilities.

Policy 5.

Evaluate developments for their impact on the transportation network...

Policy 6.

Ensure that those who propose new Developments bear or share in rough proportionality the costs of transportation facilities...

4.2 MOBILITY



Goal 3

Policy 9.

When existing transportation facilities and services are inadequate and public funds are not available to rectify the situation, the developer may be asked to make improvements, roughly proportional to the projected impact of the proposed development, to eliminate present inadequacies if such improvements would be the only means by which the development would be considered appropriate at the proposed location.

Off-Site Road Improvement Contributions

	Estimated Costs
Seatonville Road / Broad Run Road and Brentlinger Lane	\$550,000 and \$850,000
Billtown Road and Seatonville Road	\$125,000 and \$175,00
System Development Charge	\$356,000
Total	\$1,031,000 - \$1,381,000

4.5 LIVABILITY



Goal 1

Policy 5.

Encourage development that recognizes and incorporates the unique characteristics of identified general landscape types and native plant communities (e.g., upland hardwood forest) throughout Louisville Metro

Tree Canopy Preserved: 1,512,651 sf
(34.7 ac)

Hundreds of feet from Floyds Fork -
Riparian Areas protected.

All lots off steep slopes

4.5 LIVABILITY



Goal 1

Policy 17.

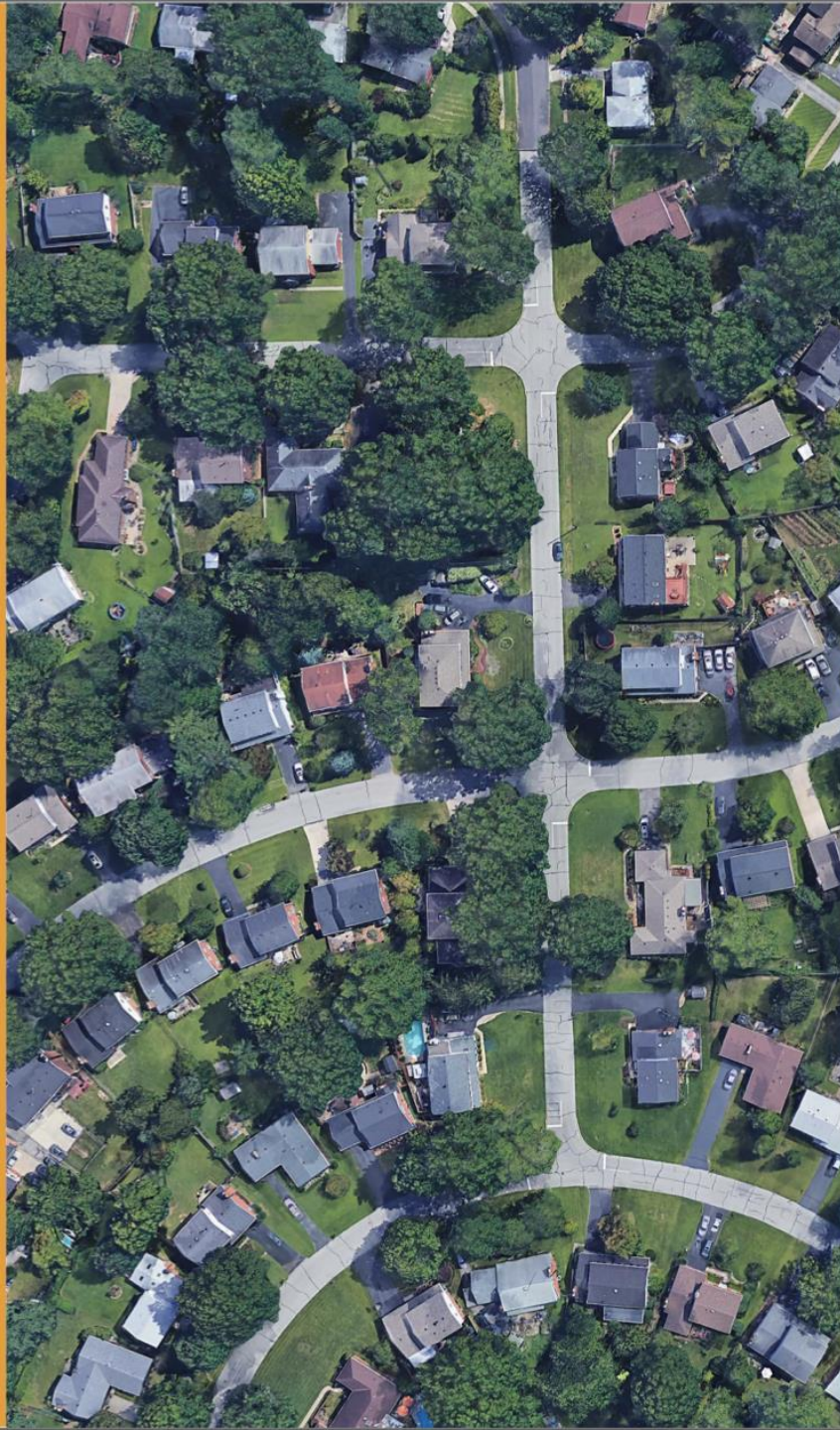
Determine site susceptibility to erosion; identify the presence of on-site carbonate conditions and features that are vulnerable to site disturbance; identify the extent of existing groundwater use and the impacts of the project on groundwater resources, flow patterns, and existing and proposed surface drainage. Then mitigate potential hazards to such

