

Louisville Metro Planning Commission Public Hearing - March 16, 2023

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

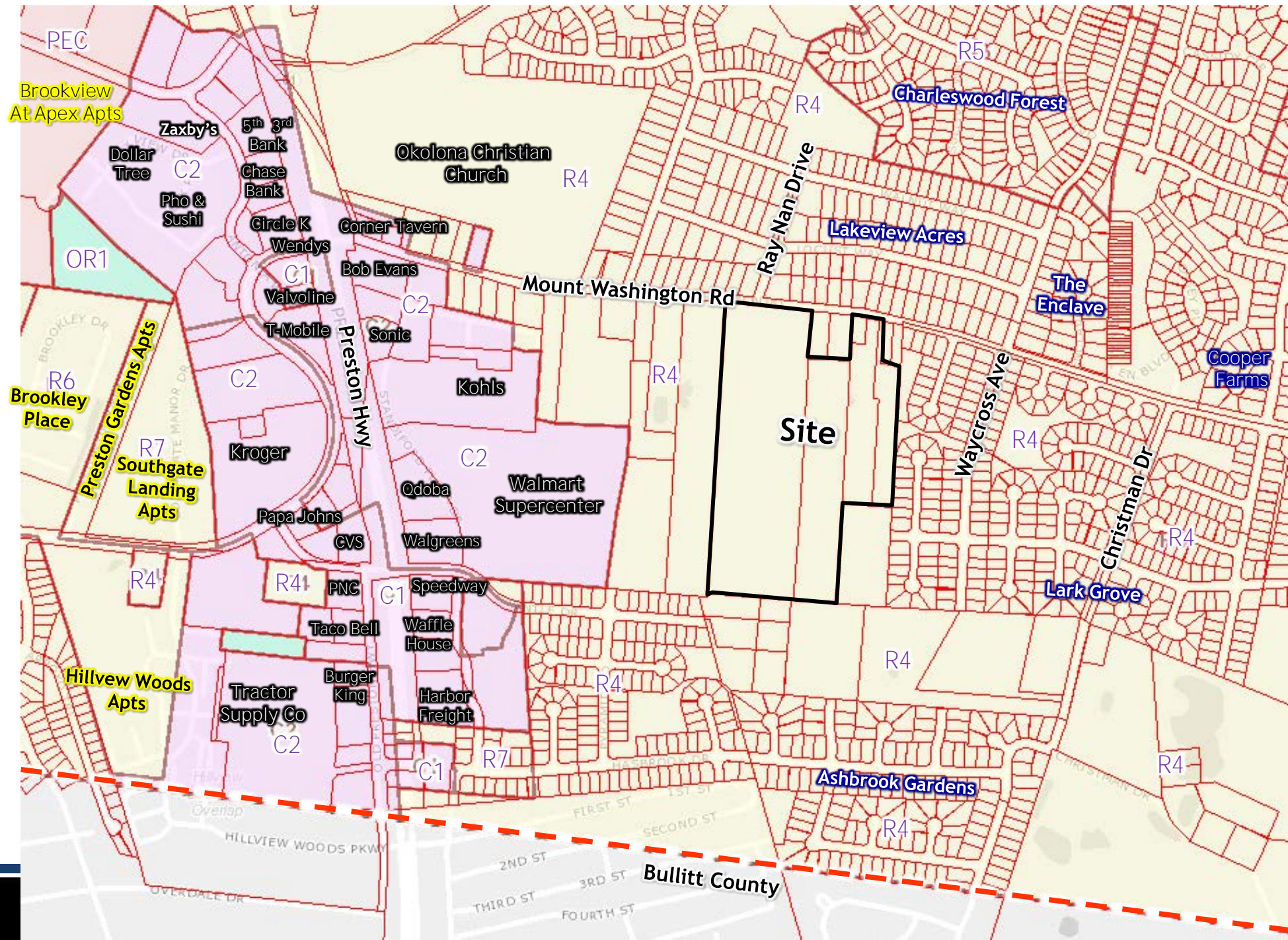
Louisville Metro Land Development & Transportation Committee - December 8, 2022

Neighborhood Meeting - March 22, 2022

Docket No.21-ZONE-0136

Zone change from R-4 to R-7 to allow a 666-unit multifamily apartment community on property located at 5604, 5606, 5612, 5614 & 5616 Mt. Washington Road







SITE

Bullitt County



SITE

Bullitt County



SITE

Mt. Washington Road

Ray Nan Drive



View of site from Ray Nan Drive.



Ray Nan Drive

Mt. Washington Rd



SITE

View of Mt. Washington Road from Ray Nan Drive looking east. Site is to the right.



View of Mt. Washington Road looking west. Existing house to be removed is to the left.



View of existing house at 5604 Mt. Washington Road to be removed.



View of Preston Hwy Intersection looking south. Site on left along Mt. Washington Road.



