Louisville Metro Land Development & Transportation Committee – June 25, 2026

Neighborhood Meeting – December 18, 2025

Louisville Metro Planning Commission Public Hearing (Waiver of 2-year Rule – October 30, 2025

(Previously heard by the Planning Commission on January 21, 2025)

Docket No. 26-ZONE-0012

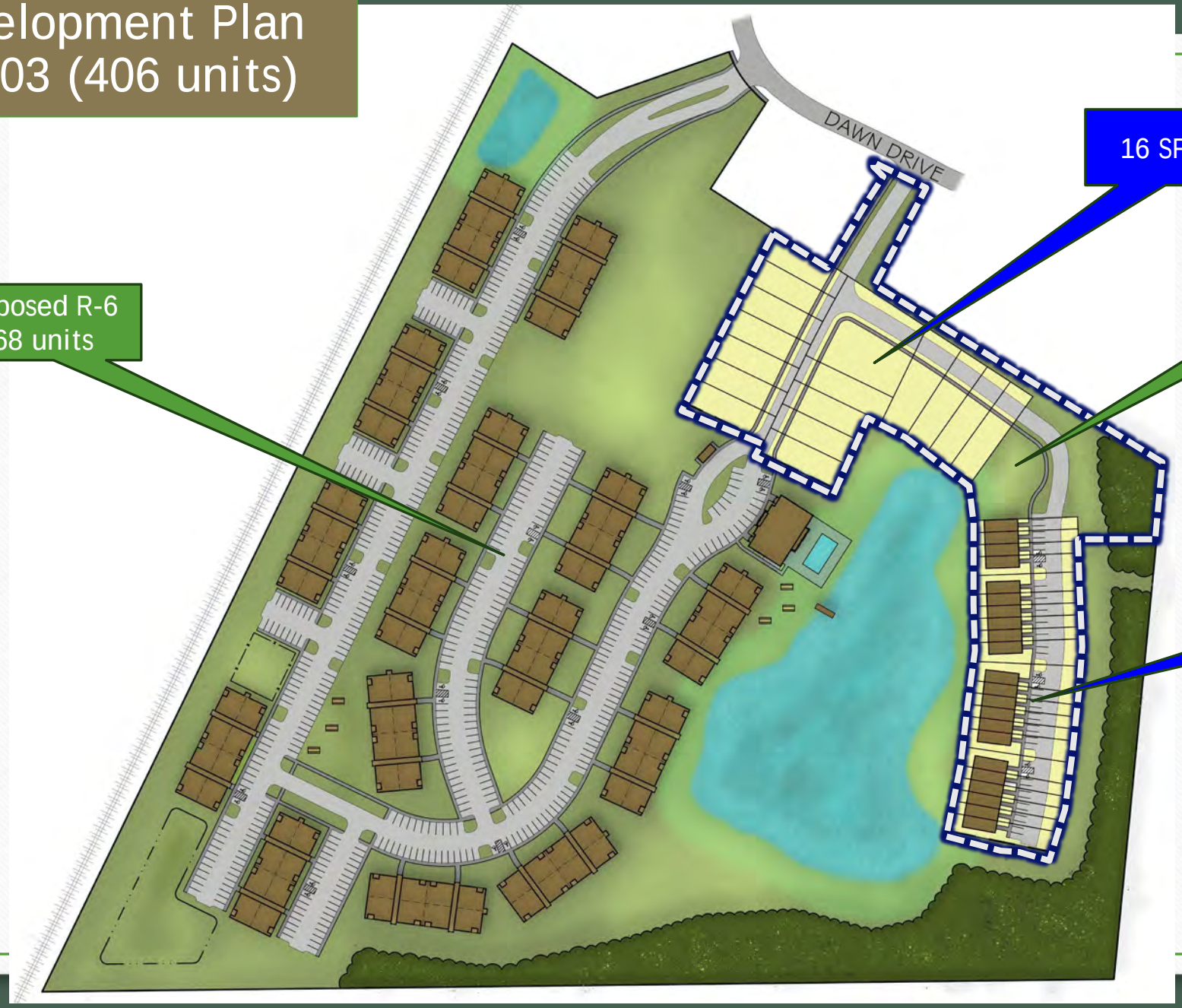
Zone change from R-4 to R-5A to allow an apartment community and single-family subdivision at 1600 Kurz Way and 1612 Dawn Drive

PRODIGY CONSTRUCTION *Build Smarter*

Attorneys: Bardenwerper Talbott & Roberts, PLLC

Land Planners, Landscape Architects and Engineers: Mindel Scott & Associates, Inc.