Thorough Environmental Assessment performed

Run-off rate limited

Water Quality systems incorporated

4.6 HOUSING



Goal 1

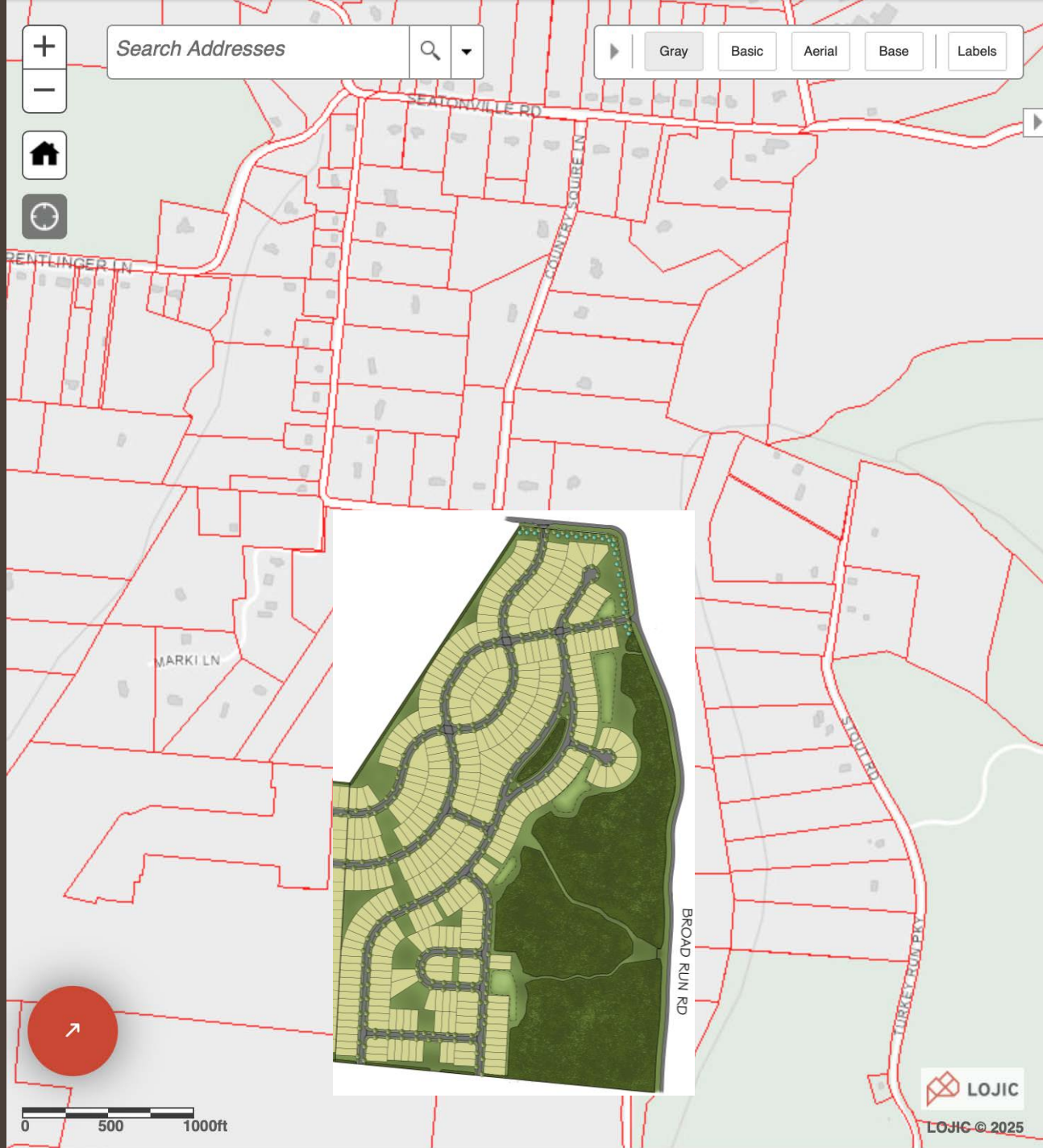
Policy 1.

Encourage a variety of housing types including, but not limited to, detached and attached single family, multi-family, mixed use, zero lot line, average lot, cluster, and co-housing. Allow for accessory residential structures and apartments. Housing types should reflect the Form District pattern.

Varied lot sizes

More affordable products

Opportunities for young adults, families, empty-nesters



Goal 1

Policy 1.