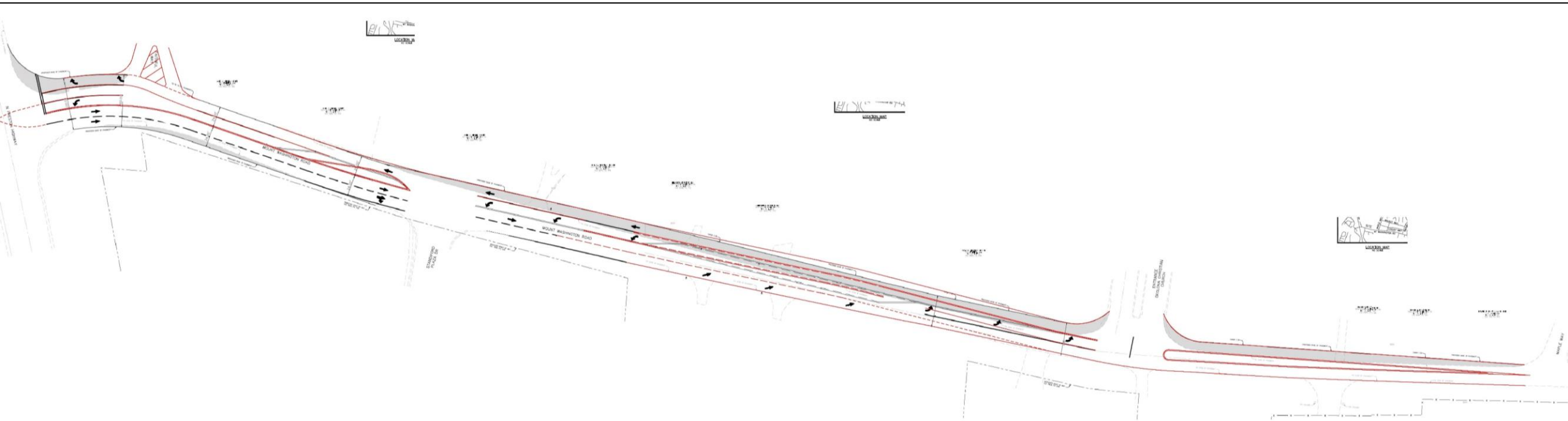
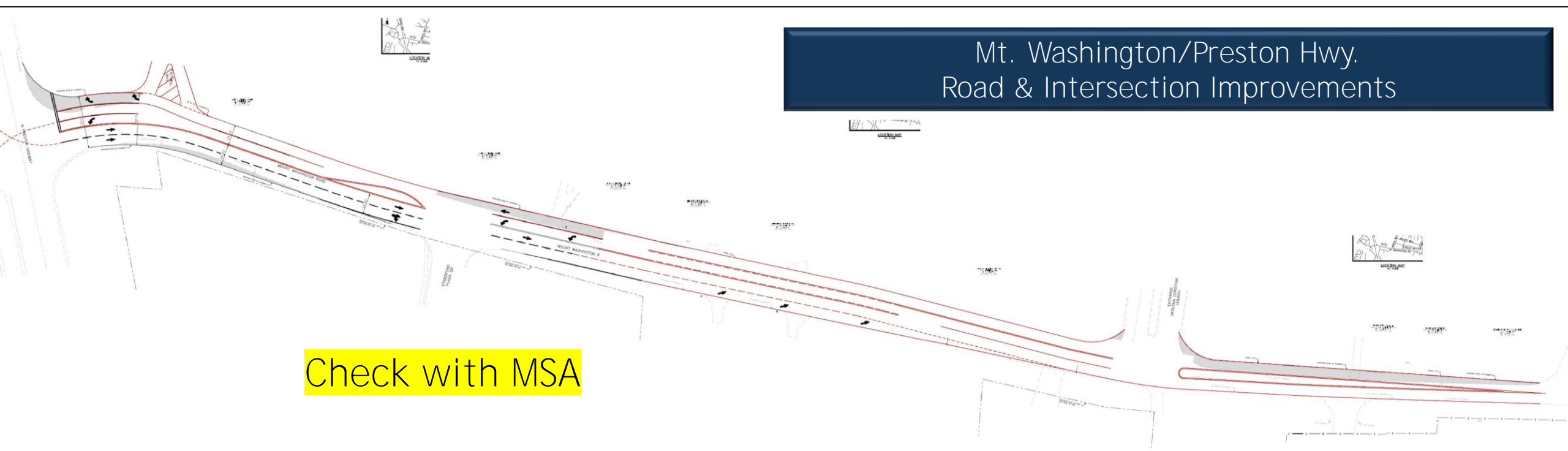
View of Mt. Washington Road looking west at Preston Hwy Intersection. Site is behind us in this picture.

Mt. Washington intersection not improved. Only one lane entering, and no dedicated left turn lane.



Mt. Washington/Preston Hwy. Road & Intersection Improvements

Check with MSA



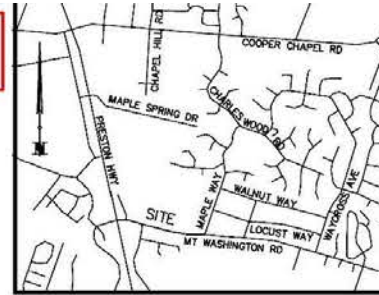
“Conceptual Site Plan”

Mt. Washington/Preston Hwy. Road & Intersection Improvements

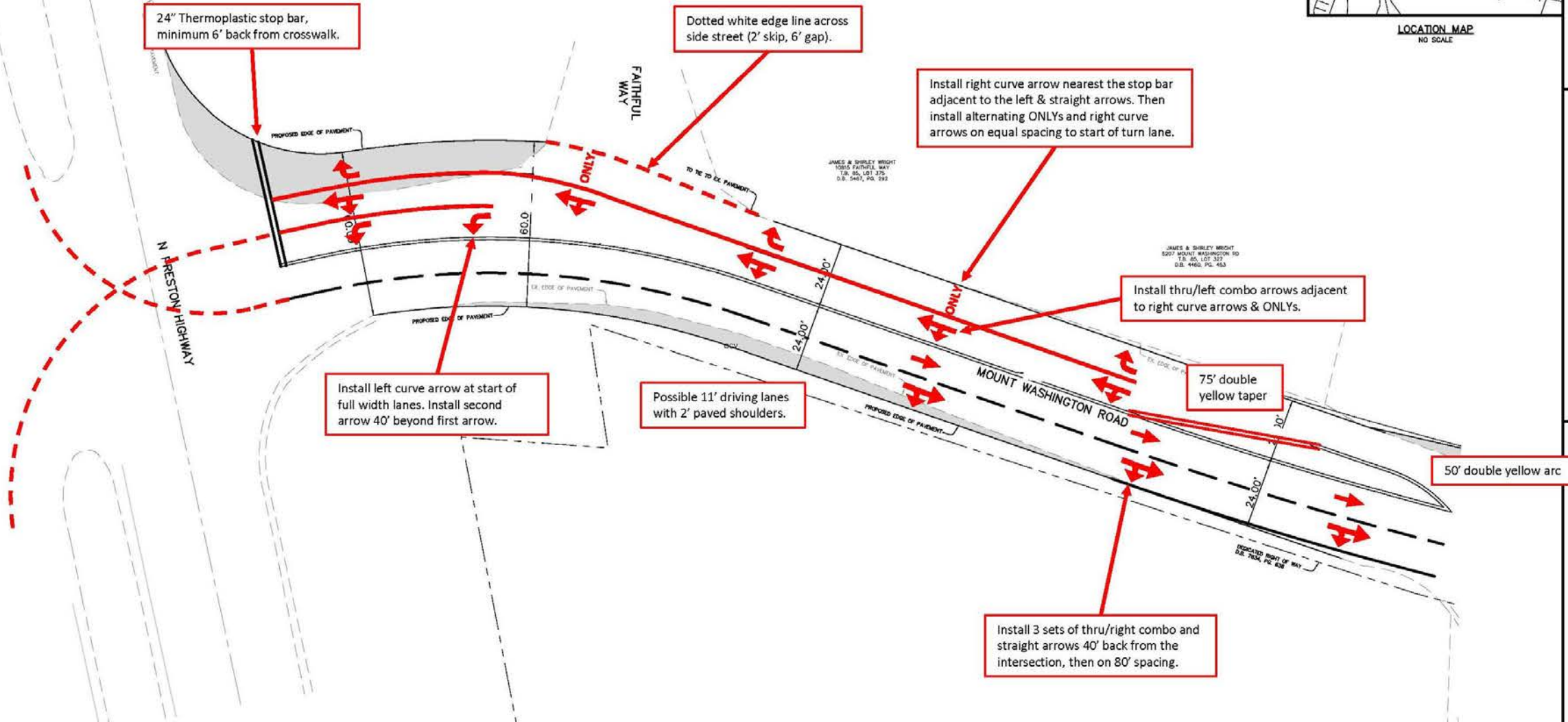
- Extend/re-install 6" white thermoplastic crosswalks.
- Install 6-inch white thermoplastic dual left turn intersection tracking (2' skip, 6' gap). Break for crosswalks.

