

DOCKET NO. 17SUBDIV1025

Proposed Conservation Subdivision to allow 178 lots on 55.07 +/- acres on property located at the northeast corner of Aiken and Johnson Roads

C/O PERFECTION BUILDERS

INDEX:

1. LOJIC Zoning Map
2. Aerial photographs of the site and surrounding area
3. Neighborhood Meeting notice list map, letter to neighbors inviting them to the meeting
4. Development Plan
5. Building elevations
6. Traffic Study



Tab 1

LOJIC Zoning Map



Search Addresses

Basic Aerial Base Labels

Hermitage Ridge Farms Subd.

Flat Rock Road

R4

(R4)

Sutherland

Aiken Road

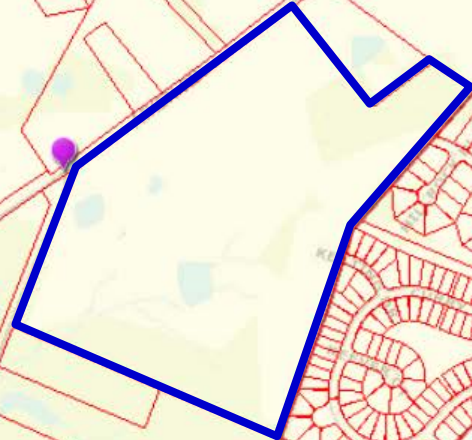
Redwood/Indian Fields Subd

Johnson Road

Polo Fields

R5A

R5A





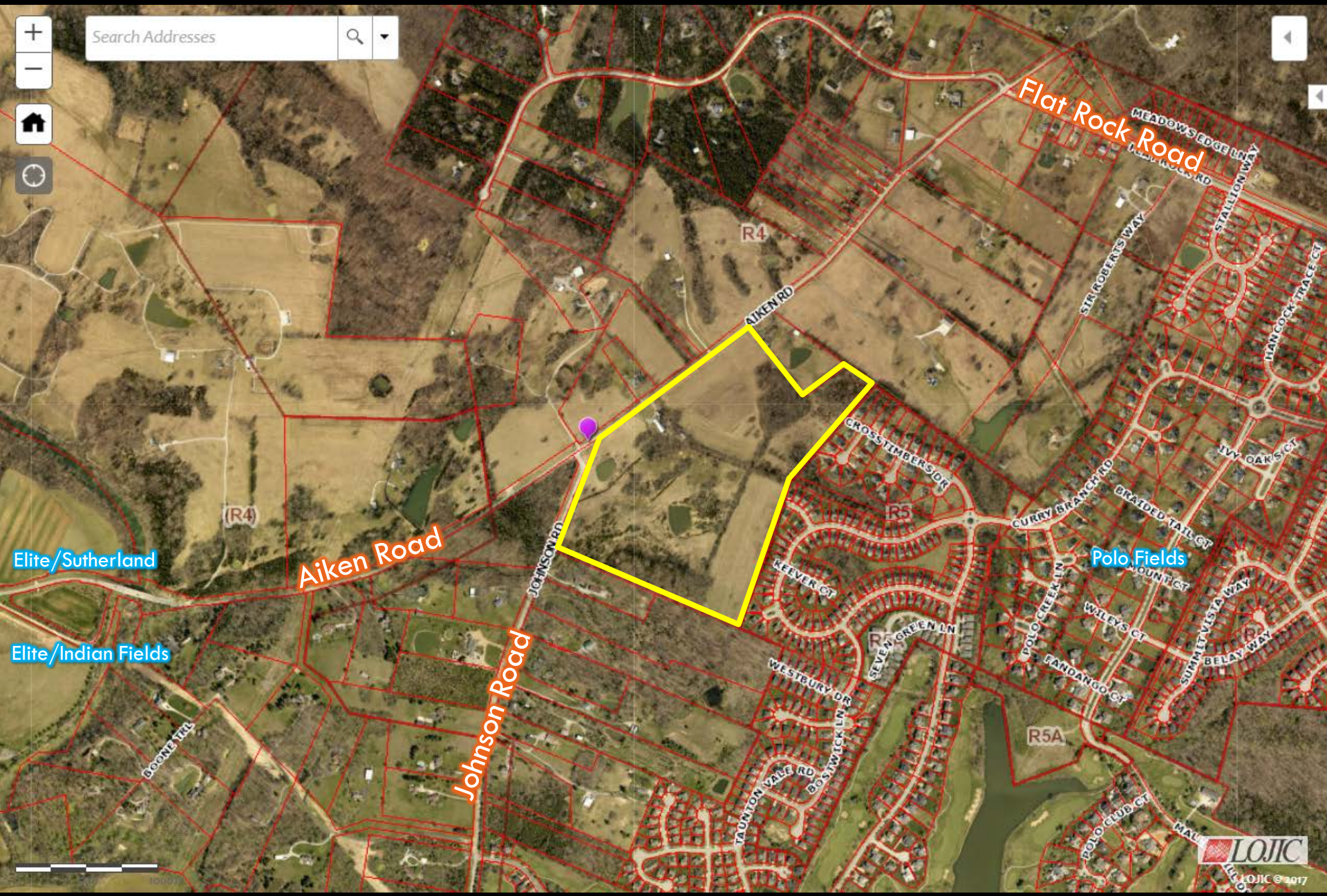
Tab 2

Aerial photograph of the site and
surrounding area





Search Addresses



Elite/Sutherland

Elite/Indian Fields

Aiken Road

Johnson Road

Flat Rock Road

Polo Fields





Tab 3

Neighborhood Meeting notice list map,
letter to neighbors inviting them to the
meeting

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

William B. Bardenwerper
Direct dial: 426-0388, ext. 135
Email: WBB@BARDLAW.NET

November 22, 2017

Re: Proposed Conservation Subdivision to allow 178 lots on 55.07 +/- acres on property located at the northeast corner of Johnson and Aiken Roads

Dear Neighbor:

We are writing to invite you to a meeting we have scheduled to present neighbors with our preliminary conservation subdivision plan as described above.

