

Louisville Metro Planning Commission Public Hearing – March 3, 2022, continued from February 3, 2022

---

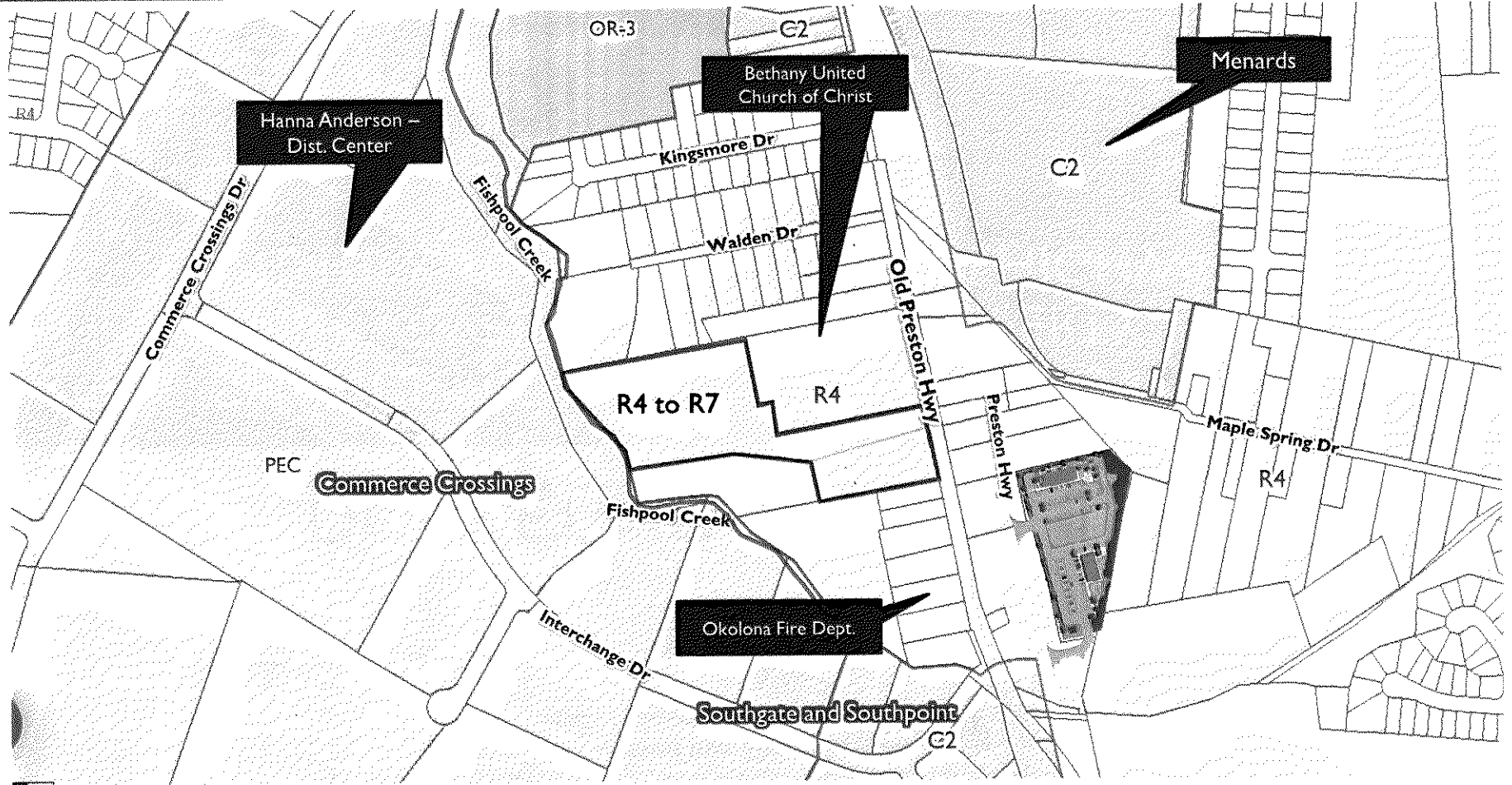
Louisville Metro Land Development & Transportation Committee – January 13, 2022,  
Continued from December 9, 2021  
Virtual Neighborhood Meeting – July 15, 2021

## DOCKET NO. 21-ZONE-0104

ZONE CHANGE FROM R-4 TO R-7 TO ALLOW A 174-UNIT  
MULTI-FAMILY DEVELOPMENT ON PROPERTY LOCATED AT  
10410 & 10414 OLD PRESTON HIGHWAY



Attorneys: Bardenwerper Talbott & Roberts, PLLC  
Land Planners, Landscape Architects, & Engineers: Mindel Scott & Associates, Inc.









Bethany United Church of Christ

SITE  
1  
Okolona Fire Dept.

Commerce Crossings Dr

Interchange Dr

Kingsmore Dr

Walden Dr

Old Preston Hwy  
Preston Hwy

Maple Spring Dr

Commerce Crossings

Southgate and Southpoint

DAVID WAY

MAPLE SPRING DR

OUTDOOR STORAGE

TRACT 4

TRACT 5

TRACT 1

TRACT 2

MAPLE SPRING DR

CHICKEN



# Maple Spring Drive Intersection



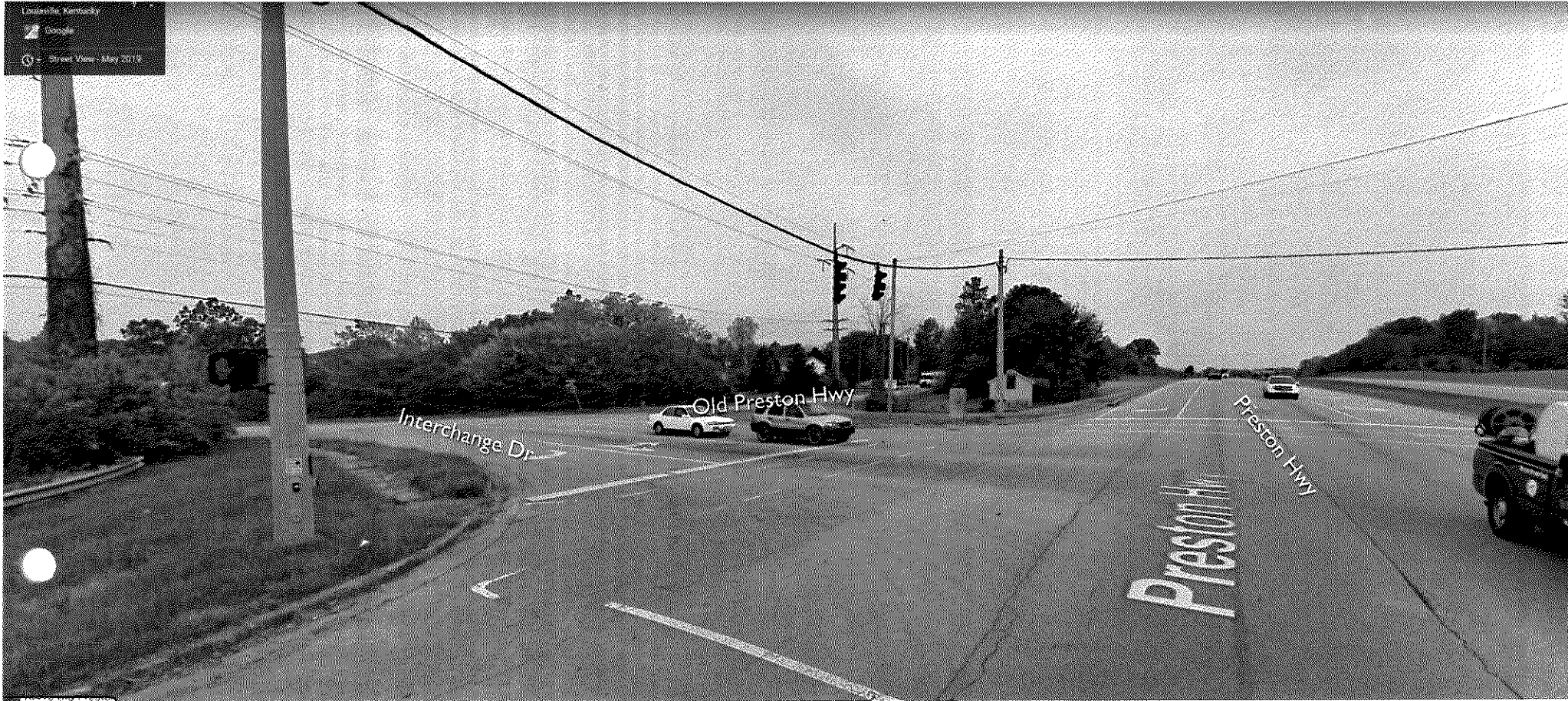
Looking south down Preston Hwy at Maple Spring Drive access to Old Preston Hwy.



Looking south from Maple Spring Drive down Old Preston Hwy.