- All long line striping shall be 6-inch permanent paint.
- All intersection markings (stop bar, arrows, etc. shall be thermoplastic)

At locations with earth shoulders, adjust lane widths to provide for an approximate 2' paved shoulder where possible.



LOCATION MAP
NO SCALE

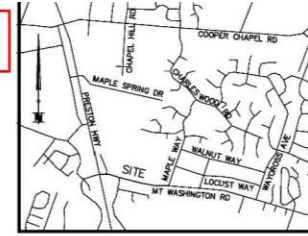


"Conceptual Site Plan"

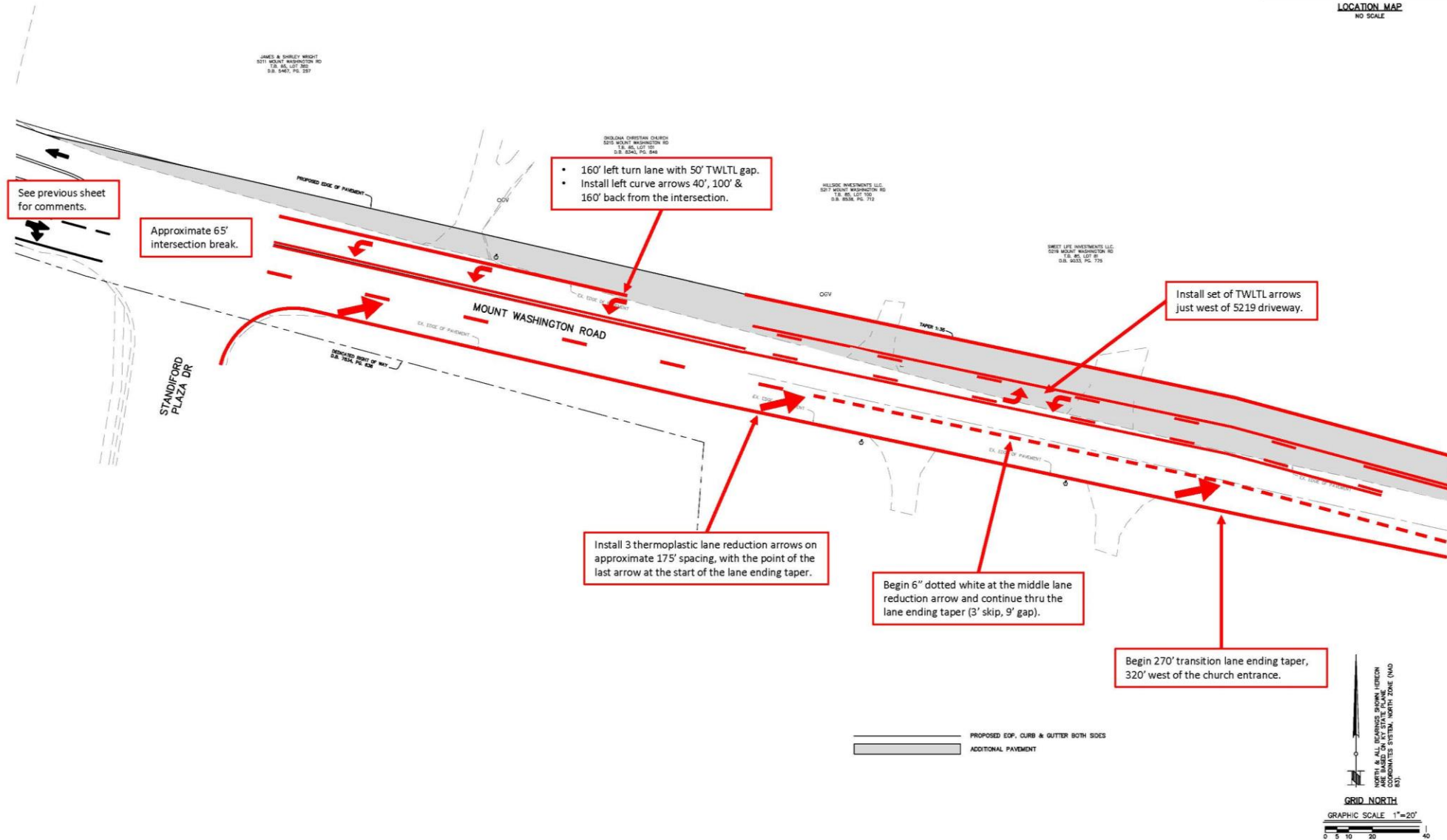
Mt. Washington/Preston Hwy. Road & Intersection Improvements

- All long line striping shall be 6-inch permanent paint.
- All intersection markings (stop bar, arrows, etc. shall be thermoplastic)

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LOCATION MAP
NO SCALE



final report

May 18, 2022

Traffic Impact Study

Apartments
Mt. Washington Road (KY 2053)
Louisville, KY

Prepared for

Louisville Metro Planning Commission
Kentucky Transportation Cabinet



MAY 27 2022

PLANNING & DESIGN
SERVICES

21-20NE-0136

CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2026 and 2036, there will be an impact to the existing highway network. The proposed improvements of left and right turn lanes at the entrance and improvements at the intersection of Preston Highway with Mt. Washington Road will mitigate the impacts. On Preston Highway a southbound left turn lane will be added to create dual left turn lanes. On Mt Washington Road westbound a thru lane will be added.