Accordingly, we will be filing a plan for pre-application review on November 27th with the Division of Planning and Design Services (DPDS) that will be assigned a case number and case manager. At the meeting, we will have that information and will also show and explain to neighbors the draft plan so that we might hear what thoughts, issues and concerns you may have.

In that regard, a meeting will be held on **Thursday, December 7th at 7:00 p.m.** at the **Middletown Fire Station located at 108 Urton Lane, Louisville, KY 40223.** This location may not be as close to the site as we would like it to be. However, we are limited in our locations based on what facilities are available for these kinds of meetings as well as schedule conflicts.

If you cannot attend the meeting but have questions or concerns, please call us at 426-6688 or the land planning and engineering firm representatives David Mindel or Curtis Mucci at 485-1508.

Sincerely,



William B. Bardenwerper

Cc: Hon. Julie Denton, Councilwoman, District 19
Brian Davis, Planning Manager, Planning & Design Services
Rich Heareth, Perfection Builders
David Mindel & Curtis Mucci, Mindel Scott & Associates



Tab 4

Development Plan



Johnson Road

Aiken Road

Flat Rock Road

Polo Fields





Aiken Road

Johnson Road

JOHNSON ROAD

AIKEN ROAD

CROSSTIMBERS DRIVE

KEATING DR

Polo Fields





AIKEN ROAD

JOHNSON ROAD

KEATING DRIVE

CROSSTIMBERS DRIVE

	<u>R-4 Standard Sub.</u>	<u>R-4 Conservation Sub.</u>
Density	4.84 du/a max	3.23 du/a actual
Lot Count	178 @ about 3.23 du/a/practical	178 @ 3.23 du/a actual
Lot SF	9,000 sf min	Variable < 9,000 sf
Lot Width	60 ft min	35, 45, 50 ft actual
Open space	0% provided	30% provided



Tab 5

Building Elevations



©2016 Epcon Communities Franchising, Inc. All Rights Reserved.