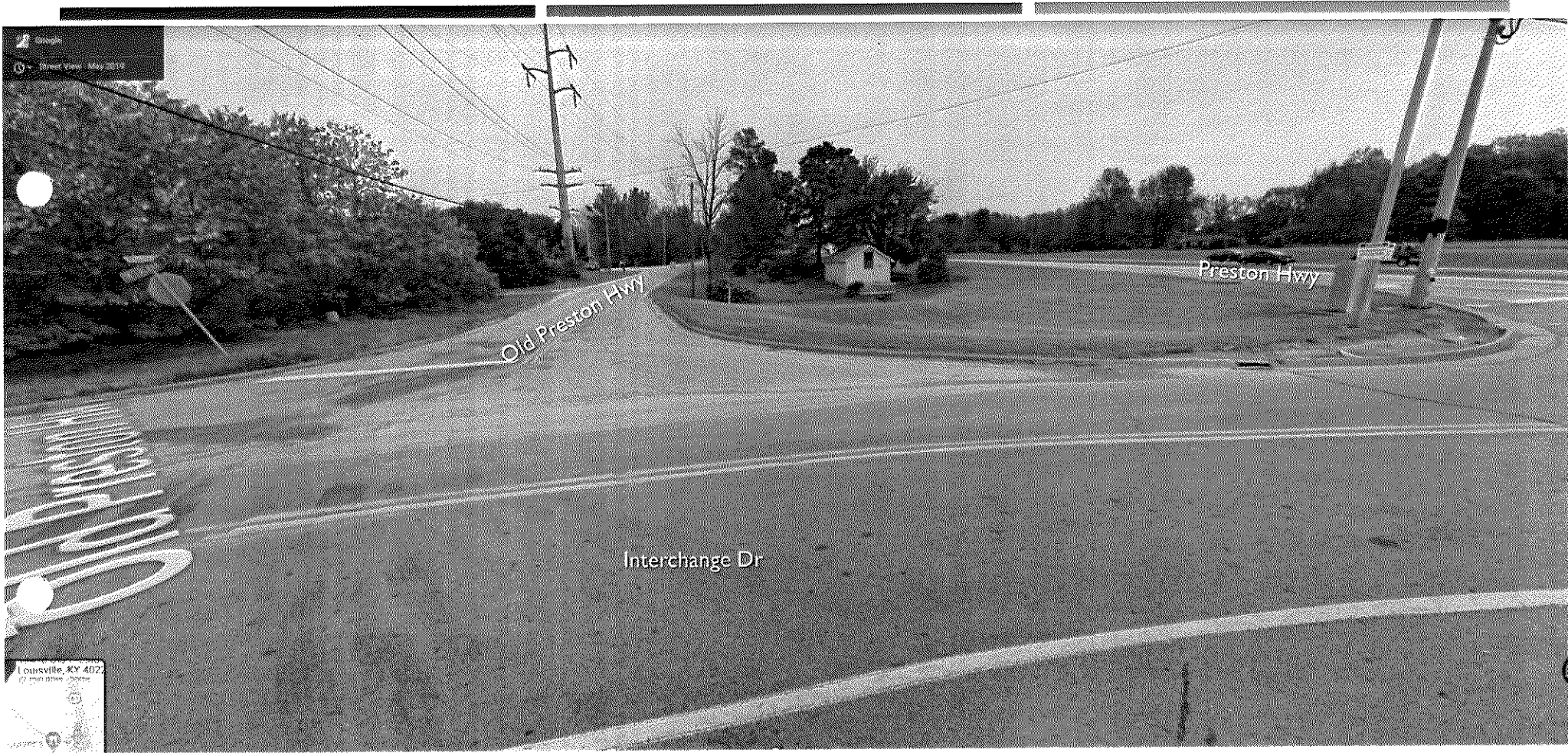


## Interchange Drive Intersection

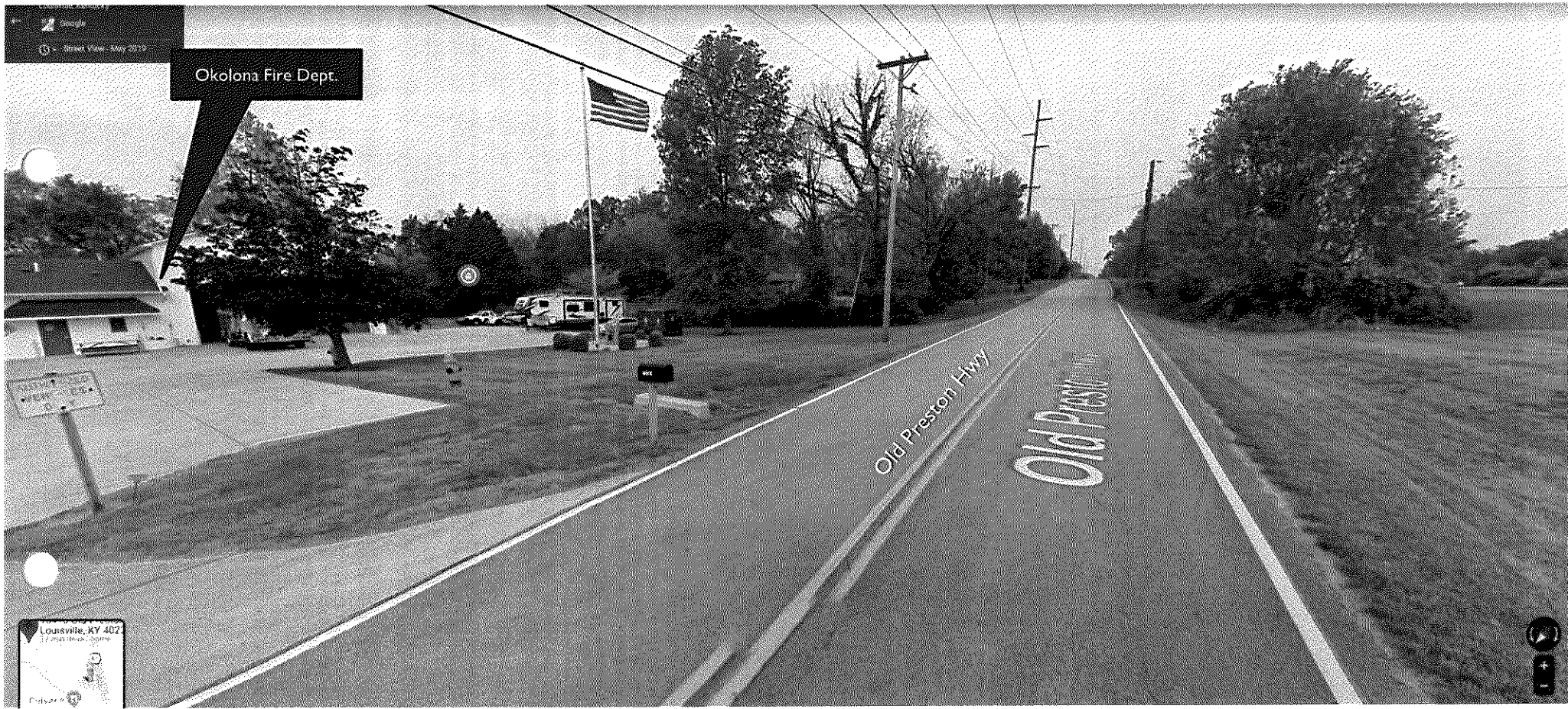


Looking north at entrance to Old Preston Hwy. from Preston Hwy and Interchange Drive.





Looking north down Old Preston Hwy Interchange Drive.

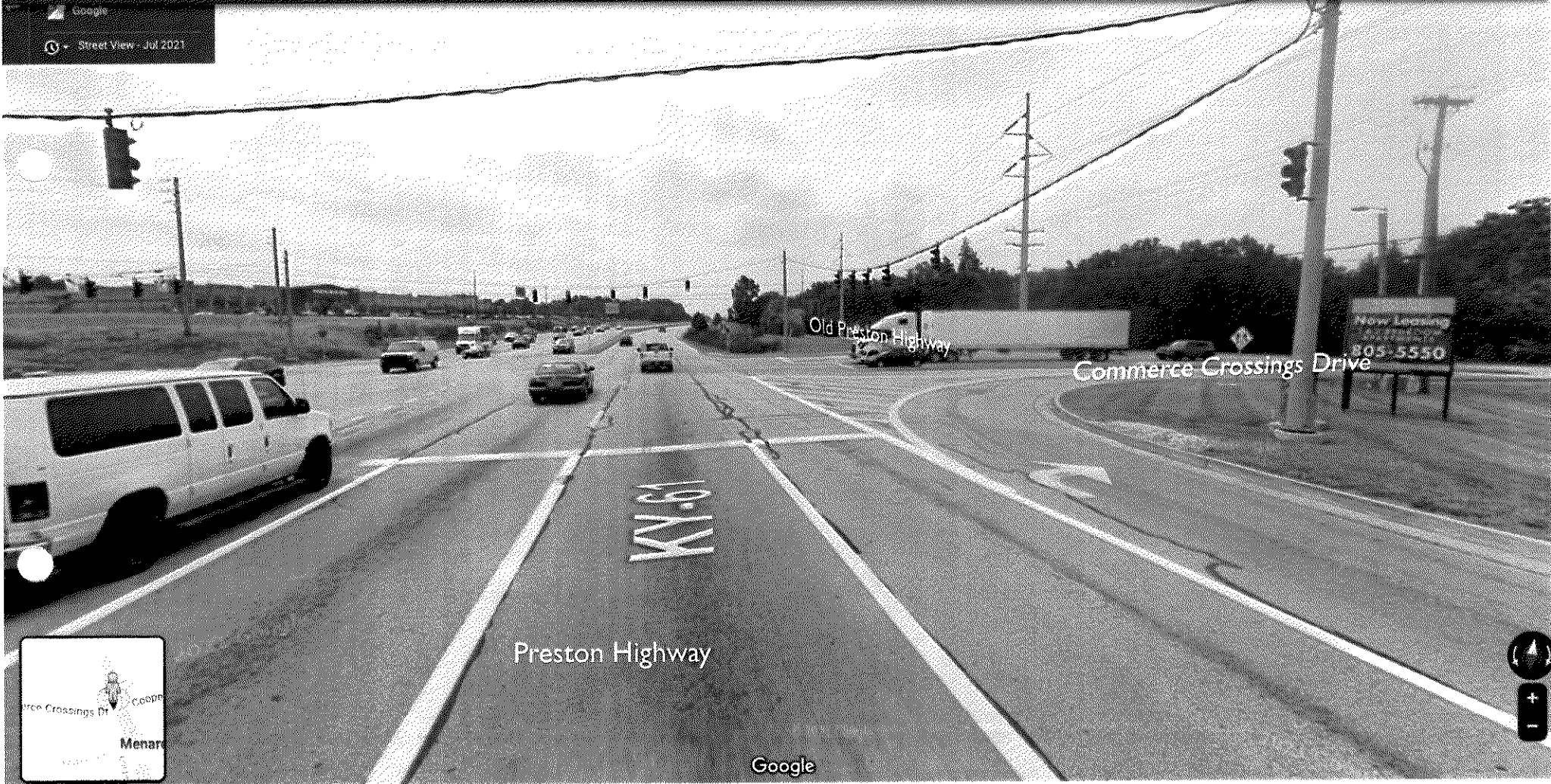


Looking north down Old Preston Hwy heading towards site. Okolona Fire Department to the left.