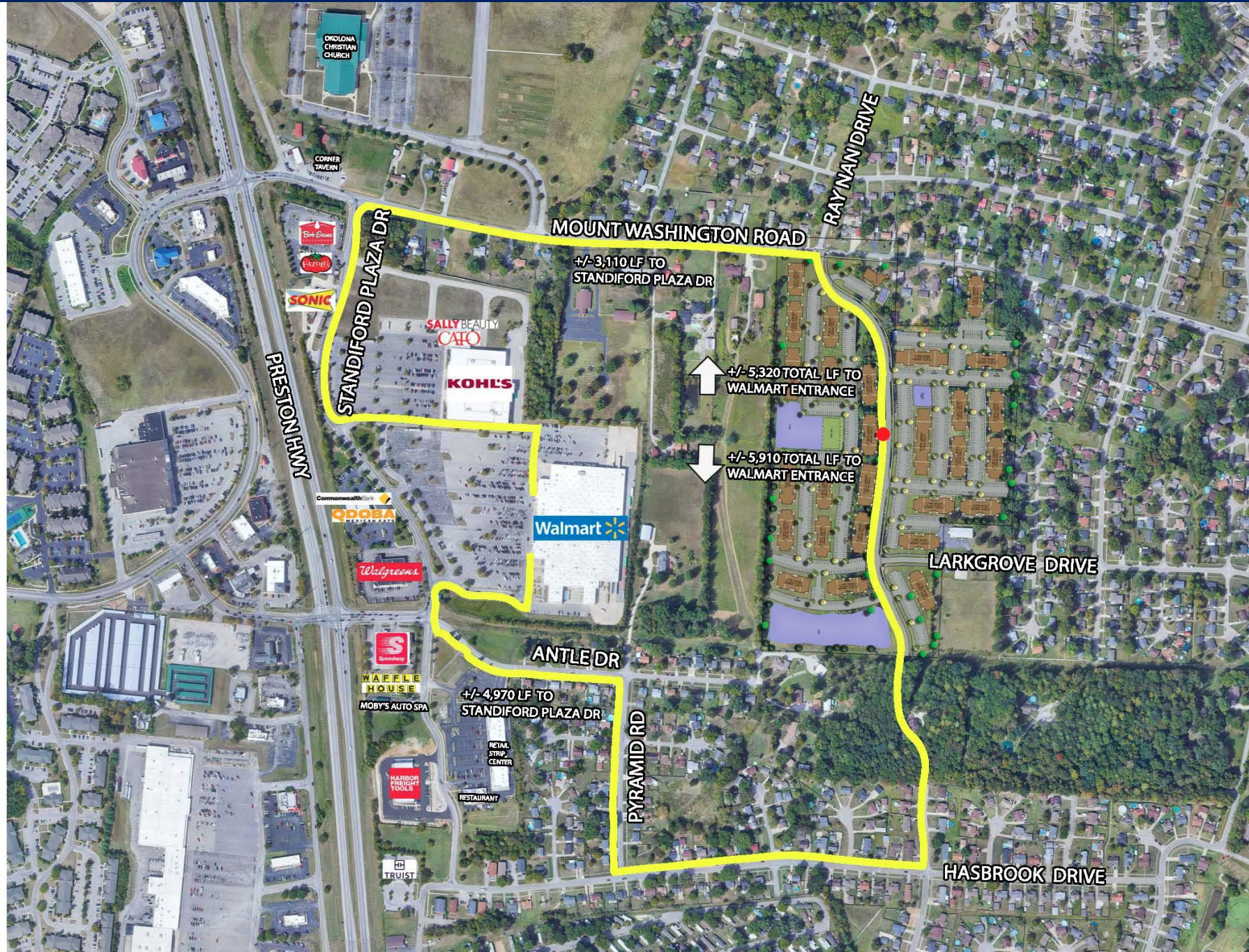
Mount Washington Rd

SITE

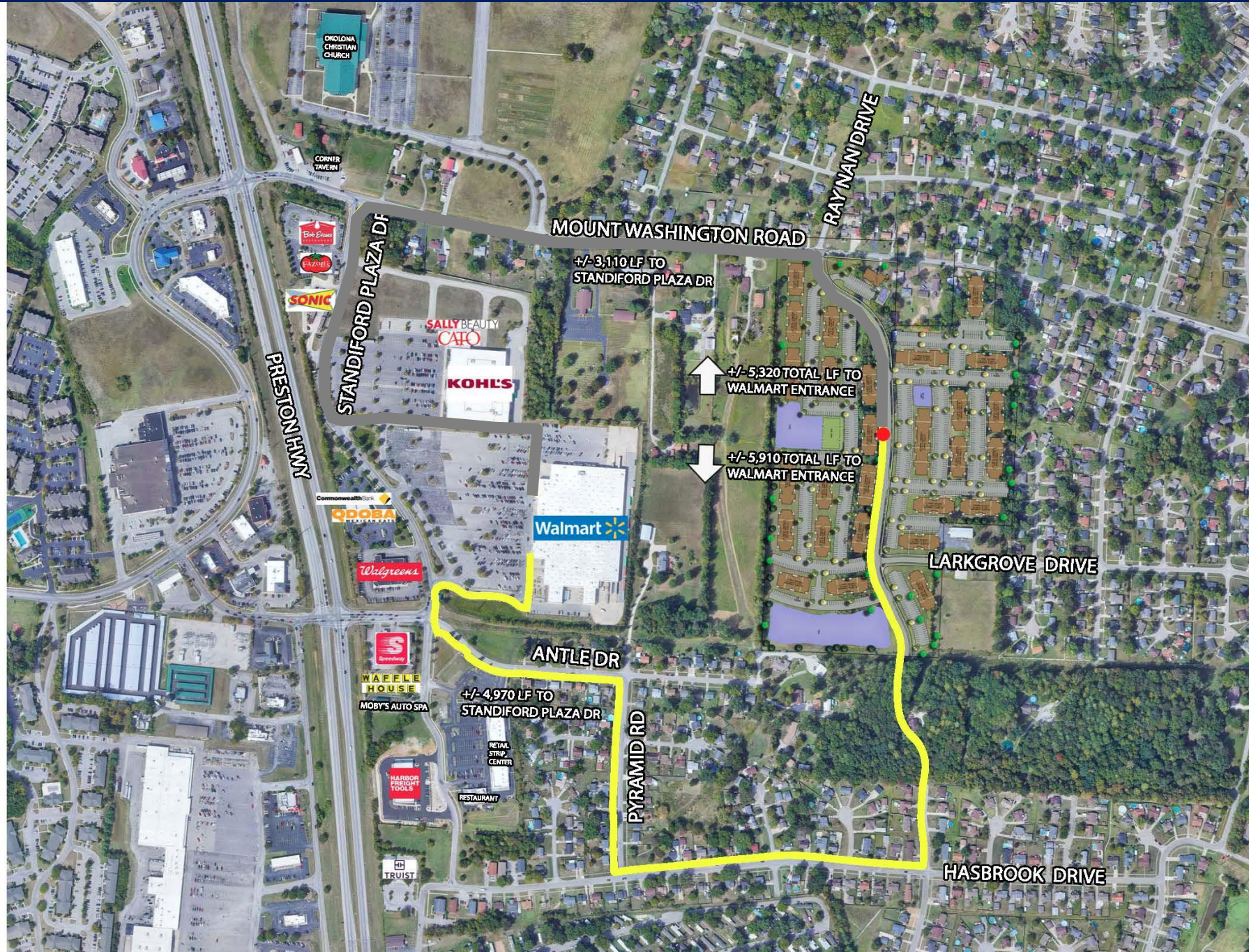
Potential Lark Grove Drive
connection

Ashbrooke Gardens Sec. 3
21-MSUB-0012

Side Walk Options

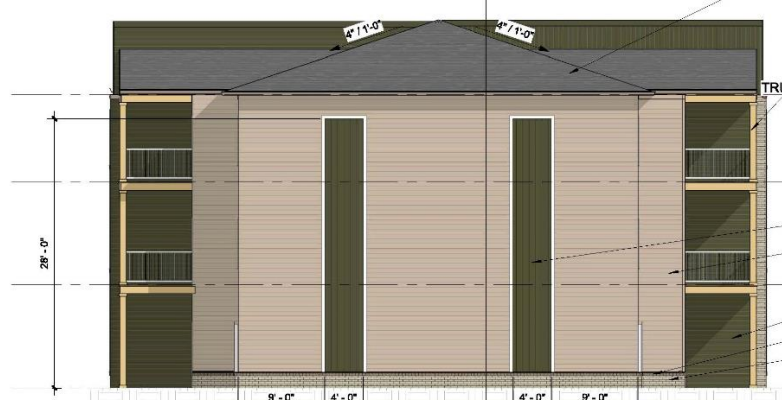


Side Walk Options



1-Bedroom - 24 Unit Bldg Elevations