Clubhouse



















































Tab 6
Traffic Study

final report

January 29, 2018
Revised February 22, 2018

Traffic Impact Study

*Aiken II Subdivision
16907 Aiken Road
Louisville, KY*

Prepared for

Louisville Metro Planning Commission
Kentucky Transportation Cabinet



DIANE B. ZIMMERMAN
Traffic Engineering, LLC

12803 High Meadows Pike
Prospect, KY 40059
502.545.1858
diane@tzm.net



Table 1. Peak Hour Trips Generated by Adjacent Subdivisions

	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Flat Rock Ridge by Ball Homes 116 lots	87	22	65	117	74	43
Inverness Homes 40 lots	33	8	25	42	27	15
Hills - Lake View 40 lots	33	8	25	42	27	15
Hills - Glen Lakes 41 lots	34	9	25	43	27	16
Bryant Farms by Ball Homes 102 lots	77	19	58	104	65	39
Total 339 lots	264	66	198	348	220	128

Table 2. Peak Hour Trips Generated by Site

Land Use	A.M. Peak Hour			P.M. Peak Hour		
	Trips	In	Out	Trips	In	Out
Single Family Detached (178 lots)	131	33	98	177	111	66

Table 3. Peak Hour Level of Service

Approach	A.M.			P.M.		
	2017 Existing	2022 No Build	2022 Build	2017 Existing	2022 No Build	2022 Build
Aiken Road at Johnson Road						
Aiken Road Westbound (left)	A 7.4	A 7.6	A 7.7	A 8.5	A 9.2	A 9.6
Johnson Road Northbound	B 13.6	C 22.2	C 20.9	B 12.0	C 18.7	B 12.6
Aiken Road at Flat Rock Road						
Aiken Road Eastbound (left)	A 7.8	A 7.8	A 7.8	A 7.5	A 7.5	A 7.5
Aiken Road Westbound (left)	A 7.4	A 7.5	A 7.5	A 8.4	A 8.8	A 8.8
Flat Rock Road Northbound	B 13.8	C 18.1	C 18.4	C 16.3	C 23.6	C 24.1
Flat Rock Road Southbound	B 10.2	B 10.4	B 10.4	B 13.6	C 15.3	C 15.4
Aiken Road at Entrance						
Aiken Road Westbound (left)			A 7.6			A 8.9
Entrance Northbound			C 16.7			C 19.1

Key: Level of Service, Delay in seconds per vehicle

Table 4. 2032 Peak Hour Level of Service

Approach	A.M.			P.M.		
	2017 Existing	2032 No Build	2032 Build	2017 Existing	2032 No Build	2032 Build
Aiken Road at Johnson Road						
Aiken Road Westbound (left)	A 7.4	A 7.6	A 7.7	A 8.5	A 9.5	A 10.0
Johnson Road Northbound	B 13.6	D 29.7	D 26.5	B 12.0	C 22.5	B 14.0
Aiken Road at Flat Rock Road						
Aiken Road Eastbound (left)	A 7.8	A 7.9	A 7.9	A 7.5	A 7.5	A 7.6
Aiken Road Westbound (left)	A 7.4	A 7.5	A 7.5	A 8.4	A 9.1	A 9.1
Flat Rock Road Northbound	B 13.8	C 22.2	C 22.7	C 16.3	D 31.0	D 31.8
Flat Rock Road Southbound	B 10.2	B 10.6	B 10.6	B 13.6	C 16.6	C 16.8
Aiken Road at Entrance						
Aiken Road Westbound (left)			A 7.6			A 9.1
Entrance Northbound			C 18.2			C 21.5

Key: Level of Service, Delay in seconds per vehicle

CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2022 and 2032, there will be a manageable impact to the existing highway network, with Levels of Service remaining within acceptable limits. The delays experienced in the area will increase within acceptable limits. A westbound left turn lane on Aiken Road at Johnson Road will be provided. An eastbound right turn lane will be required at the proposed entrance.

A separate traffic study was prepared examining the impacts of intersections in the vicinity. See the study [Aiken Road and Johnson Road Vicinity](#) for full details. On Shelbyville Road at Johnson Road, this development will add two percent to the projected volumes at the intersection. Left turn lanes have been proposed on all approaches, which will significantly improve the operation of the intersection. At the intersection of Old Henry Road and Bush Farm Road, this development will add four percent to the projected volumes at the intersection. The recommended improvement at this intersection is an additional westbound left turn lane (creating dual left turn lanes) on Bush Farm Road.