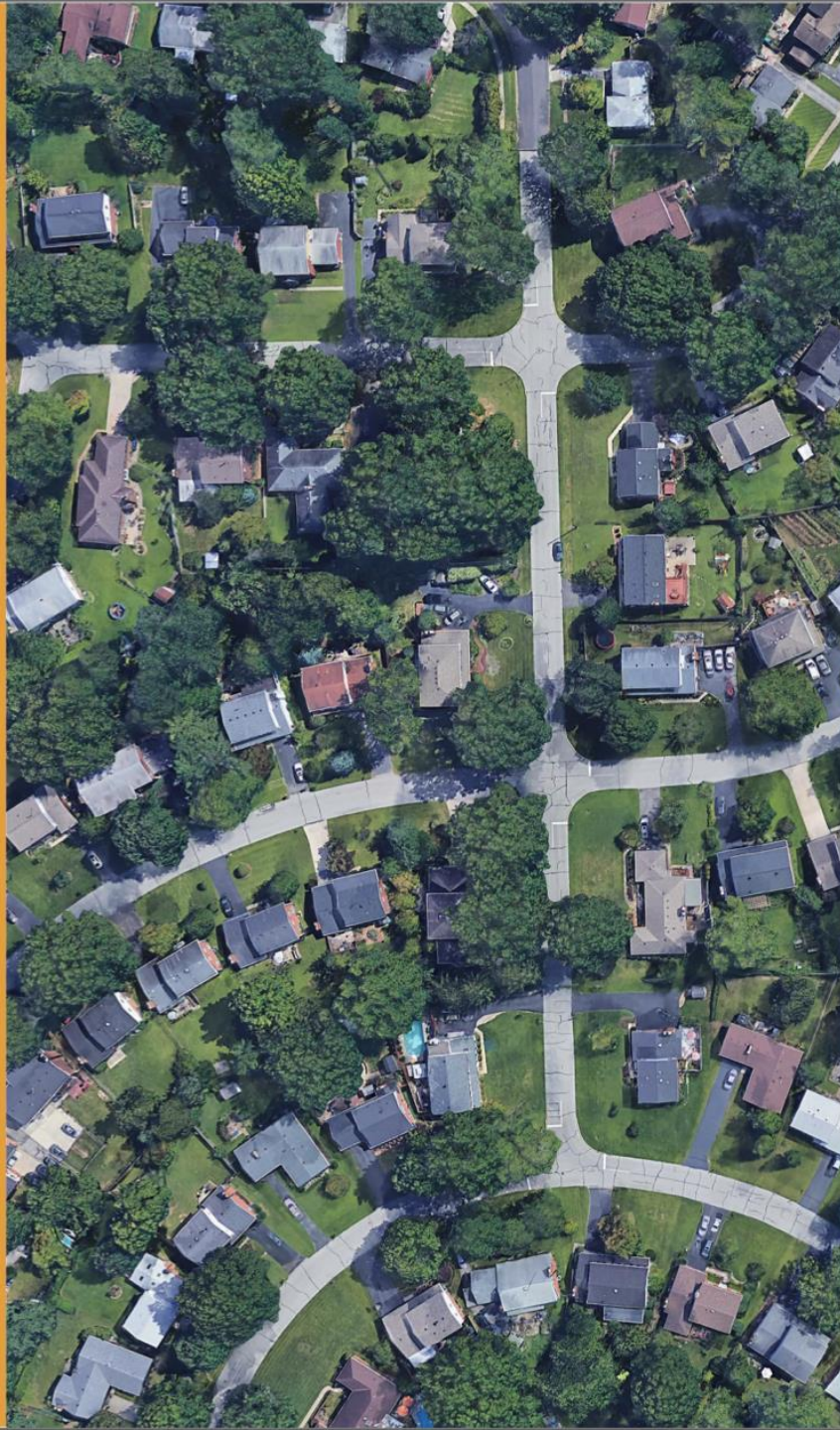
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Varied lot sizes

More affordable products

Opportunities for young families, empty-nesters

4.6 HOUSING



Goal 1

Policy 2.