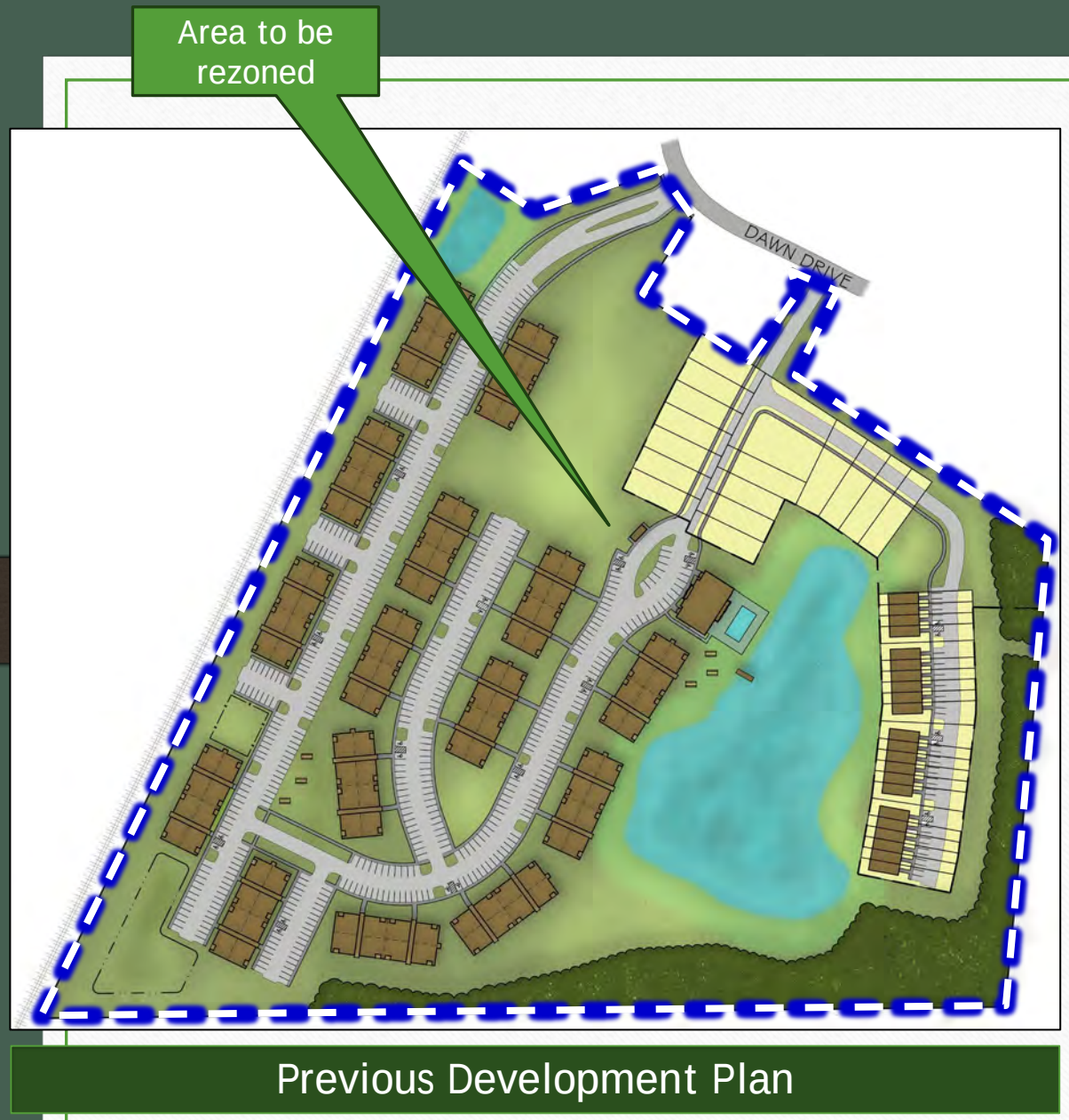
Previous Development Plan #24-ZONE-0003 (406 units)



Current Proposed Development Plan (198 units)