2-Bedroom - 24 Unit Bldg Elevations





2-Bedroom - 30 Unit Bldg Elevations



MODULAR STONE, FIELD STONE



3-Bedroom - 24 Unit Bldg Elevations





1 Bed, 1 Bath
(DELUXE OPTION AVAILABLE)

931-1031 SqFt



2 Bed, 2 Bath
(DELUXE OPTION AVAILABLE)

1135-1216 SqFt



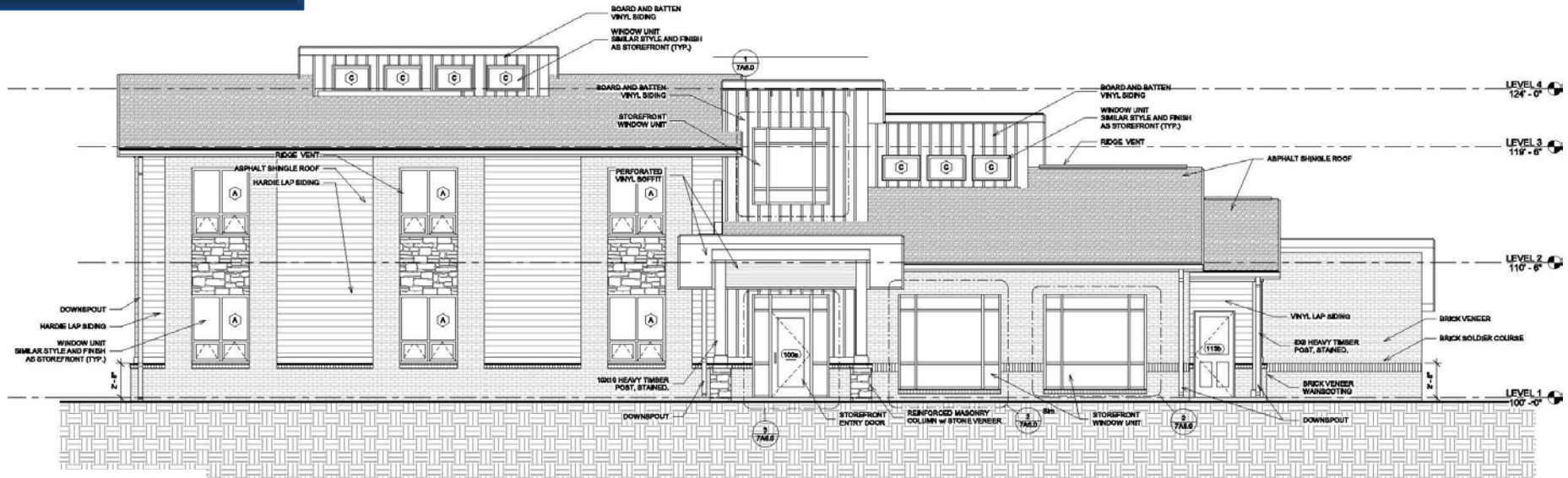
3 Bed, 2 Bath
(DELUXE OPTION AVAILABLE)