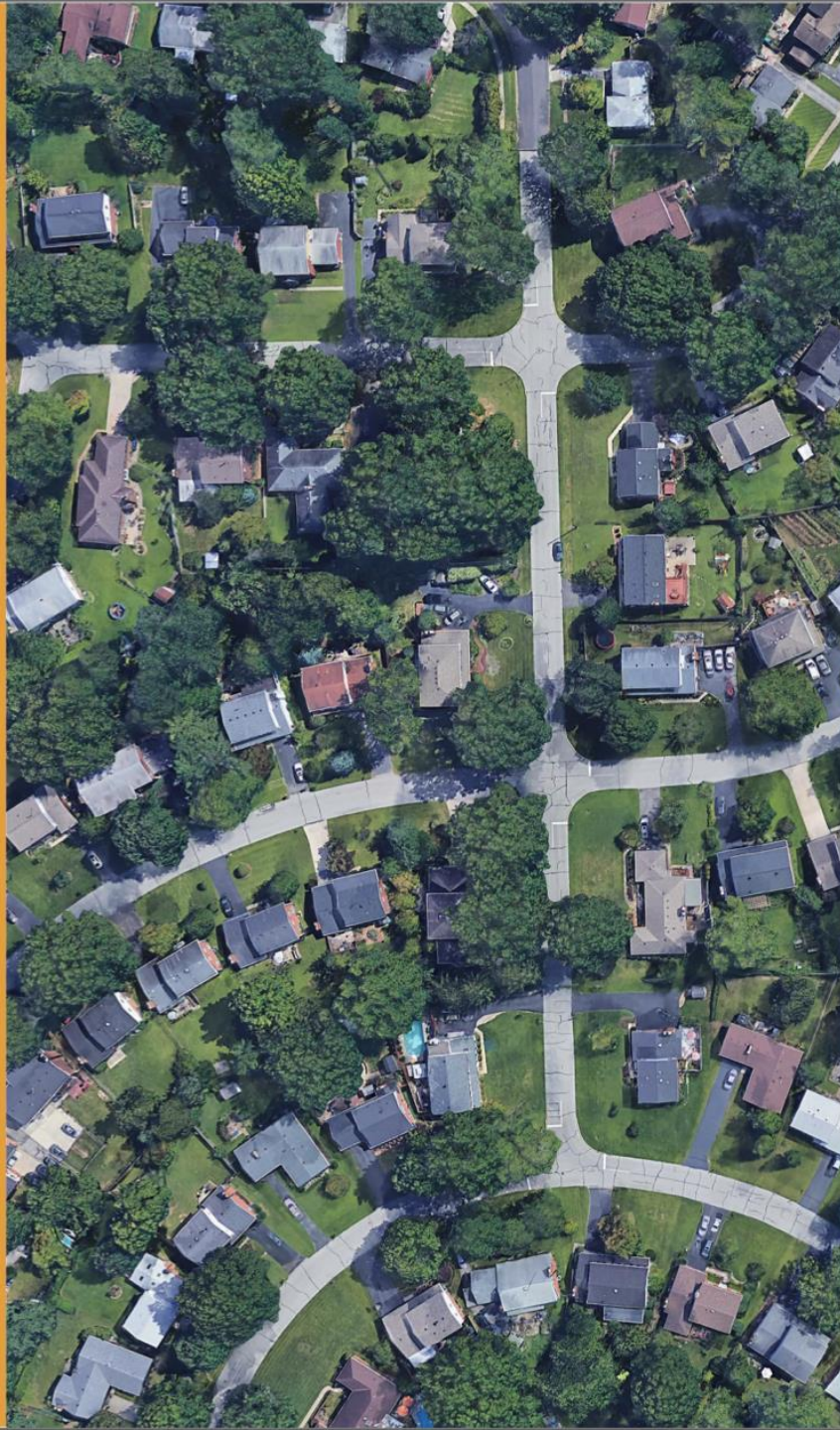
Promote housing options and environments that support aging in place. Encourage housing for older adults and people with disabilities to be located close to shopping and transit routes and, when possible, medical and other supportive facilities.

Smaller Yards, easier for elderly

Walkable subdivision with sidewalks

Near the Parklands

4.6 HOUSING



Goal 2

Policy 1.