Changes to zoning request and development plan

1. The proposed number of residential units reduced from 406 to 198
2. A full geotechnical Engineering Report of the property, including new borings, field exploration and laboratory testing, as requested by Office of Planning Staff was completed by ECS Southeast, LLC on 3/22/26
3. Zone change request to R-5A (previously R-6) limited to only the multi-family portion of the property (15.21 ac) leaving the balance as R-4 (20.33 ac)
4. Multifamily buildings 2-story, rather than 3-story

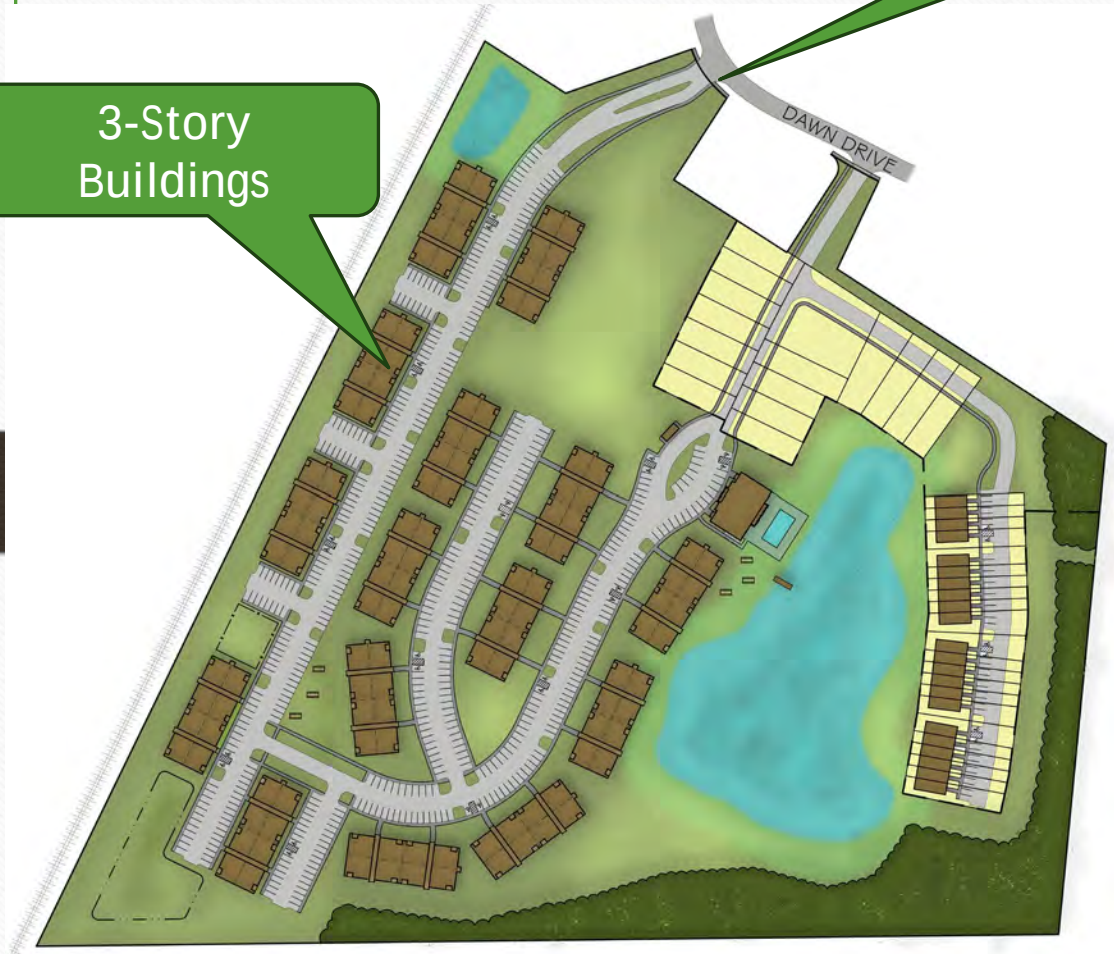


Previous Development Plan

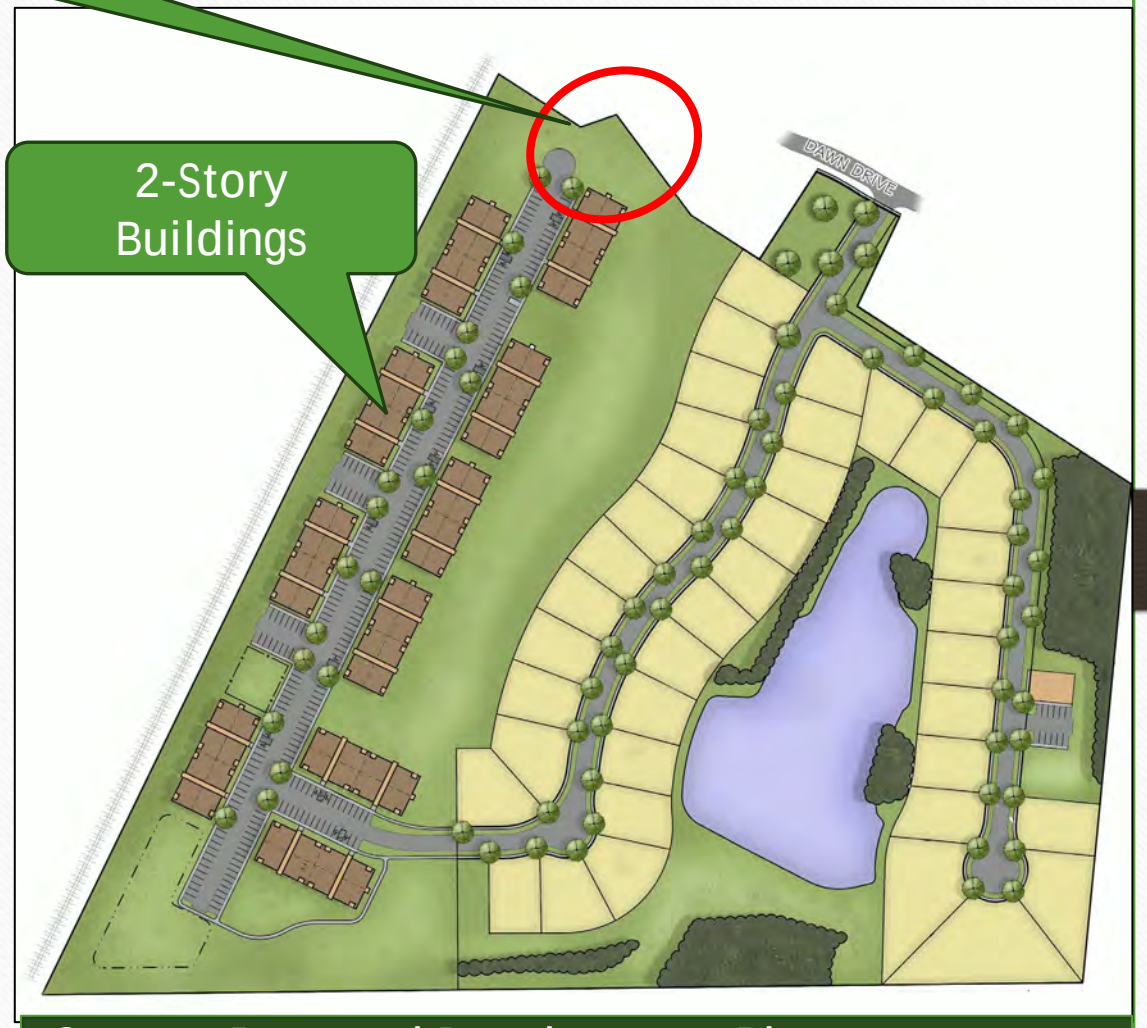
Current Proposed Development Plan

Access Removed

3-Story Buildings



2-Story Buildings



Previous Development Plan (406 units)

- 368 apt units
- 16 SF lots
- 22 Townhomes units

Current Proposed Development Plan (198 units/lots)