# Commerce Crossing Intersection Looking South

Google  
Street View - Jul 2021



Preston Highway

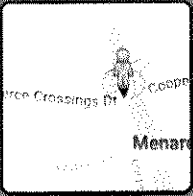
KY-61

Old Preston Highway

Commerce Crossings Drive

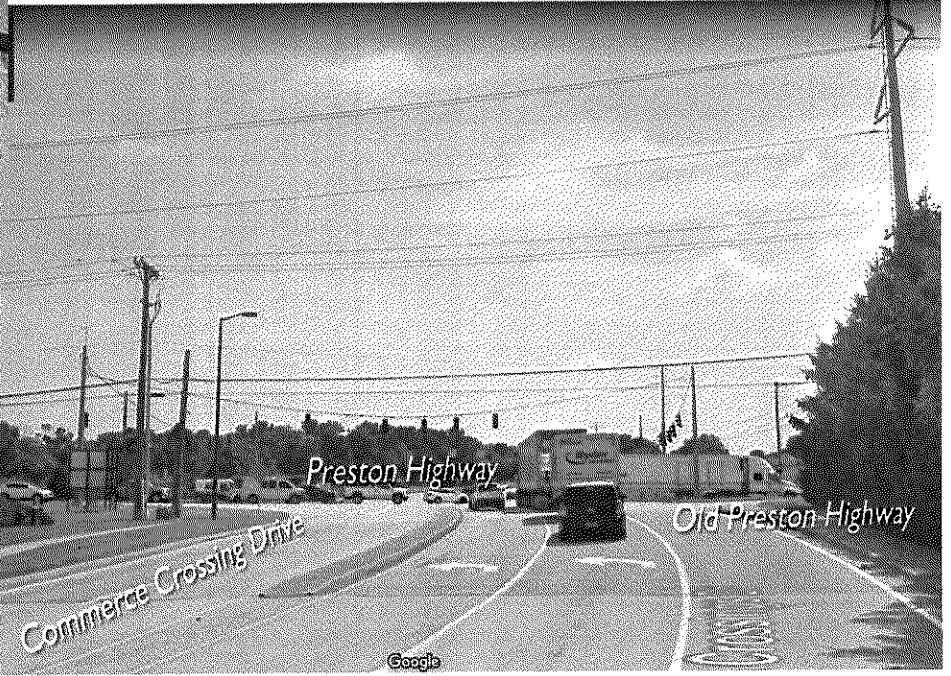
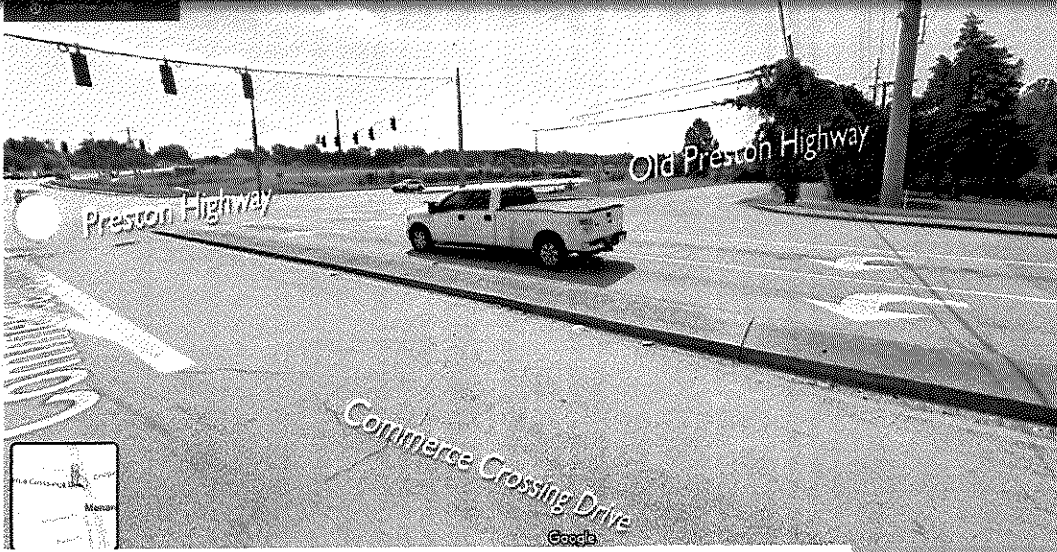
New Learning  
805-5550

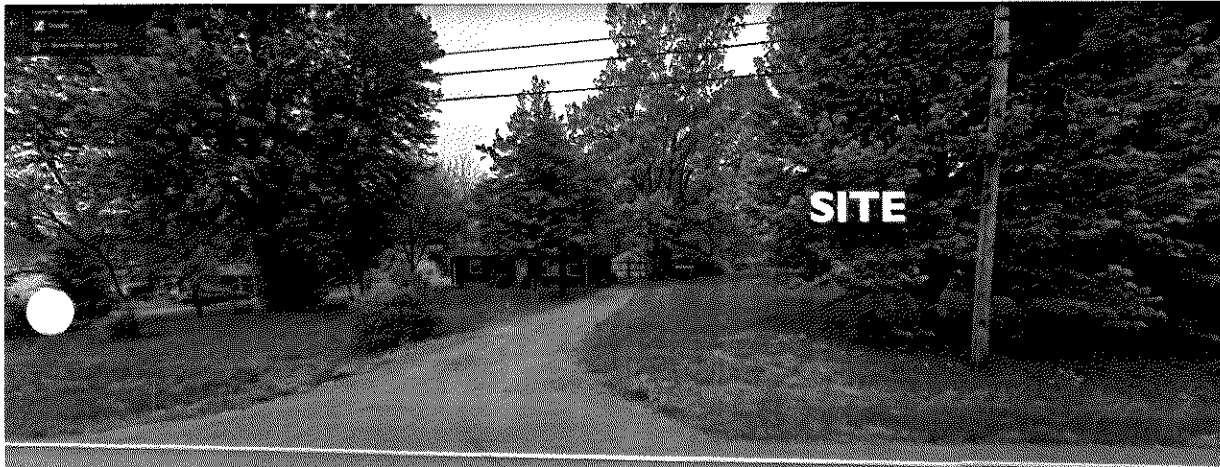
Google





# Commerce Crossing Intersection





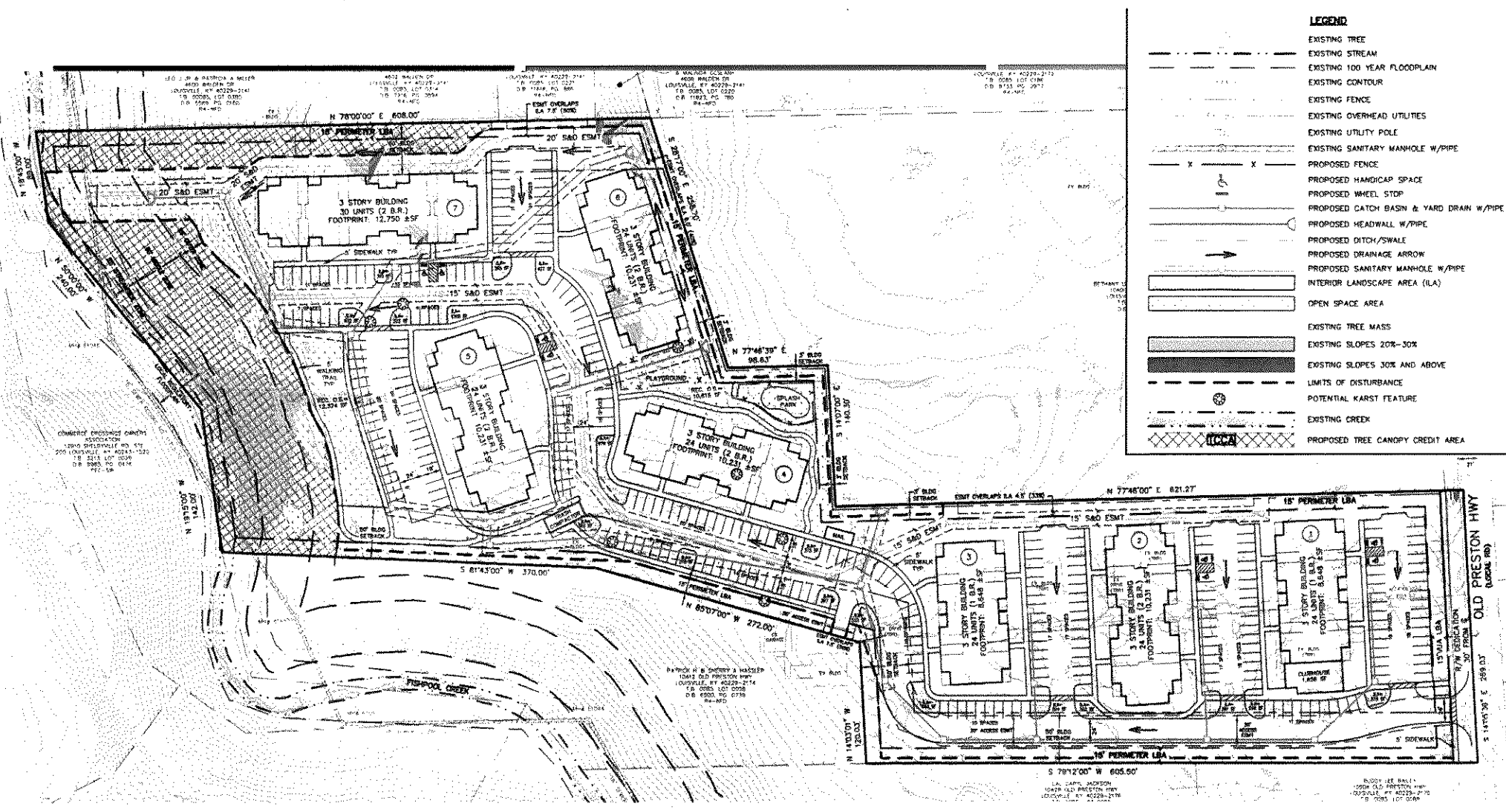
Adjacent properties south and north of site



View of existing houses on site to be removed.