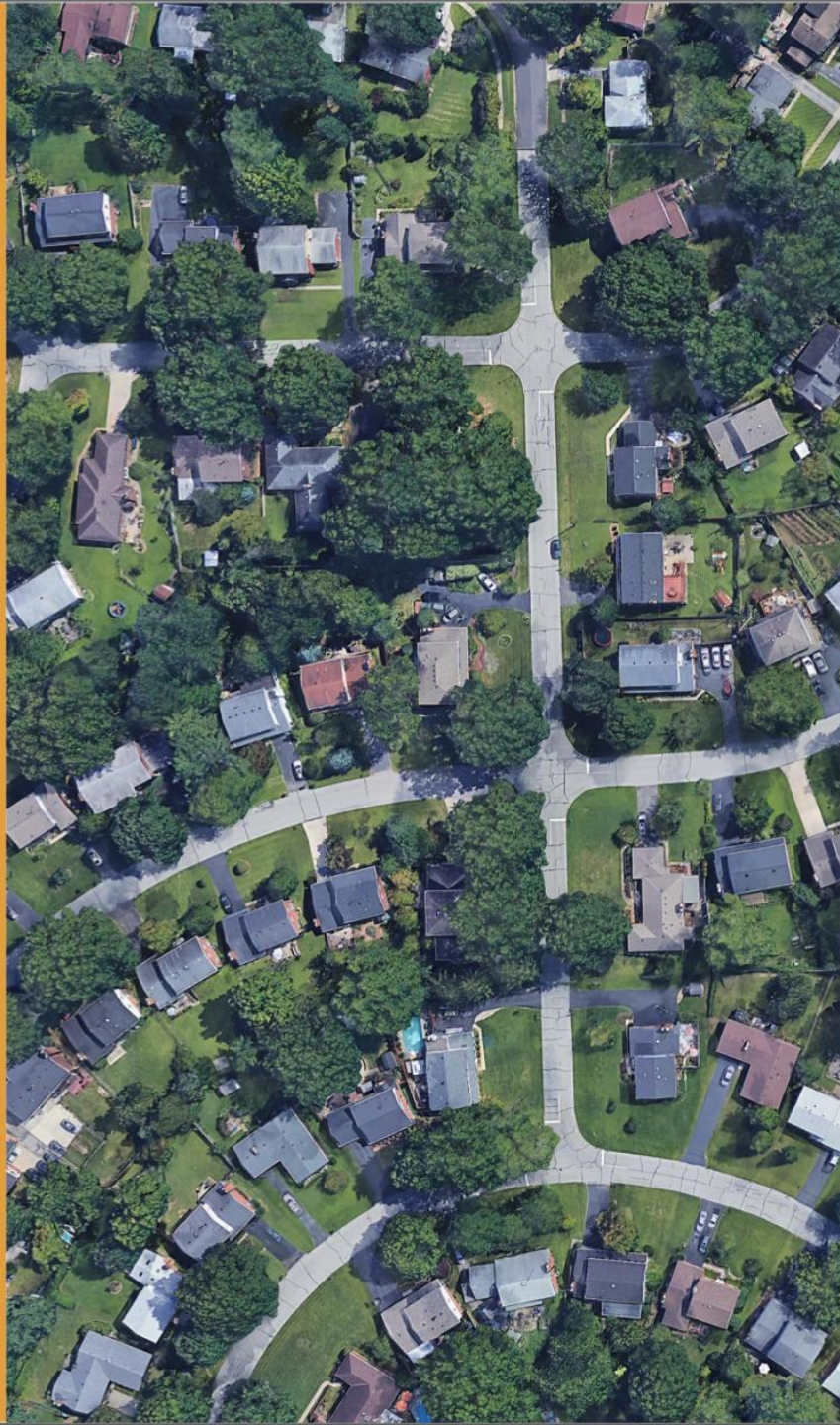
Encourage inter-generational, mixed-income and mixed-use development that is connected to the neighborhood and surrounding area.

Creates mix of housing types not currently in the area.

Ensures housing available at lower price-point than area.

Increases affordability in area.