- 160 apt units
- 38 SF lots
- 0 Townhomes

Current Proposed Development Plan

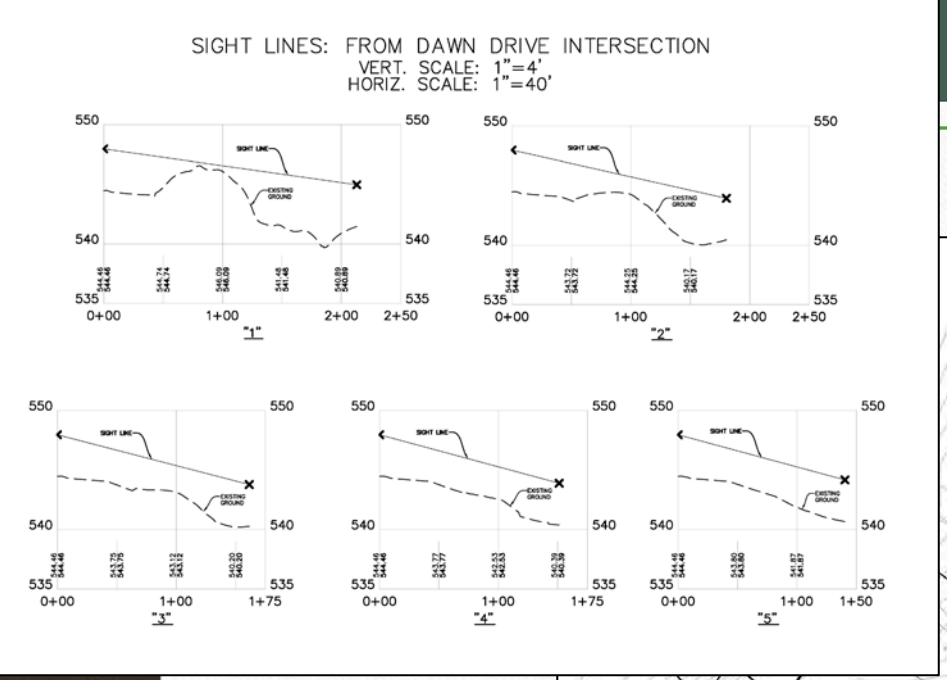
Previously proposed entrance to development removed