**LEGEND**

- EXISTING TREE
- EXISTING STREAM
- EXISTING 100 YEAR FLOODPLAIN
- EXISTING CONTOUR
- EXISTING FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING UTILITY POLE
- EXISTING SANITARY MANHOLE W/PIPE
- PROPOSED FENCE
- PROPOSED HANDICAP SPACE
- PROPOSED WHEEL STOP
- PROPOSED CATCH BASIN & YARD DRAIN W/PIPE
- PROPOSED HEADWALL W/PIPE
- PROPOSED DITCH/SWALE
- PROPOSED DRAINAGE ARROW
- PROPOSED SANITARY MANHOLE W/PIPE
- INTERIOR LANDSCAPE AREA (ILA)
- OPEN SPACE AREA
- EXISTING TREE MASS
- EXISTING SLOPES 20%-30%
- EXISTING SLOPES 30% AND ABOVE
- LIMITS OF DISTURBANCE
- POTENTIAL KARST FEATURE
- EXISTING CREEK
- PROPOSED TREE CANOPY CREDIT AREA

LEG. J. B. & PATRICIA A. MILLER  
4820 WALTON DR.  
LOUISVILLE, KY 40228-2141  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

4822 WALTON DR.  
LOUISVILLE, KY 40228-2141  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

4822 WALTON DR.  
LOUISVILLE, KY 40228-2141  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

4822 WALTON DR.  
LOUISVILLE, KY 40228-2141  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

4822 WALTON DR.  
LOUISVILLE, KY 40228-2141  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

CONTRACT PROVISIONS GOVERN  
BY THE STANDARD CONTRACT  
FOR RESIDENTIAL DEVELOPMENT  
PUBLISHED BY THE NATIONAL  
ASSOCIATION OF HOME BUILDERS  
OF THE UNITED STATES OF AMERICA  
REVISED 10/1/00

MARK H. & SHERY A. HANCOCK  
10412 OLD PRESTON HWY.  
LOUISVILLE, KY 40228-2114  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

LEG. J. B. & PATRICIA A. MILLER  
4820 WALTON DR.  
LOUISVILLE, KY 40228-2141  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

LEG. J. B. & PATRICIA A. MILLER  
4820 WALTON DR.  
LOUISVILLE, KY 40228-2141  
P. 502.551.0100  
F. 502.551.0100  
D. 502.551.0100

OLD PRESTON HWY  
R/W GEDDINGTON  
30' TYPICAL  
S 14°30'00" E 289.03'



# Karst and Geotechnical Engineering Study

## GEOTECHNICAL ENGINEERING STUDY

PROPOSED APARTMENTS  
10410 OLD PRESTON HIGHWAY  
LOUISVILLE, KENTUCKY

ASHER PROJECT NO. 21-077

### Prepared For:

Mr. Brent Hackworth  
brent@highgates.com

### Prepared By:

Asher Engineering, Inc.  
1021 South Floyd Street  
Louisville, Kentucky 40203

July 13, 2021



# January 15, 2022 Karst Update

## Asher Engineering, Inc.

Environmental & Engineering Consulting

January 15, 2022

Mr. Brent Hackworth  
brent@highgates.com

Re: Proposed Old Preston Highway Apartments  
10410 and 10414 Old Preston Hwy

On January 15, 2022 Asher Engineering visited the referenced site to interview the residents and inspect the backyards of seven neighboring properties for possible karst activity and sinkholes. The properties visited were: 4600, 4602, 4604, and 4606 Walden Dr., and 10310, 10400, 10412 Old Preston Highway. We spoke with residents at 4600, 4604, and 4606 Walden Drive. No one was available for interview at the other properties at the time of our site visit.

Inspection of the depressed areas at the neighboring properties confirmed these areas are indeed sinkholes. We noted that the sinkholes at the backyards at 4602, 4604, and 4606 Walden Drive, and the sinkholes at 10310 and 10400 Old Preston Highway extend into the subject site. We also noted a sinkhole on the subject site just south of 4602 Walden Drive.

Sinkholes are formed by the dissolution of the underlying limestone bedrock. Depressions in the ground surface can develop when bedrock surfaces dissolve over years of water migrating thru the area. The dissolved rock may leave a void space, or the void may be replaced by soft redeposited soil. Over time, the weight of the soil subsides over the void or soft soil, leaving a visible depression in the ground surface. A review of geographic maps revealed that the site is underlain by the Louisville Limestone formation. This formation is susceptible to karst activity and sinkhole formation.

The subject property is suitable for development with the apartment buildings and pavement areas, provided the site is inspected by a geotechnical engineer during the sitework, bldg, and road construction. This inspection would include a visual observation of the soil subgrade after the site has been stripped of grass and topsoil. A proofroll with a loaded dump truck would be conducted to identify any soft areas in the soil subgrade. Test pits with a backhoe or excavator may also be conducted to inspect any soft subgrade areas identified by the visual inspection and proofroll. If depressed areas and/or sinkholes are identified at the time of the construction inspection, recommendations for stabilizing the sinkholes would be provided on site. While there is some variation in the methods to stabilize sinkholes, the repair would generally be as follows: The sinkhole area would be cleaned of all soft soil down to bedrock. The excavation would be draped with a nonwoven geotextile fabric in the bottom and sides, and the area backfilled with crushed limestone. The geotextile fabric would then be placed over the crushed limestone, and the area backfilled with compacted soil up to finish grade. Any sinkholes that extend over property lines must be repaired on both properties to insure complete stabilization of the sinkhole area.

The Highgates Group has retained Asher Engineering to provide Construction Testing and Inspection during the sitework and building construction for the project. In addition to our normal inspections, we will include monitoring of the adjacent properties to confirm that the construction activities are not impacting the neighboring sites.

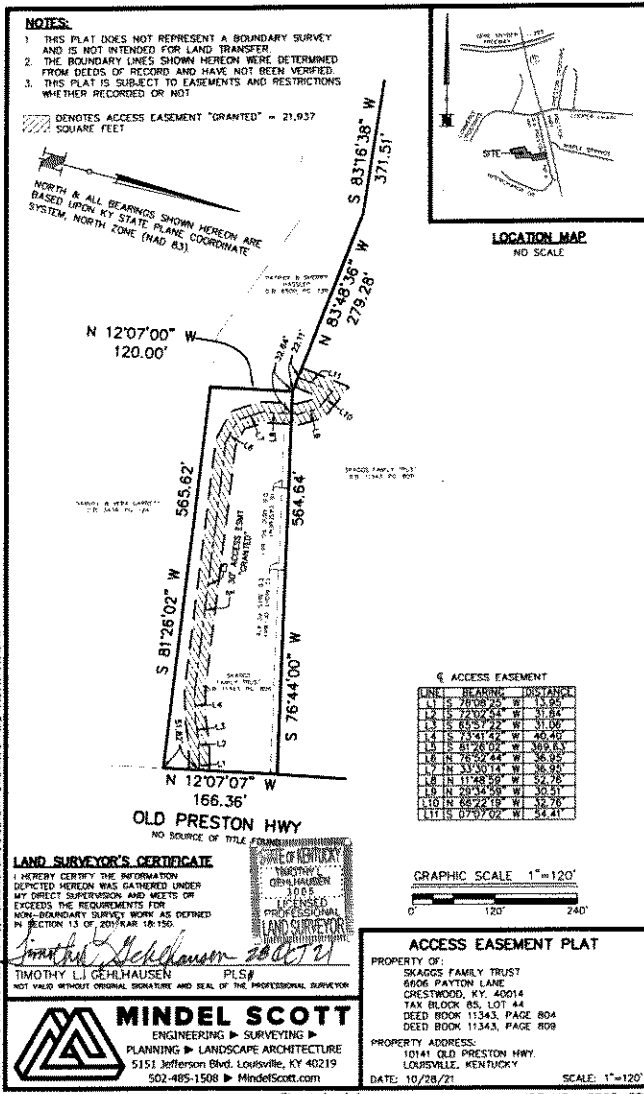
Sincerely,



Richard A. Linker, P.E.



# Access provided to the Hassler property



Okolona Fire Dept approving  
the access provided to the  
Hassler property



**OKOLONA FIRE PROTECTION DISTRICT**

*Mark S. Little, Fire Chief*  
8501 Preston Highway  
Louisville, Kentucky 40219  
Phone (502) 964-5111 Fax (502) 966-8388  
[www.okolonafire.org](http://www.okolonafire.org)

To: Allison Hicks -Mindel Scott

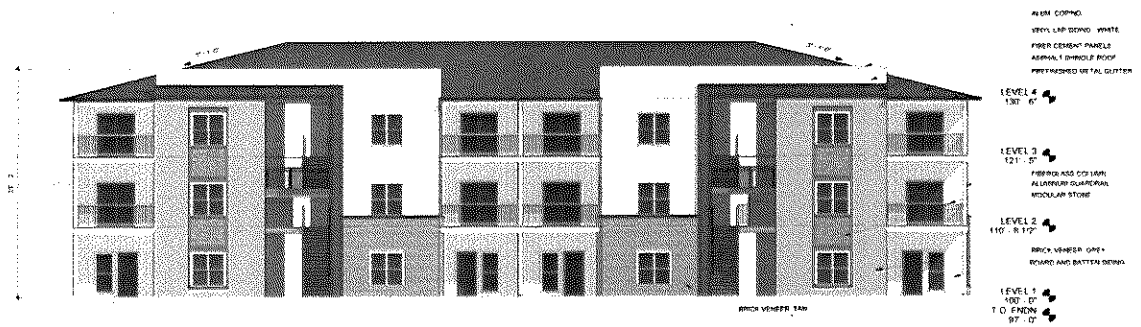
From: Major Frankie Nalley

Date: 1/21/2022

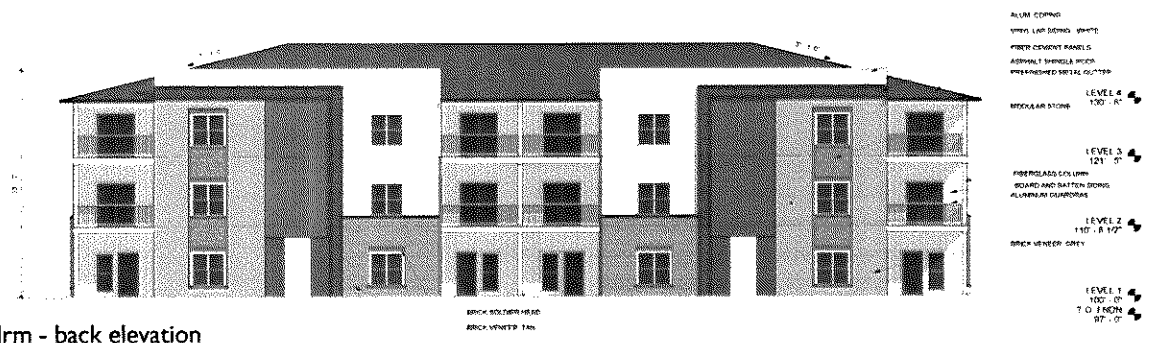
RE: 10410 and 10414 Old Preston Hwy

After meeting at the site today and seeing the proposed site plan for the apartments going in at 10410 and 10414 Old Preston Hwy. The Okolona Fire Department is good with the plans showing the access for 10412 Old Preston Hwy property connecting into the apartment complex. No separate access is needed for the address of 10412 Preston Hwy.