4.6 HOUSING

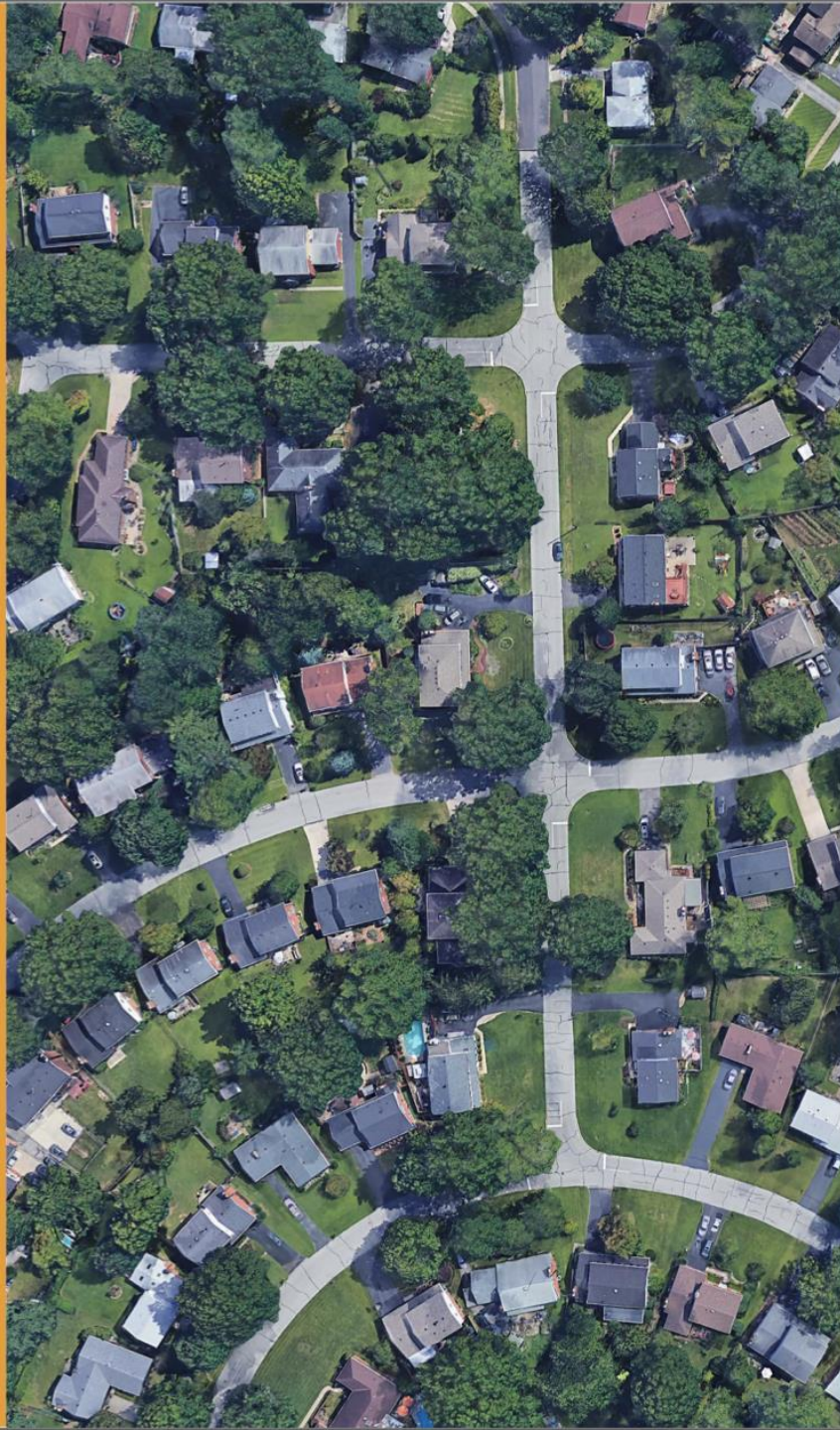


Goal 2

Policy 2.

Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.

4.6 HOUSING



Goal 2

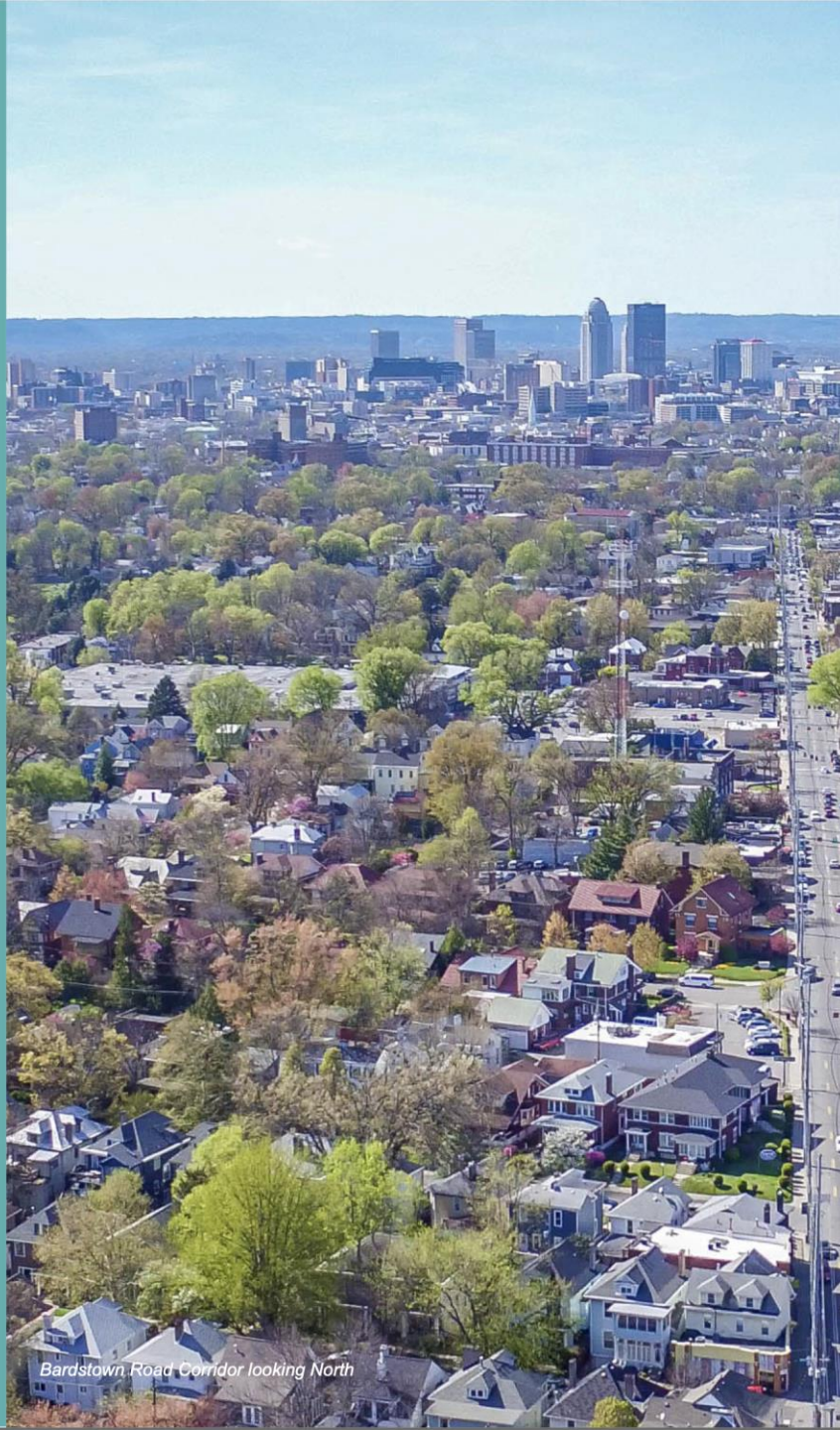
Policy 2.