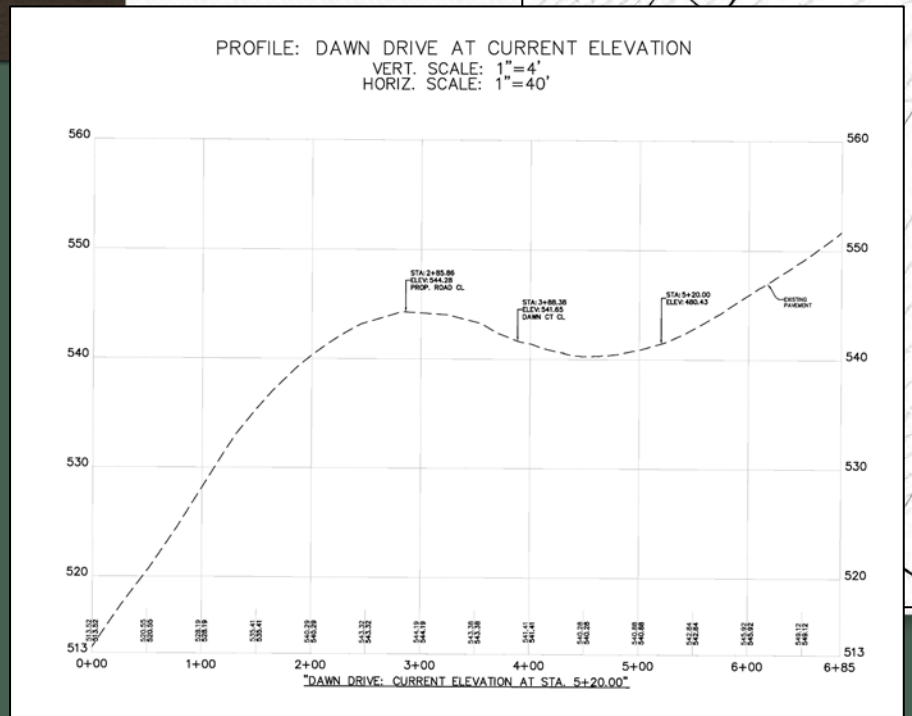
Proposed Binding Element

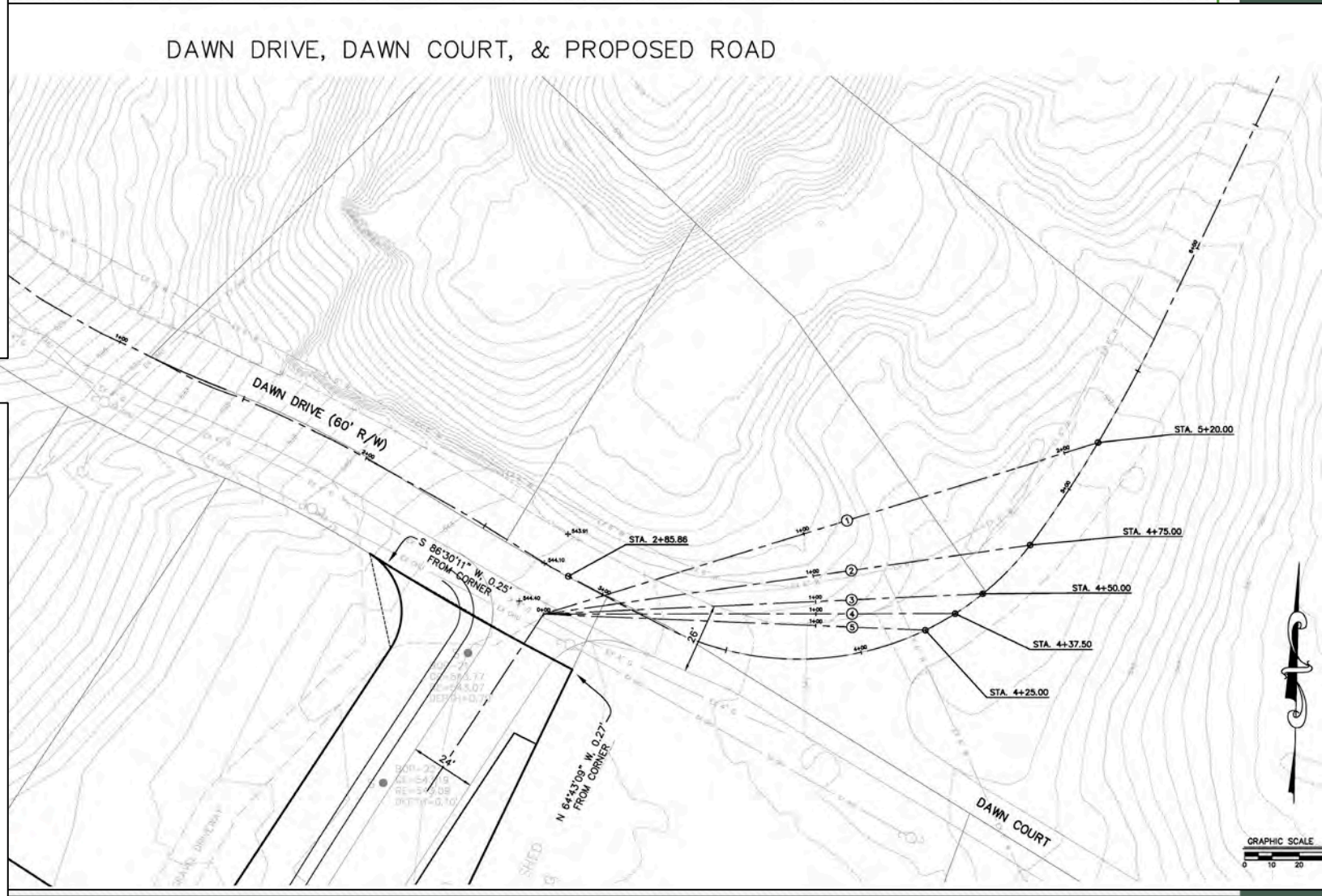
- Applicant shall construct the roadway improvements along Dawn Drive substantially as shown on the site distance exhibit at the _____ Planning Commission Public Hearing prior to the issuance of a Certificate of Occupancy for the first residential unit.