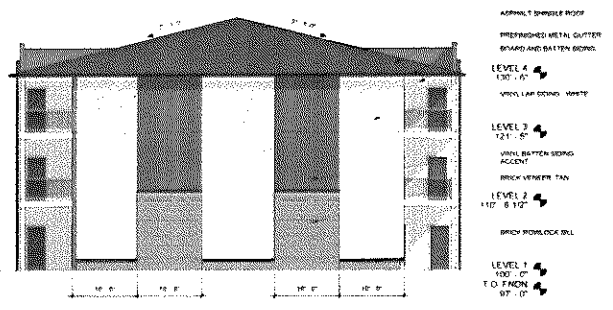
Fire Marshal  
Major Frankie Nalley



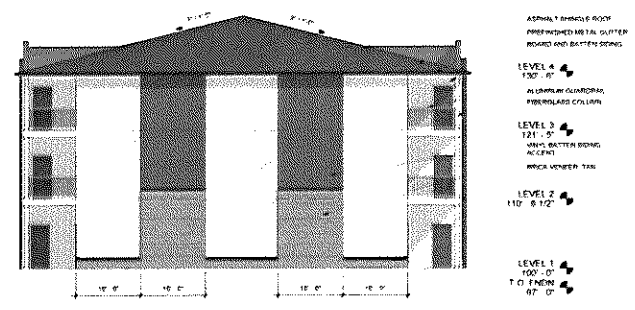
1 bdrm - front elevation



1 bdrm - back elevation



1 bdrm - side elevation



1 bdrm - side elevation





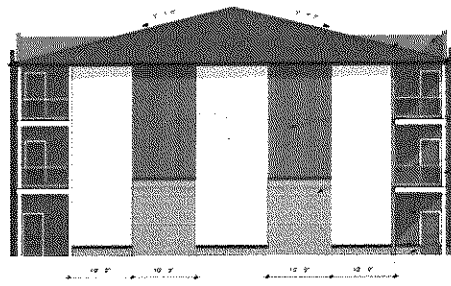
Type B - south elevation

- VINYL LAP SIDING WHITE
- FIBER CEMENT PANELS
- BRICK SOLDIER HEAD
- PREFINISHED METAL GUTTER
- BOARD AND BATTEN SIDING
- LEVEL 4  
130' - 0"
- FIBERGLASS COLUMN
- ALUMINUM QUARRAL
- LEVEL 3  
121' - 5"
- LEVEL 2  
110' - 0 1/2"
- MODULAR STONE
- LEVEL 1  
107' - 0"
- T.O. FINISH  
97' - 0"



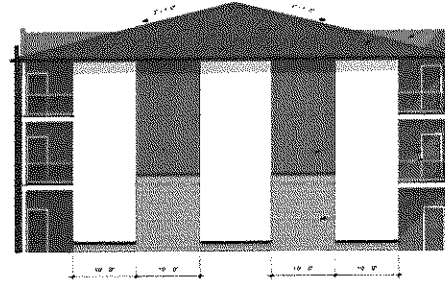
Type B - north elevation

- VINYL LAP SIDING WHITE
- FIBER CEMENT PANELS
- BRICK SOLDIER HEAD
- PREFINISHED METAL GUTTER
- LEVEL 4  
130' - 0"
- BOARD AND BATTEN SIDING
- ALUMINUM QUARRAL
- FIBERGLASS COLUMN
- LEVEL 3  
121' - 5"
- BRICK VENEER GRAY
- MODULAR STONE
- LEVEL 2  
110' - 0 1/2"
- LEVEL 1  
107' - 0"
- T.O. FINISH  
97' - 0"



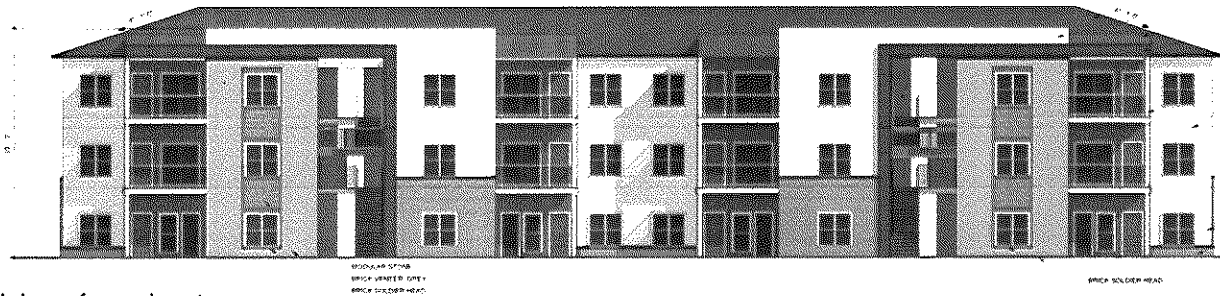
Type B - west elevation

- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING
- PREFINISHED METAL GUTTER
- LEVEL 4  
130' - 0"
- VINYL BATTEN SIDING ACCENT
- BRICK VENEER TAN
- LEVEL 3  
121' - 5"
- ALUMINUM QUARRAL
- FIBERGLASS COLUMN
- LEVEL 2  
110' - 0 1/2"
- VINYL BATTEN SIDING ACCENT
- BRICK SOLDIER HEAD
- BRICK VENEER TAN
- LEVEL 1  
107' - 0"
- T.O. FINISH  
97' - 0"



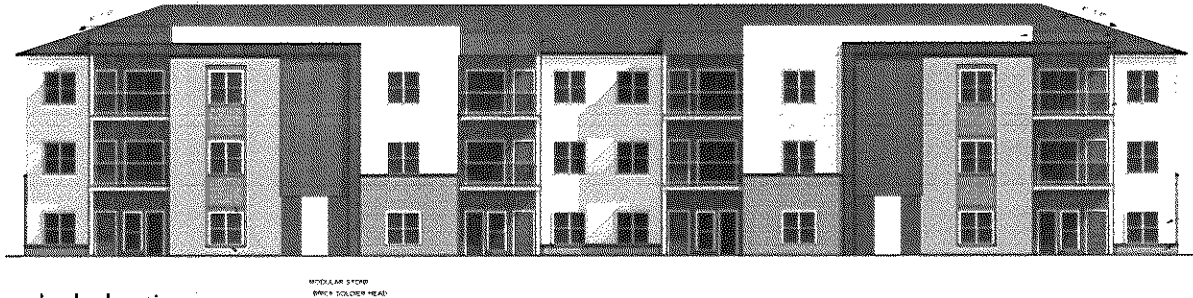
Type B - east elevation

- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING
- PREFINISHED METAL GUTTER
- LEVEL 4  
130' - 0"
- VINYL BATTEN SIDING ACCENT
- LEVEL 3  
121' - 5"
- VINYL BATTEN SIDING ACCENT
- ALUMINUM QUARRAL
- FIBERGLASS COLUMN
- LEVEL 2  
110' - 0 1/2"
- BRICK VENEER TAN
- LEVEL 1  
107' - 0"
- T.O. FINISH  
97' - 0"



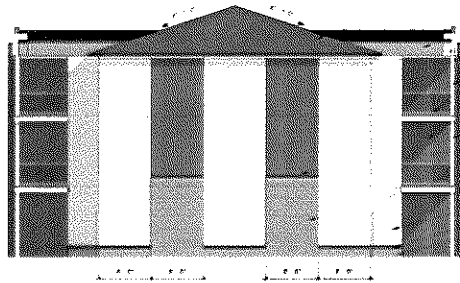
2 bdrm - front elevation

- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING WHITE
- VINYL LAP SIDING ACCENT
- COLOR
- FORM CEMENT PANELS
- PREFINISHED METAL GUTTER
- LEVEL 4
- 130' - 0"
- FIBERGLASS COLUMN
- VINYL LAP SIDING WHITE
- LEVEL 3
- 121' - 0"
- 110' - 0 1/2"
- LEVEL 2
- 110' - 0 1/2"
- VINYL LAP SIDING WHITE
- BRICK VENEER TAN
- LEVEL 1
- 100' - 0"
- T.O. FINISH
- 0' - 0"



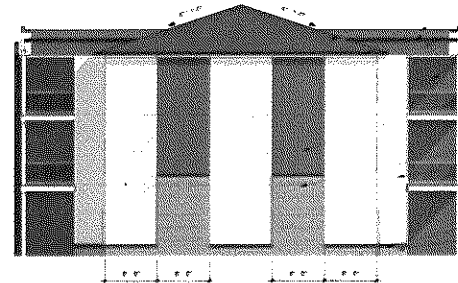
2 bdrm - back elevation

- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING WHITE
- VINYL LAP SIDING ACCENT
- COLOR
- FORM CEMENT PANELS
- PREFINISHED METAL GUTTER
- LEVEL 4
- 130' - 0"
- FIBERGLASS COLUMN
- LEVEL 3
- 121' - 0"
- 110' - 0 1/2"
- LEVEL 2
- 110' - 0 1/2"
- VINYL LAP SIDING WHITE
- BRICK VENEER TAN
- LEVEL 1
- 100' - 0"
- T.O. FINISH
- 0' - 0"