Locate housing within proximity to multi-modal transportation corridors providing safe and convenient access to employment opportunities, as well as within proximity to amenities providing neighborhood goods and services. Higher density, accessible residential uses should be located along transit corridors and in or near activity centers.

Near the Parklands

Access to Bardstown Road Activity Center and Employment Corridor.

4.1 COMMUNITY FORM



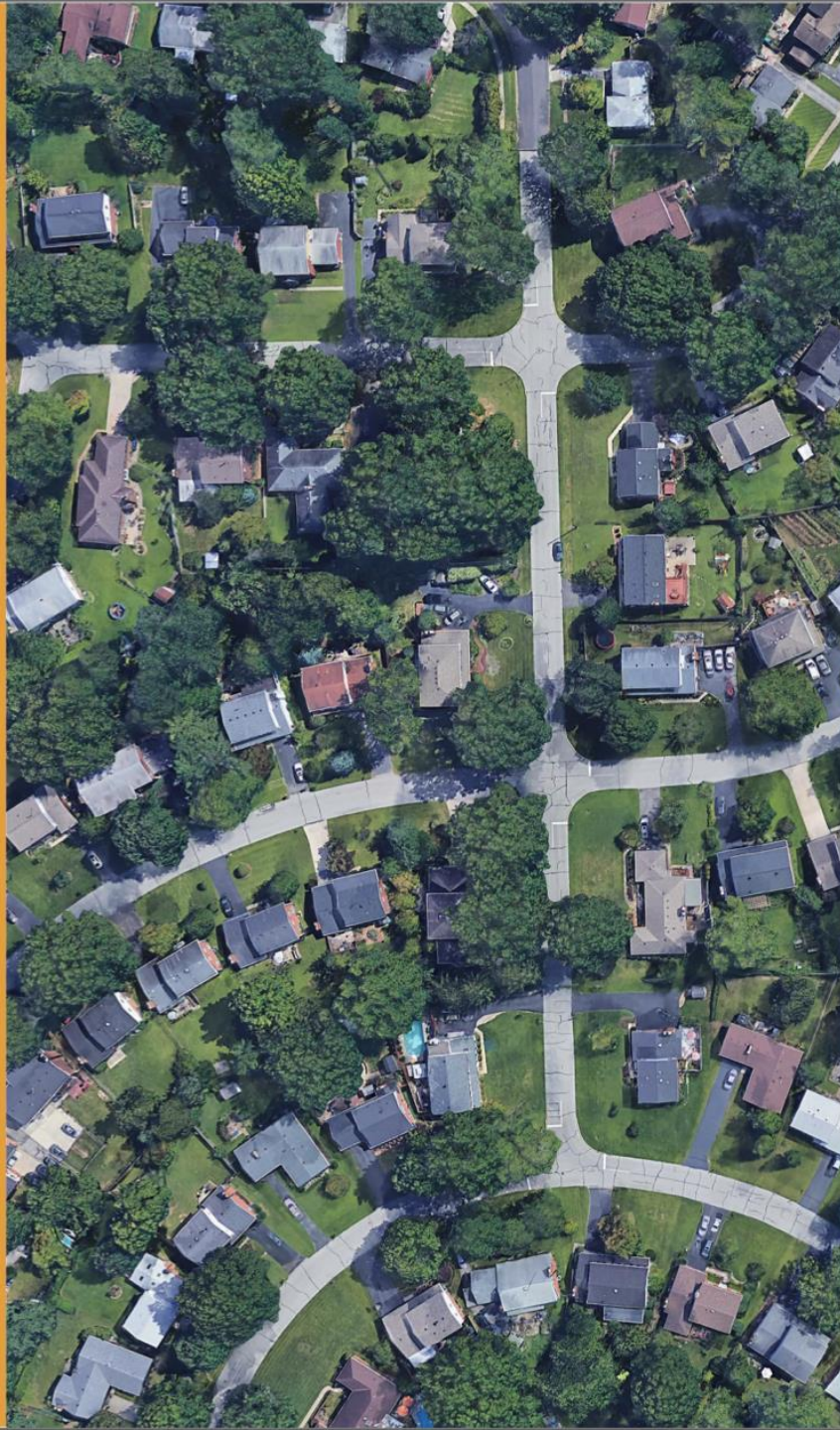
Bardstown Road Corridor looking North

Goal 1

Policy 3.1.3

Neighborhood: The Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibly into the existing landscape and neighborhood areas. High-density uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

4.6 HOUSING



Goal 3

Policy 1.

Encourage provision of fair and affordable housing by providing a variety of ownership options and unit costs throughout Louisville Metro. Expand opportunities for people to live in quality, variably priced housing in locations of their choice by encouraging affordable and accessible housing in dispersed locations throughout Louisville Metro.

Entire development expands more fair and Affordable housing options than are generally in the area.