1,458-1,559 SqFt

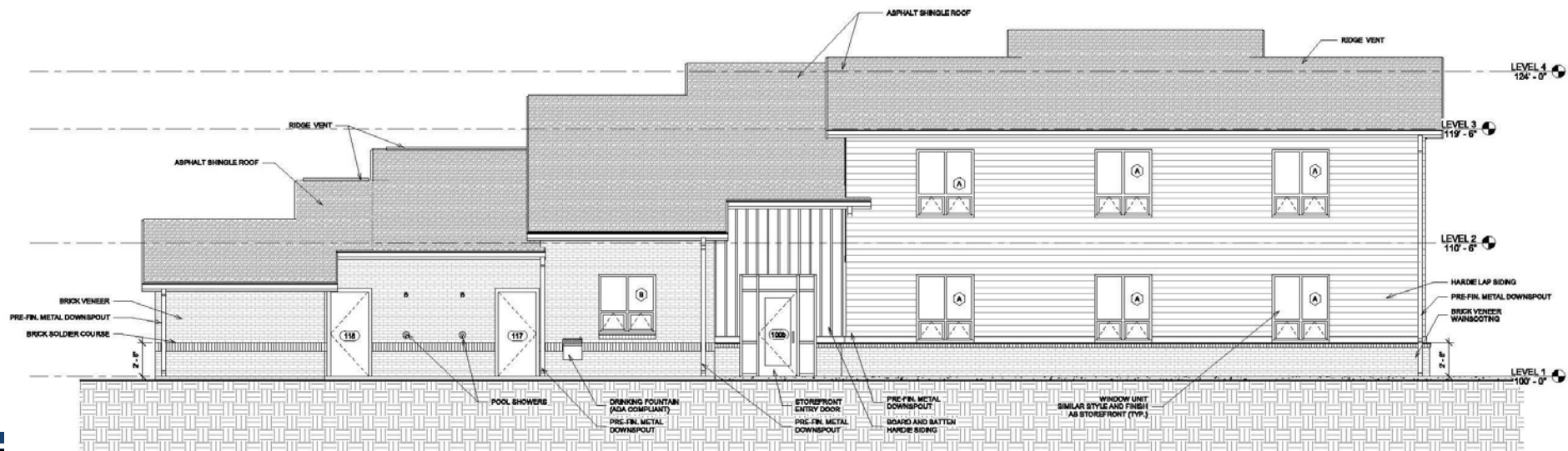
Living Room



Clubhouse

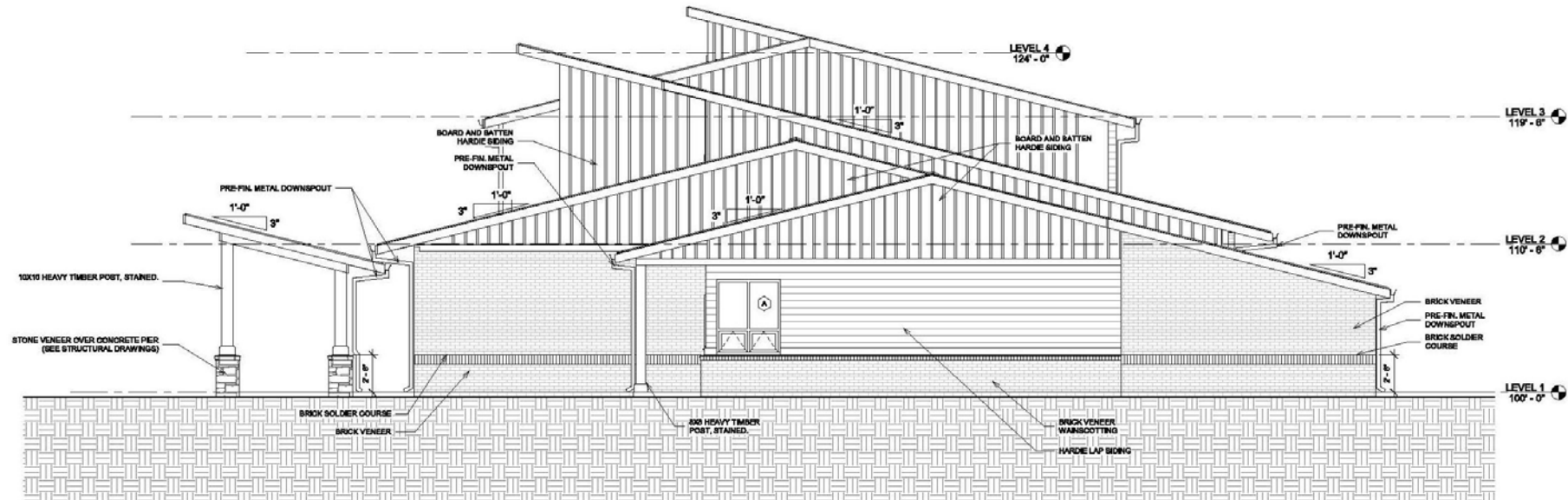


West Elevation

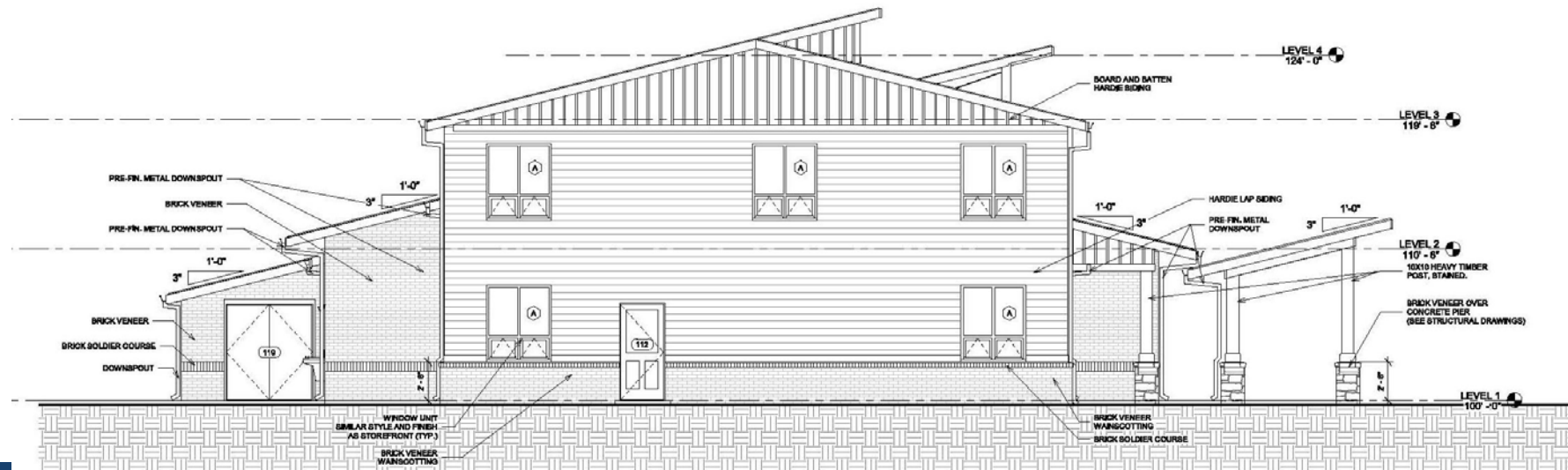


East Elevation

Clubhouse



South Elevation



North Elevation