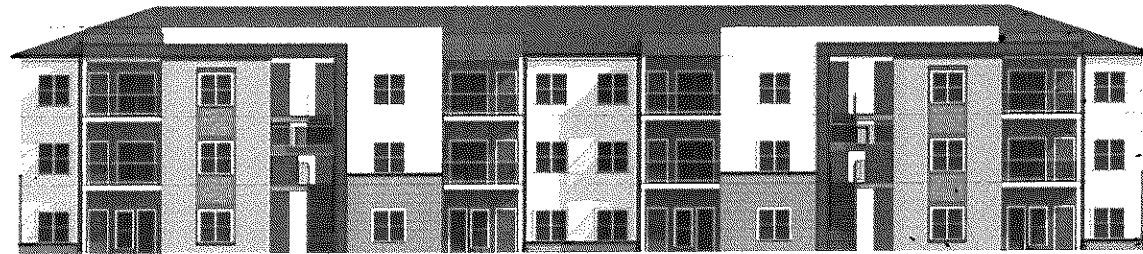
2 bdrm - east elevation

- ASPHALT SHINGLE ROOF
- EVEN SIDING
- PREFINISHED METAL GUTTER
- VINYL LAP SIDING
- LEVEL 4
- 130' - 0"
- FIBERGLASS COLUMN
- ALUMINUM CLADDING
- VINYL BATTEN SIDING
- ACCENT
- LEVEL 3
- 121' - 0"
- FIBERGLASS COLUMN
- VINYL BATTEN SIDING
- ACCENT
- BRICK VENEER TAN
- LEVEL 2
- 110' - 0 1/2"
- VINYL LAP SIDING WHITE
- BRICK ROWS
- BRICK VENEER TAN
- LEVEL 1
- 100' - 0"
- T.O. FINISH
- 0' - 0"



2 bdrm - west elevation

- ASPHALT SHINGLE ROOF
- PREFINISHED METAL GUTTER
- FORM BRICKING
- PREFINISHED METAL GUTTER
- VINYL LAP SIDING ACCENT
- COLOR
- VINYL BATTEN SIDING
- ACCENT
- LEVEL 4
- 130' - 0"
- VINYL BATTEN SIDING
- ACCENT
- LEVEL 3
- 121' - 0"
- BRICK VENEER TAN
- VINYL LAP SIDING WHITE
- LEVEL 2
- 110' - 0 1/2"
- BRICK ROWS
- BRICK VENEER TAN
- LEVEL 1
- 100' - 0"
- T.O. FINISH
- 0' - 0"



Type D - front elevation

MODULAR STONE  
BRICK BOLDER HEAD  
BRICK VENEER GREY

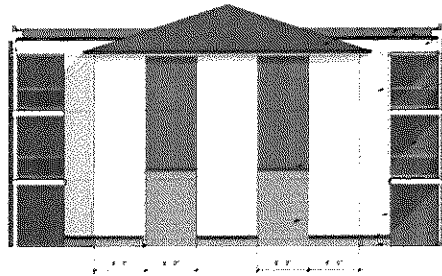
- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING ACCENT COLOR
- FIBER CEMENT PANELS
- PREPARED METAL OUTLET
- LEVEL 4  
130' - 0"
- ALUMINUM QUADRANT FIBERGLASS COLUMN
- LEVEL 3  
121' - 0"
- VINYL BATTEN SIDING ACCENT
- VINYL LAP SIDING WHITE
- LEVEL 2  
110' - 8 1/2"
- BRICK ROUOLOCA
- BRICK VENEER TAN
- LEVEL 1  
100' - 0"
- T.O. FINISH  
87' - 0"



Type D - back elevation

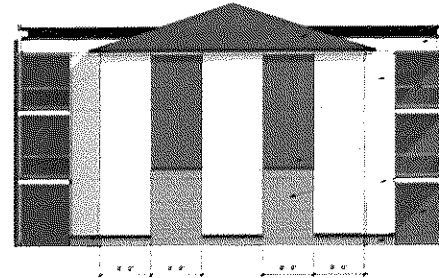
BRICK VENEER GREY  
BRICK BOLDER HEAD  
BRICK VENEER GREY

- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING WHITE
- VINYL LAP SIDING ACCENT COLOR
- FIBER CEMENT PANELS
- PREPARED METAL OUTLET
- LEVEL 4  
130' - 0"
- MODULAR STONE
- LEVEL 3  
121' - 0"
- ALUMINUM QUADRANT FIBERGLASS COLUMN
- VINYL BATTEN SIDING ACCENT
- LEVEL 2  
110' - 8 1/2"
- VINYL LAP SIDING WHITE
- BRICK VENEER TAN
- LEVEL 1  
100' - 0"
- T.O. FINISH  
87' - 0"



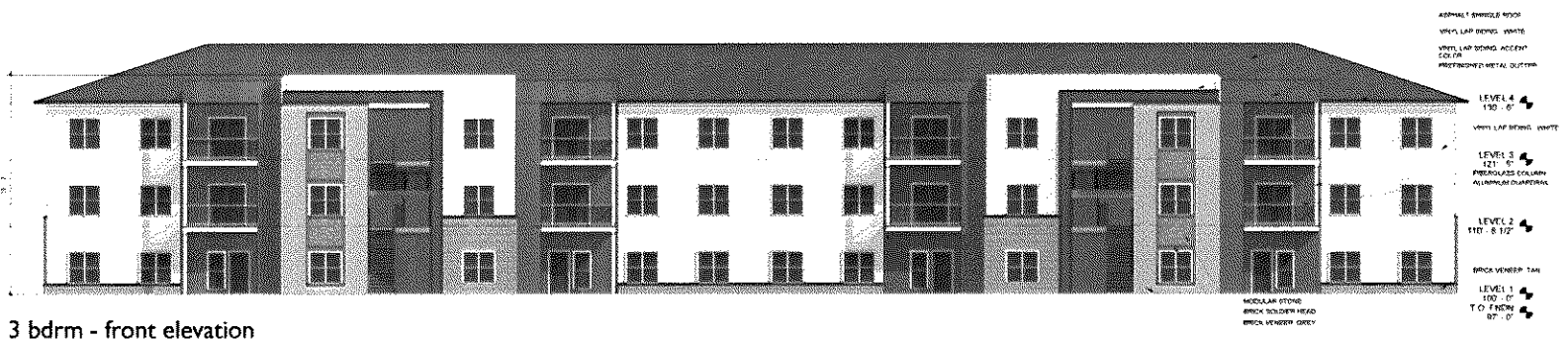
Type D - right elevation

- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING WHITE
- PREPARED METAL OUTLET
- LEVEL 4  
130' - 0"
- VINYL LAP SIDING WHITE
- ALUMINUM QUADRANT FIBERGLASS COLUMN
- LEVEL 3  
121' - 0"
- VINYL BATTEN SIDING ACCENT
- VINYL LAP SIDING ACCENT
- BRICK VENEER TAN
- LEVEL 2  
110' - 8 1/2"
- VINYL LAP SIDING WHITE
- BRICK ROUOLOCA
- BRICK VENEER TAN
- LEVEL 1  
100' - 0"
- T.O. FINISH  
87' - 0"



Type D - left elevation

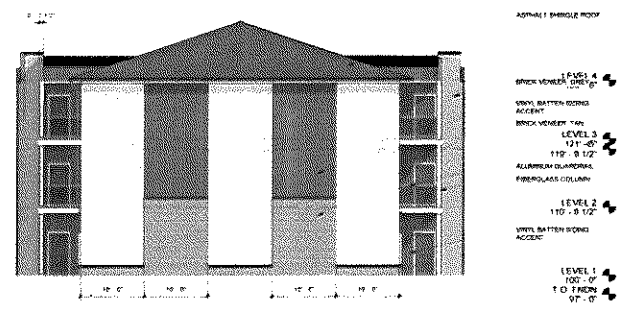
- ASPHALT SHINGLE ROOF
- VINYL LAP SIDING WHITE
- PREPARED METAL OUTLET
- LEVEL 4  
130' - 0"
- VINYL LAP SIDING WHITE
- ALUMINUM QUADRANT FIBERGLASS COLUMN
- LEVEL 3  
121' - 0"
- VINYL BATTEN SIDING ACCENT
- BRICK VENEER TAN
- VINYL LAP SIDING WHITE
- LEVEL 2  
110' - 8 1/2"
- VINYL BATTEN SIDING ACCENT
- BRICK ROUOLOCA
- BRICK VENEER TAN
- LEVEL 1  
100' - 0"
- T.O. FINISH  
87' - 0"