Provides variety of ownership options

New, quality homes with modern, updated amenities

4.6 HOUSING



From: Tyler Hardison <thardison@elitebulthomes.com>
Sent: Thursday, May 15, 2025 10:08 AM
To: David Mindel <dmindel@ldgdevelopment.com>
Cc: Michael Metzkes <MMetzkes@elitebulthomes.com>
Subject: Broad Run

Hi Dave,

As we evaluate opportunities for Broad Run, I wanted to share some context around how lot width directly impacts both our cost structure and the affordability of the homes we're able to offer.

From a land acquisition perspective, each additional linear foot of lot width typically adds around \$1,500 to the price of the lot. That means a 10' increase in width translates to roughly \$15,000 more per lot before even factoring in construction costs. When you include the added expenses for grading, sod, sidewalk, etc., the total difference approaches \$17,000 per lot.

Alternatively, the reduced lot costs associated with narrower lots allow us to introduce a more attainably priced product. With 40' lots, we would anticipate starting base prices in the low \$200,000s, with most buyers landing around \$250,000 after options and upgrades. That's often \$30,000 to \$50,000 less than homes built on wider lots. In this market environment today where home prices are becoming less attainable to the average buyer, this often can be the difference in whether a buyer qualifies for financing.

I hope this context helps illustrate how lot width directly influences housing affordability, and why this is important to the community at large.

Thanks,



Tyler Hardison
Land Acquisition Manager



502-649-8433
thardison@elitebulthomes.com
EliteBuiltHomes.com

1 Fire, 1 EMS Crew
Staffed 24/7



FERN CREEK FIRE & EMS

2 EMS Crews
Staffed 24/7

(Scheduled to have 24/7 Crew trained and on site
within the next 2 years. Currently they can call a
Fire Crew in an Emergency)



FERN CREEK FIRE
STATION #71

2 Fire, 2 EMS Crews
Staffed 24/7

FERN CREEK FIRE
STATION #4



1 Fire, 1 EMS Crew
Staffed 24/7



FERN CREEK FIRE & EMS
STATION #2

Planned Residential Development District

“PRD”

Satisfies more PRD Elements
than required

1. Plan preserves and protects topographic and environmental features
2. Creates variety of housing styles serving differing needs
3. Expands diversity of housing
4. Creates permanently protected open space



Sample Home Style & Design

Conceptual Designs















Questions?

SITE DATA:

FORM DISTRICT	NFD
EXISTING ZONING	R4, RR
PROPOSED ZONING	PRD
EXISTING LAND USE	VACANT
PROPOSED LAND USE	SINGLE FAMILY
GROSS LAND AREA	107.05± AC.
NET LAND AREA	92.30± AC.
BUILDABLE LOTS	356
NON-BUILDABLE LOTS	12
GROSS DENSITY	3.32 D.U./AC.
NET DENSITY	3.85 D.U./AC.
OPEN SPACE REQUIRED	634,886± S.F. (14%)
TOTAL OPEN SPACE PROVIDED	2,098,959± S.F. (45%)*

*OPEN SPACE LOTS LESS THAN 6,000 S.F. ARE NOT INCLUDED IN TOTAL

TREE CANOPY DATA:

GROSS SITE AREA	4,663,098± S.F.
LAND USE	SINGLE FAMILY
EXISTING TREE CANOPY	3,103,128± S.F. (66%)
EXISTING TREE CANOPY TO BE PRESERVED	1,512,651± S.F. (32%)
TOTAL TREE CANOPY REQUIRED	2,331,549± S.F. (50%)

*TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.

DIMENSIONAL STANDARDS**DIMENSIONAL STANDARDS**

MINIMUM LOT SIZE	4,800± S.F.
MINIMUM LOT WIDTH	40'
FRONT YARD & STREET SIDE YARD	15' (25' WITH FRONT FACING GARAGES)
SIDE YARD	5'
REAR YARD MIN.	25'

DETENTION CALCULATIONS

$2.9/12 [(0.50 \times 120.79) - (0.23 \times 107.50 \text{ AC.})] = 8.62 \text{ AC-FT}$
*CALCULATION REFLECTS FLOW DIVERSIONS NEEDED TO DECREASE FLOW TO THE WEST BETWEEN THIS DEVELOPMENT AND THE PREVIOUSLY APPROVED DEVELOPMENT PLAN (22-MSUB-0001)

BASIN #1-38,319± S.F.-6' DEEP
BASIN #2-9,594± S.F.
BASIN #3-4,771± S.F.
BASIN #4-14,570± S.F.

IMPERVIOUS DATA:

GROSS SITE AREA	4,663,098± S.F.
EXISTING IMPERVIOUS AREA	0± S.F.
PROPOSED IMPERVIOUS AREA	1,310,929± S.F. (28%)

WAIVER REQUEST:

A WAIVER OF 3.1.3.E OF THE LDC IS REQUESTED TO ALLOW THE INSTALLATION OF UTILITIES ON AREAS WITH SLOPES GREATER THAN 30%.

Karst Remediation Section