Mail Center



Dog Park



Playground



Clubhouse



Clubhouse Interior



Gym



Pond Amenity



Pond Amenity



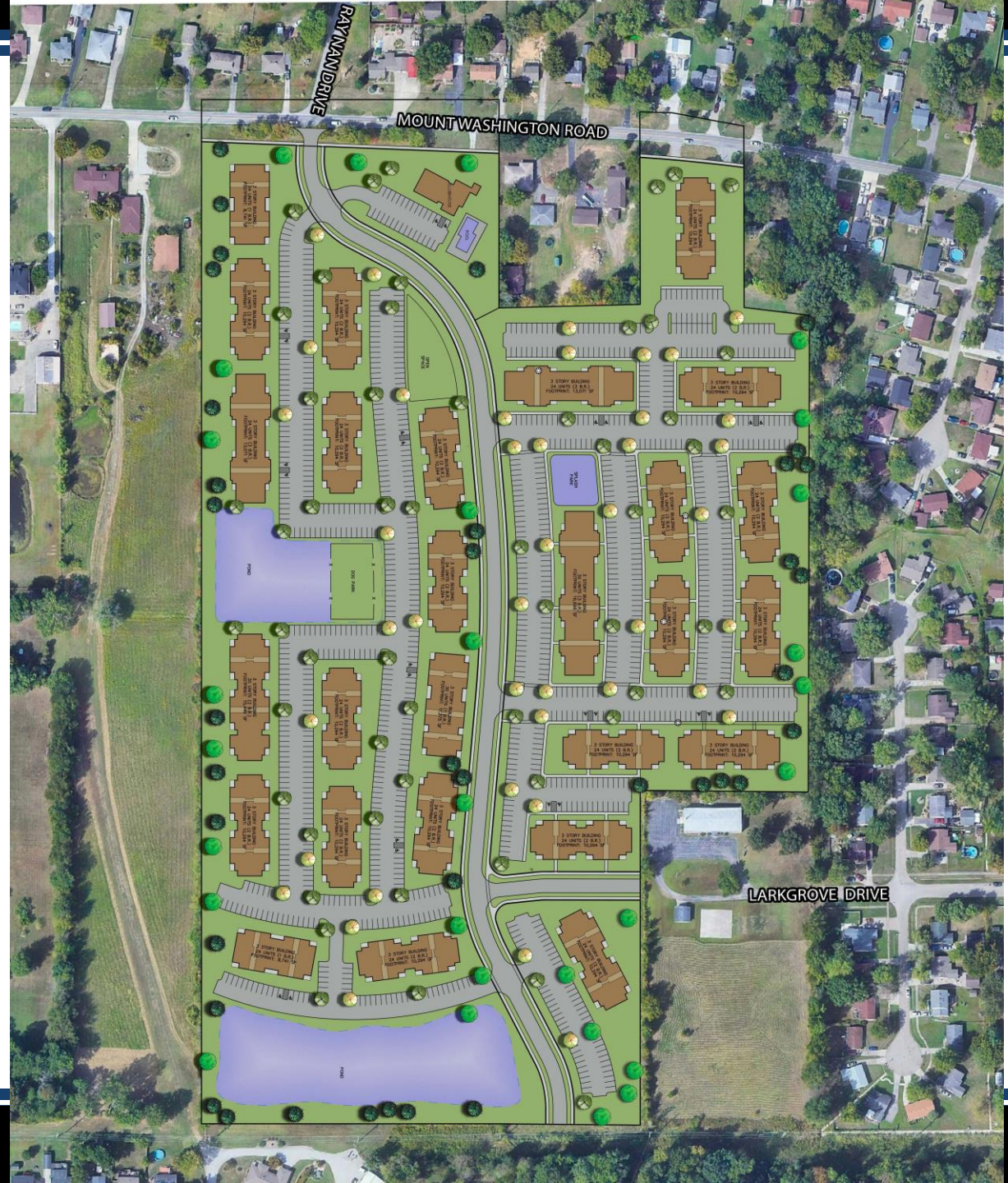
Pool Area



Pool Area



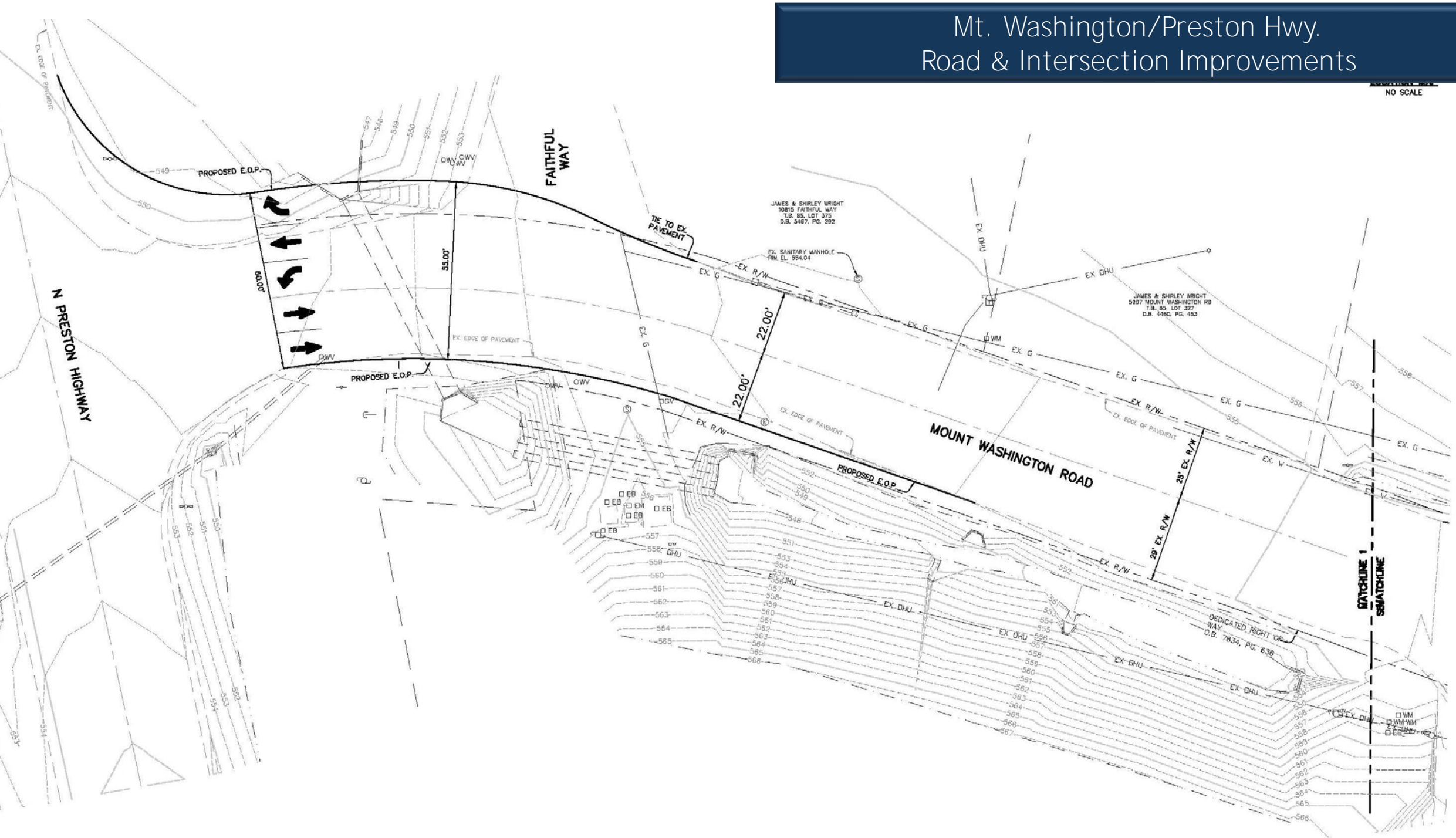
Questions?