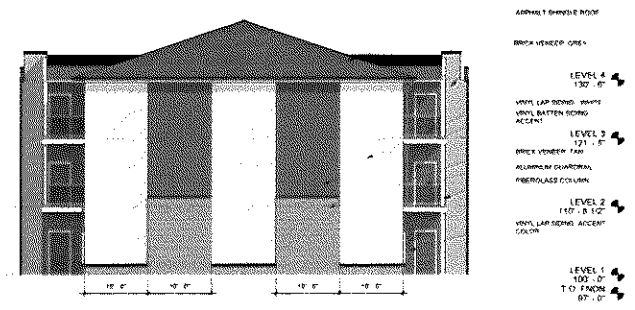
3 bdrm - front elevation



3 bdrm - back elevation

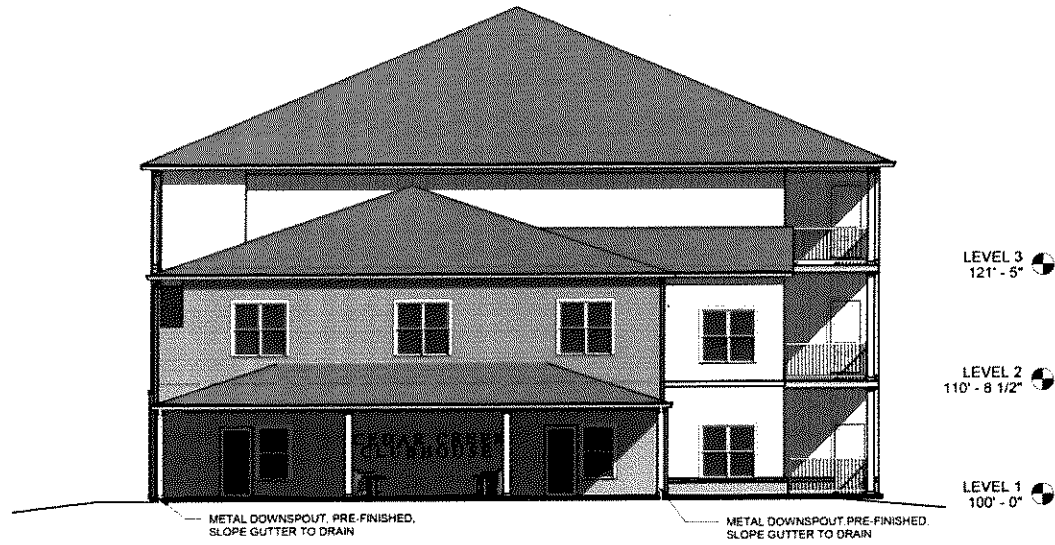


3 bdrm - right elevation



3 bdrm - left elevation





Clubhouse elevation



Clubhouse side 1 elevation



Clubhouse side 2 elevation

final report

December 22, 2021  
Revised January 12, 2022

## Traffic Impact Study

*Apartment*  
Old Preston Highway (KY 6304)  
Louisville, KY

Prepared for

Louisville Metro Planning Commission  
Kentucky Transportation Cabinet



Level of Service  
remains unchanged  
after build

Table 2. Peak Hour Level of Service

Approach	A.M.			P.M.		
	2021 Existing	2024 No Build	2024 Build	2021 Existing	2024 No Build	2024 Build
<b>Old Preston at Maple Spring Drive</b>						
Maple Spring Drive Westbound	A 8.7	A 8.7	A 8.8	A 8.8	A 8.8	A 9.1
Old Preston Southbound	A 7.2	A 7.2	A 7.3	A 7.2	A 7.2	A 7.3
<b>Old Preston at Entrance</b>						
Entrance Eastbound			A 8.8			A 8.9
Old Preston Northbound (left)			A 7.3			A 7.4
<b>Preston Highway at Cooper Chapel Road</b>	<b>C</b> <b>29.6</b>	<b>C</b> <b>29.2</b>	<b>C</b> <b>29.5</b>	<b>D</b> <b>43.6</b>	<b>D</b> <b>36.6</b>	<b>D</b> <b>36.6</b>
Commerce Crossings Eastbound	E 59.2	E 56.0	E 56.4	E 77.6	E 77.5	E 77.5
Cooper Chapel Road Westbound	D 43.1	D 41.2	D 42.3	E 60.3	E 60.3	E 60.5
Preston Highway Northbound	C 25.6	C 25.3	C 25.4	D 52.7	C 25.6	C 25.9
Preston Highway Southbound	C 25.5	C 25.4	C 25.5	C 29.1	C 29.4	C 29.2
<b>Preston Highway at Interchange Drive</b>	<b>A</b> <b>7.4</b>	<b>C</b> <b>25.8</b>	<b>C</b> <b>28.7</b>	<b>B</b> <b>19.3</b>	<b>D</b> <b>39.5</b>	<b>D</b> <b>40.4</b>
Interchange Drive Eastbound	E 72.6	E 74.8	E 74.1	E 75.0	E 74.5	E 75.4
Entrance Westbound	F 87.9	F 68.2	E 68.2	F 84.8	E 79.1	E 79.1
Preston Highway Northbound	A 4.1	B 17.5	C 21.2	A 8.8	C 30.1	C 30.6
Preston Highway Southbound	A 5.9	C 22.6	C 23.8	B 19.2	D 36.4	D 37.4