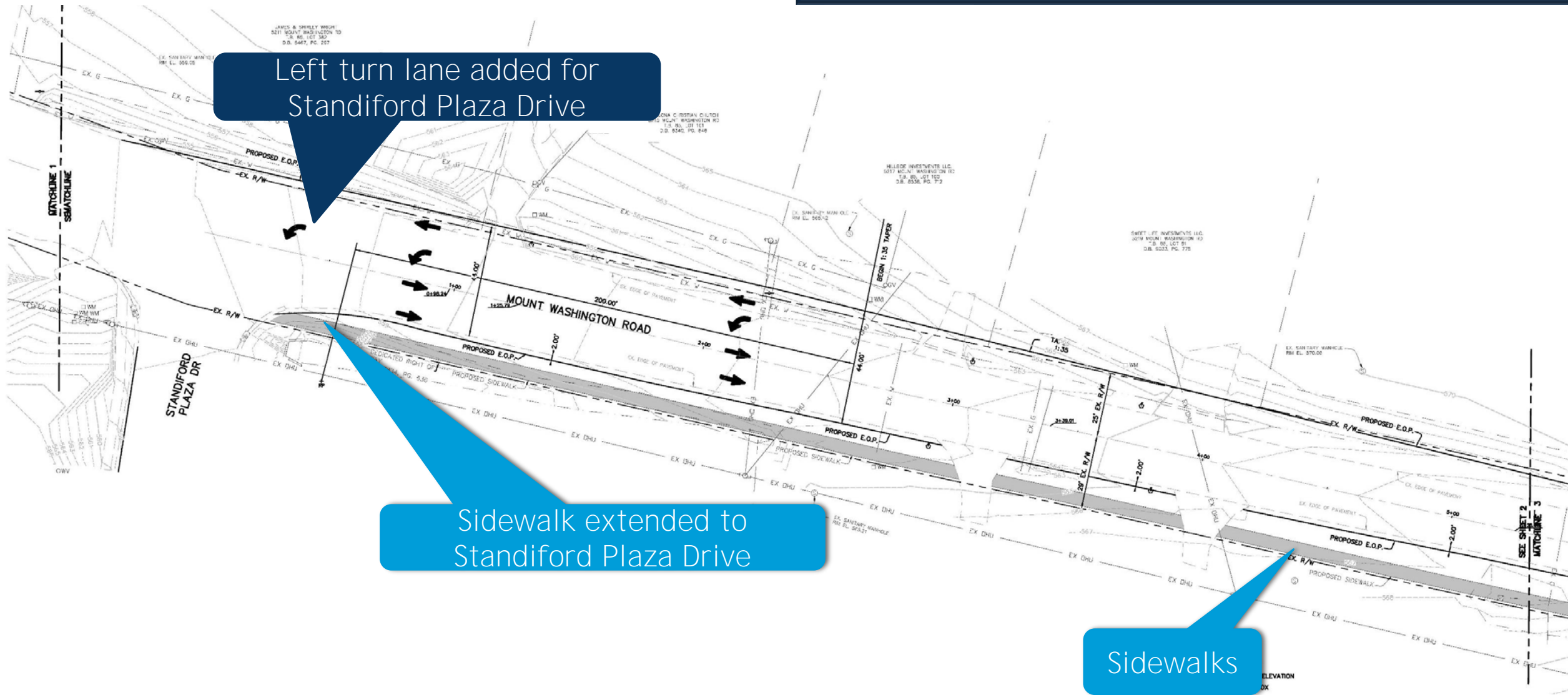
Rebuttal Slides

Mt. Washington/Preston Hwy. Road & Intersection Improvements

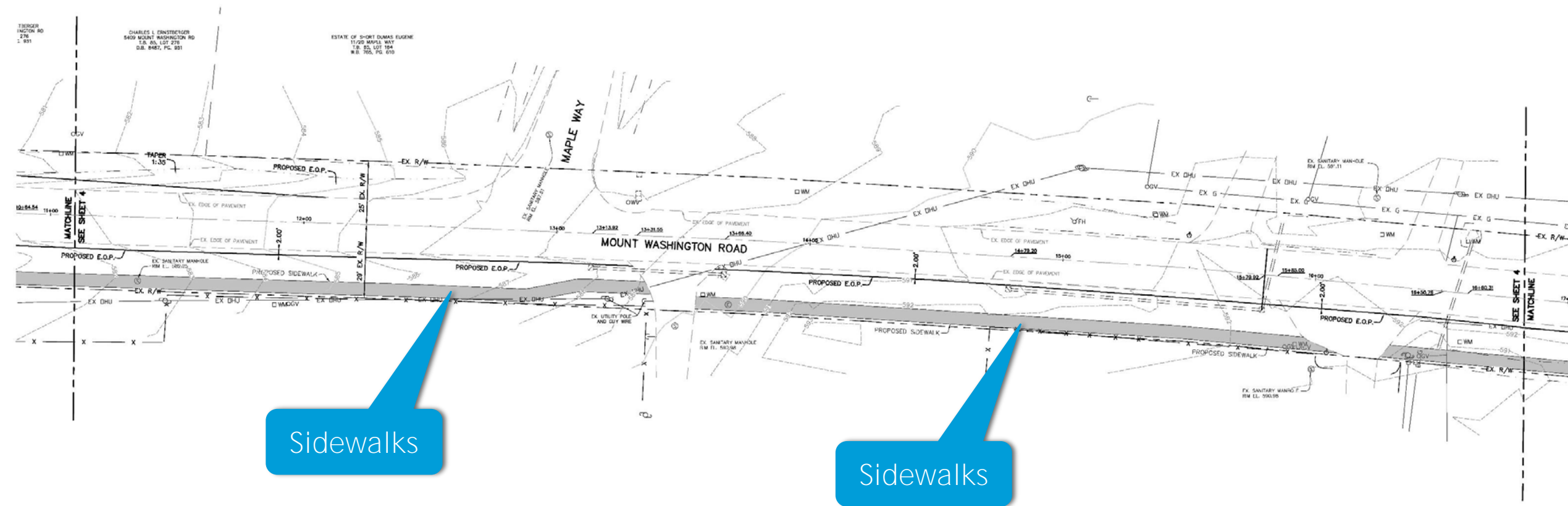
NO SCALE



Mt. Washington/Preston Hwy. Road & Intersection Improvements



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