Key: Level of Service, Delay in seconds per vehicle



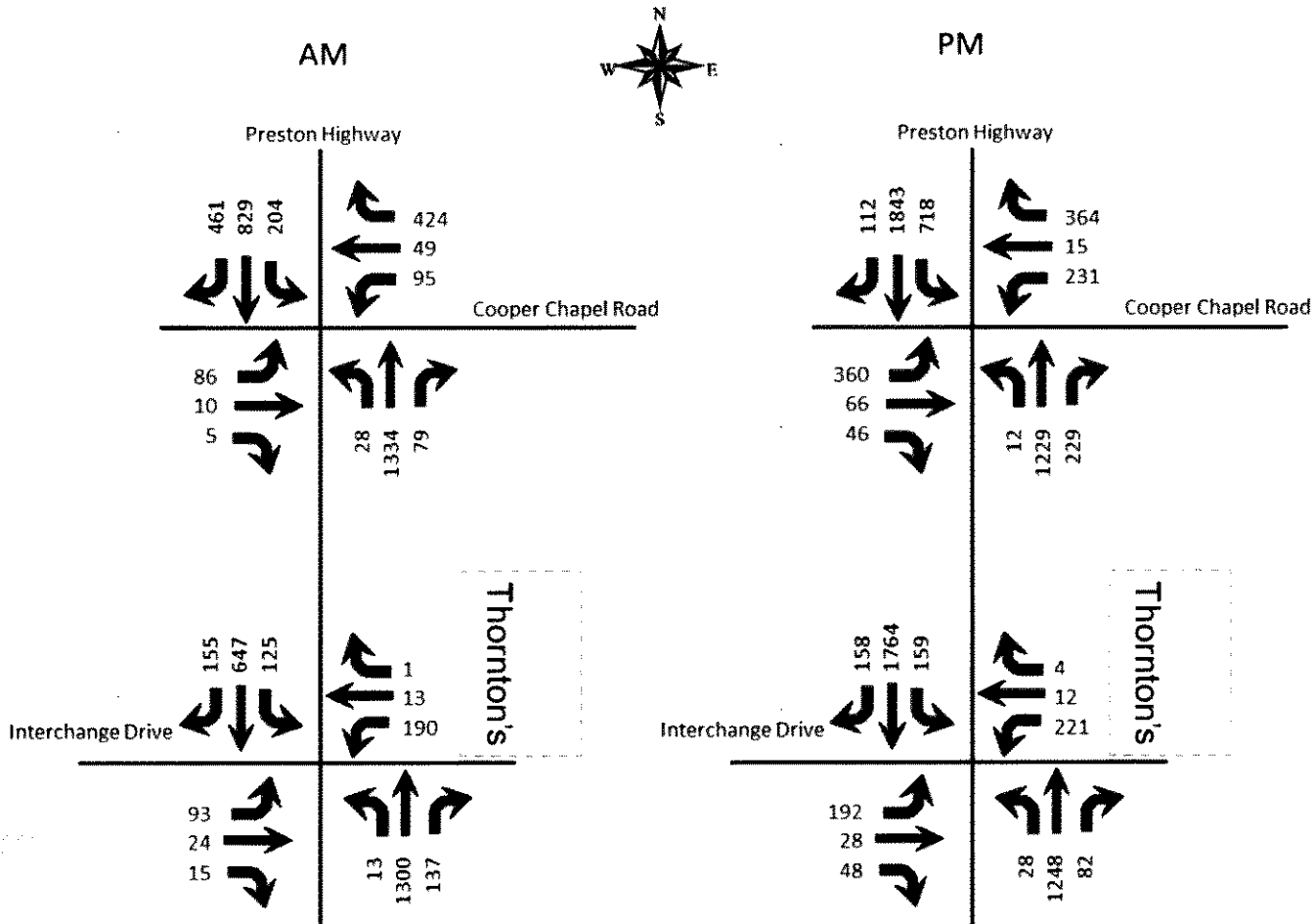


Figure 8. 2025 Build Peak Hour Volumes

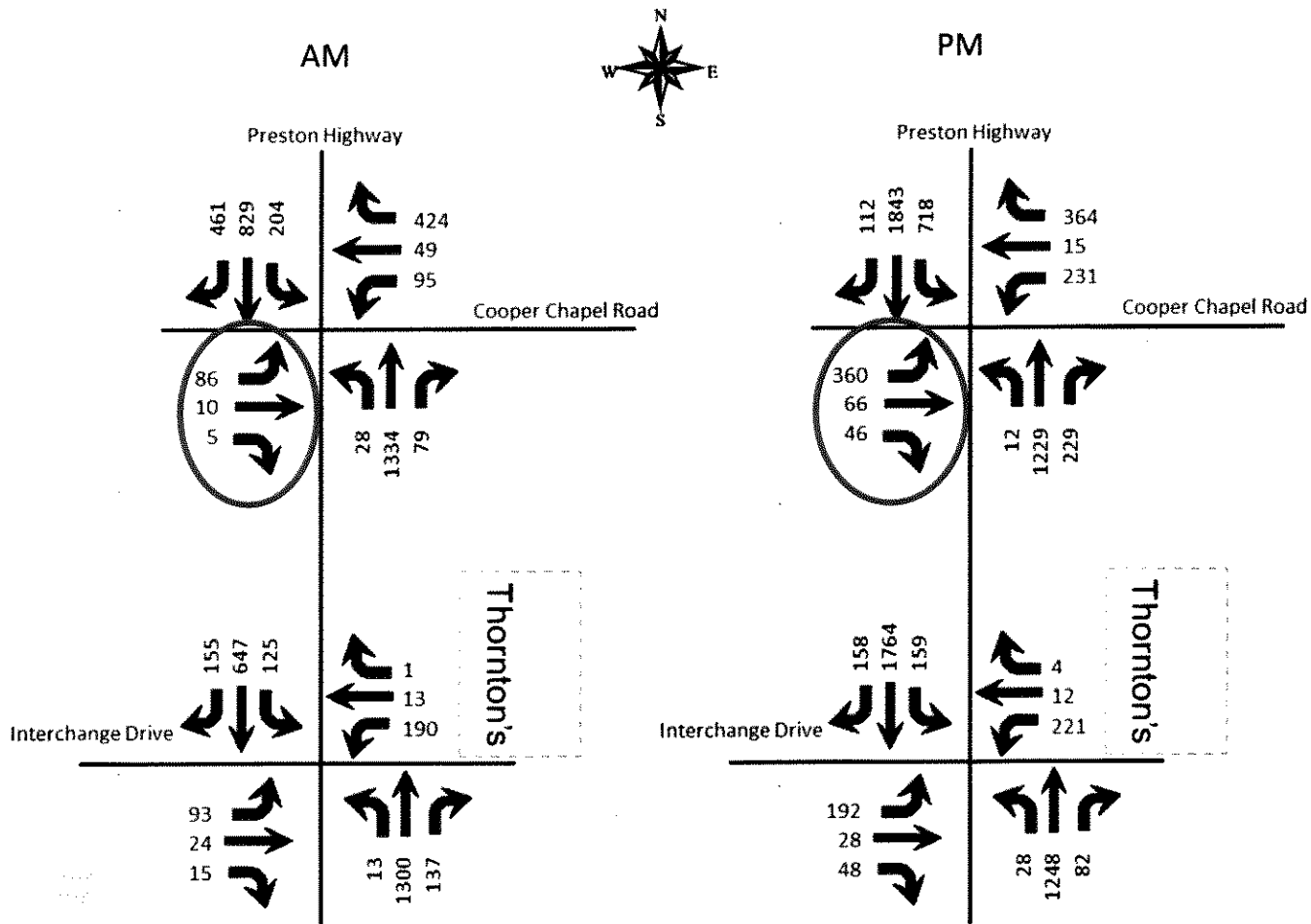


Figure 8. 2025 Build Peak Hour Volumes

# Commerce Crossing Intersection AM



Commerce & Old Preston  
1/11/2022-7:38am  
As light turns green

Commerce & Old Preston  
1/11/2022-7:38am  
Green light



Commerce & Old Preston  
1/11/2022-7:38am  
Red light



# Commerce Crossing Intersection PM



Commerce & Old Preston  
1/11/2022-5:10 pm  
Just turned green



Commerce & Old Preston  
1/11/2022-5:11 pm  
Just turned red

AM traffic to Commerce Crossings Drive from Preston Highway





PM traffic to Preston Highway from  
Commerce Crossings Drive



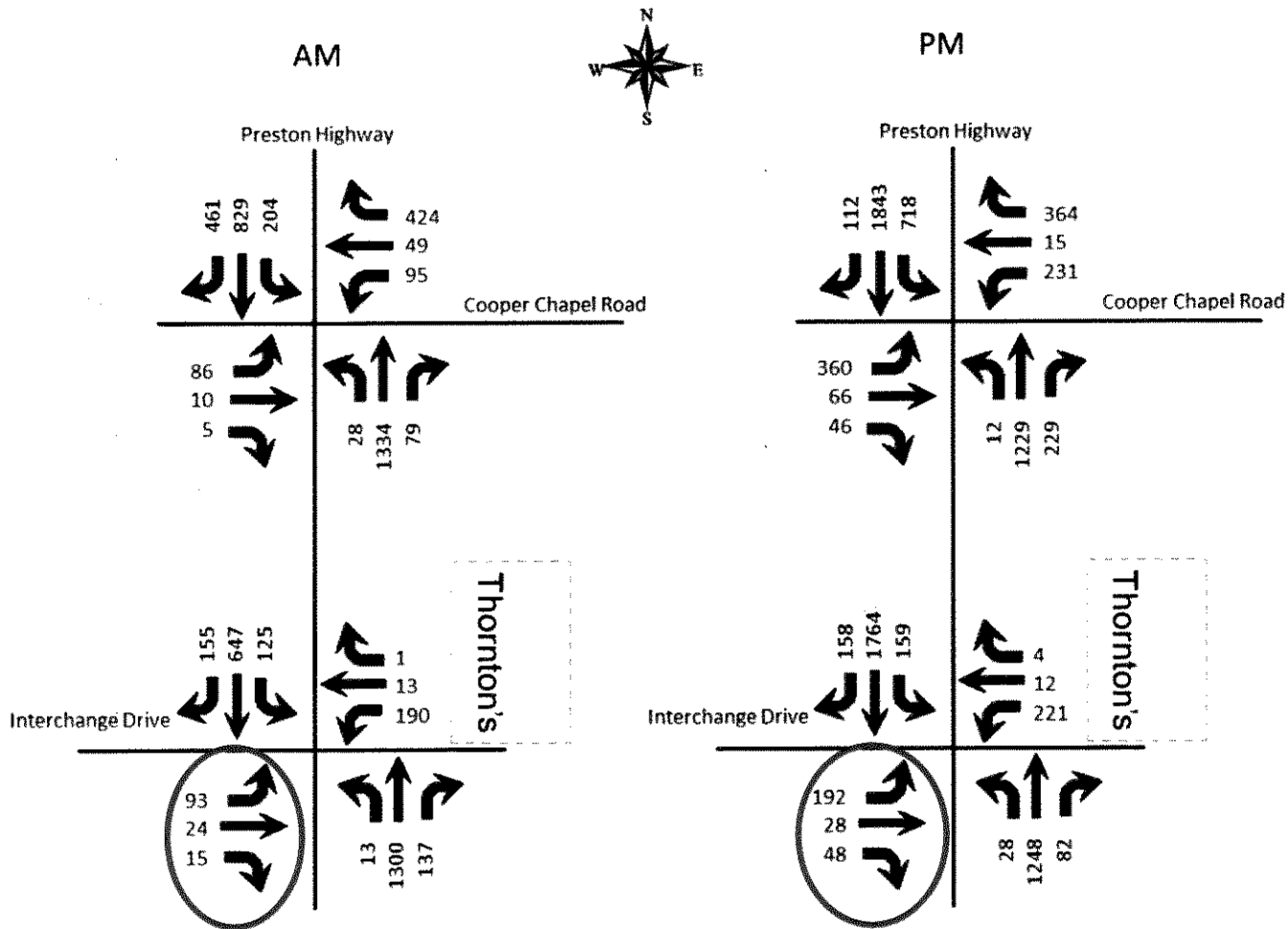


Figure 8. 2025 Build Peak Hour Volumes



# Interchange Intersection AM

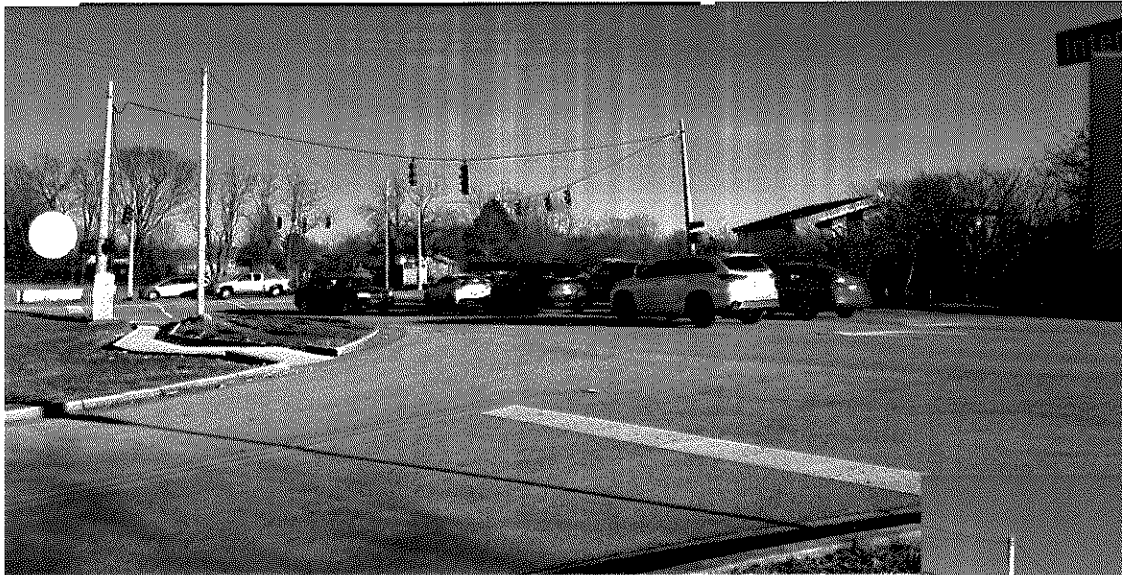


Interchange & Old Preston  
1/11/2022-7:45 am  
Green light

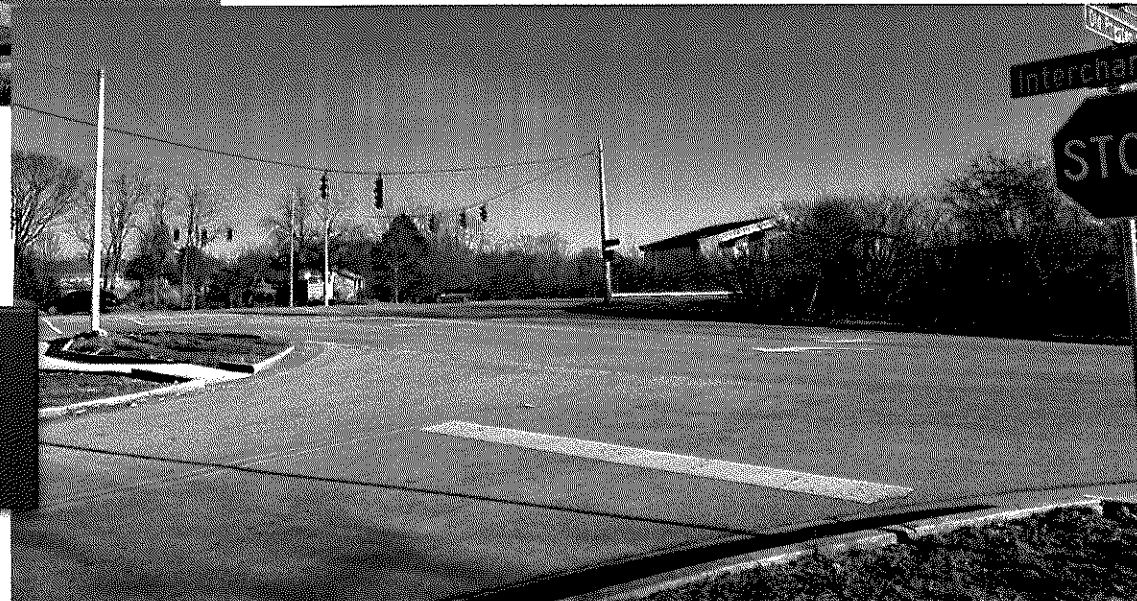


Interchange & Old Preston  
1/11/2022-7:45am  
Red light

# Interchange Intersection PM



Interchange & Old Preston  
1/11/2022- 4:39 pm  
Red light



Interchange & Old Preston  
1/11/2022- 4:40 pm  
Green light