Looking east on Dawn Drive

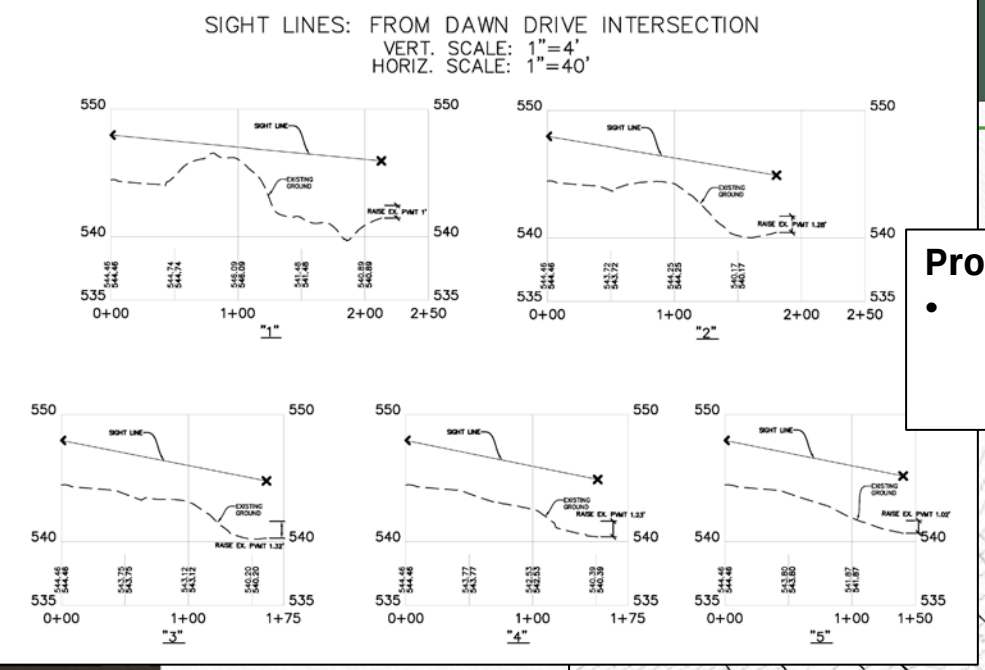
Current Site Distance Analysis

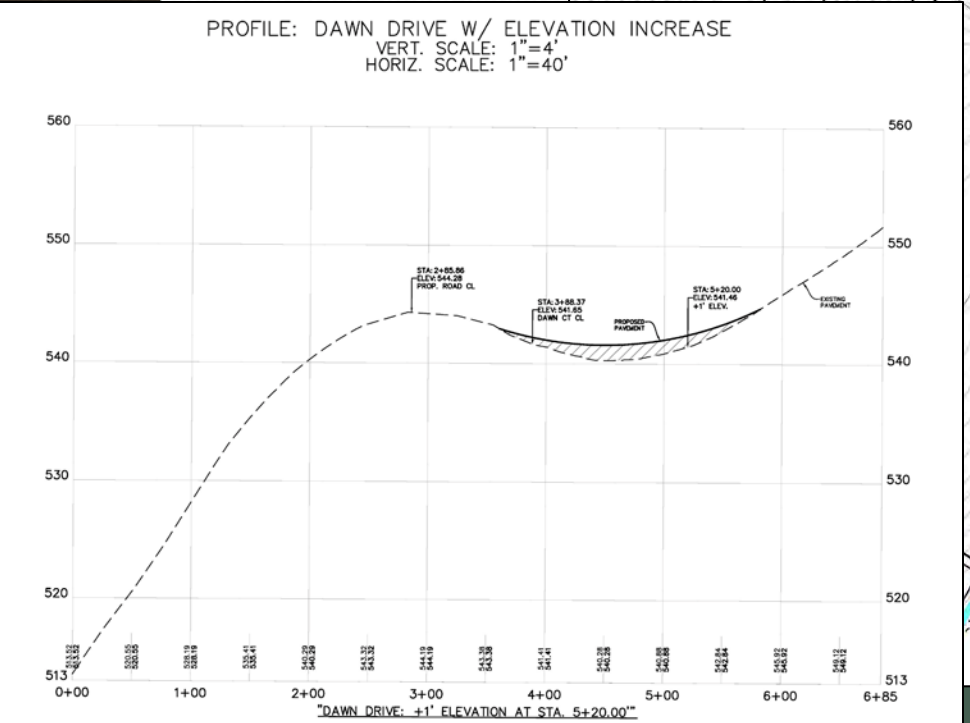






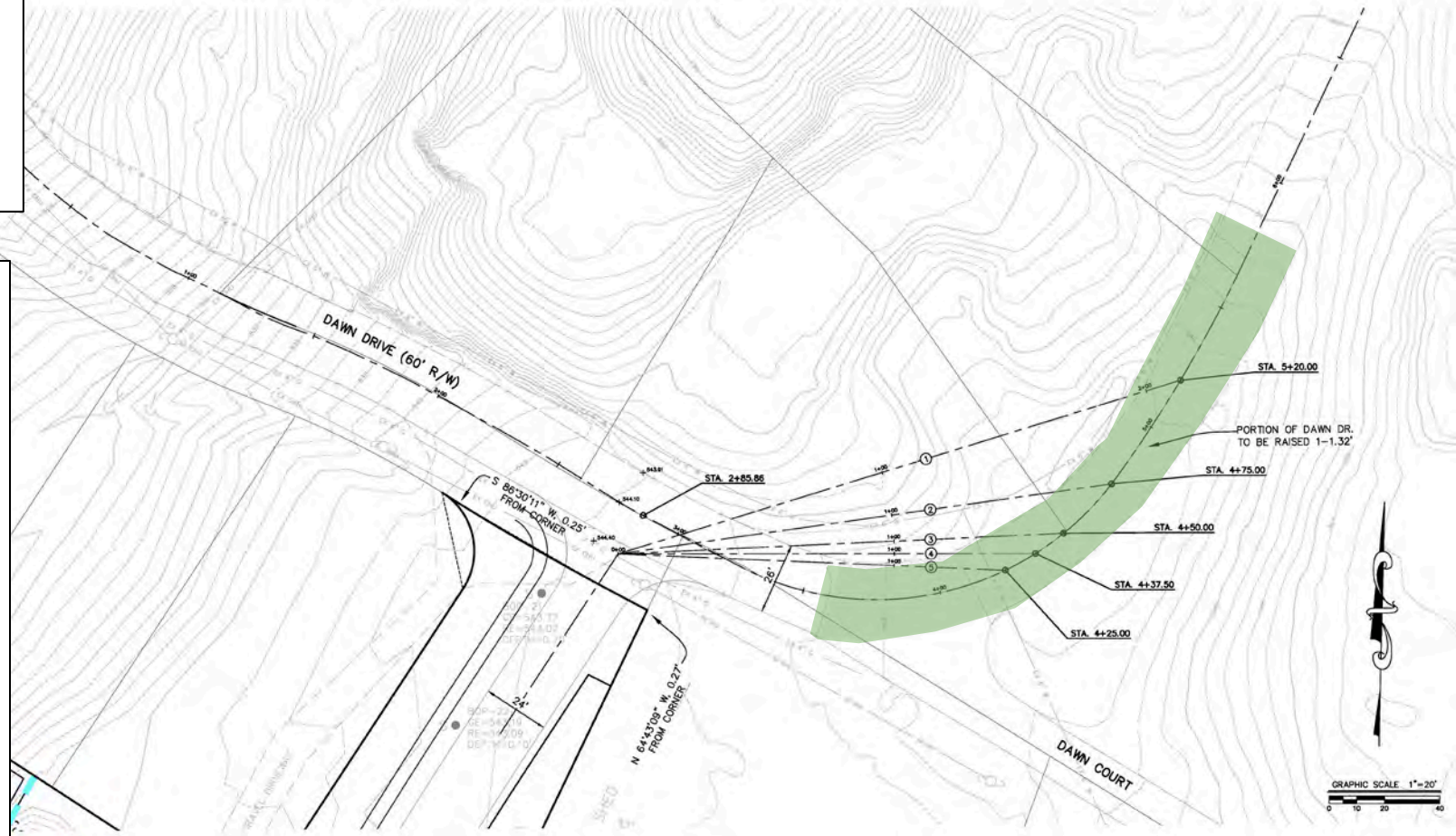
Site Distance Exhibit with elevation increase





Proposed Binding Elements

- Applicant shall construct the roadway improvements along Dawn Drive substantially as shown on the site distance exhibit at the _____ Planning Commission Public Hearing prior to the issuance of a Certificate of Occupancy for the first residential unit.



Fire Department Approval

From: Troy Kerr <TKerr@prpfire.org>
Sent: Thursday, January 16, 2025 7:50 AM
To: Mason Glin <mglin@mindelscott.com>
Cc: David Mindel <dmindel@mindelscott.com>; Nick Pregliasco <nrp@bardlaw.net>
Subject: RE: [External Email] 1600 Kurz Way

EXTERNAL email. DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

After reviewing the proposed plans, I'm ok with the general layout of the project. The concern from the commissioners regarding the entrances may be the fact that they are on some what of a hill and residents pulling out of the complex may not be seen by drivers coming up the hill from Dixie Hwy..

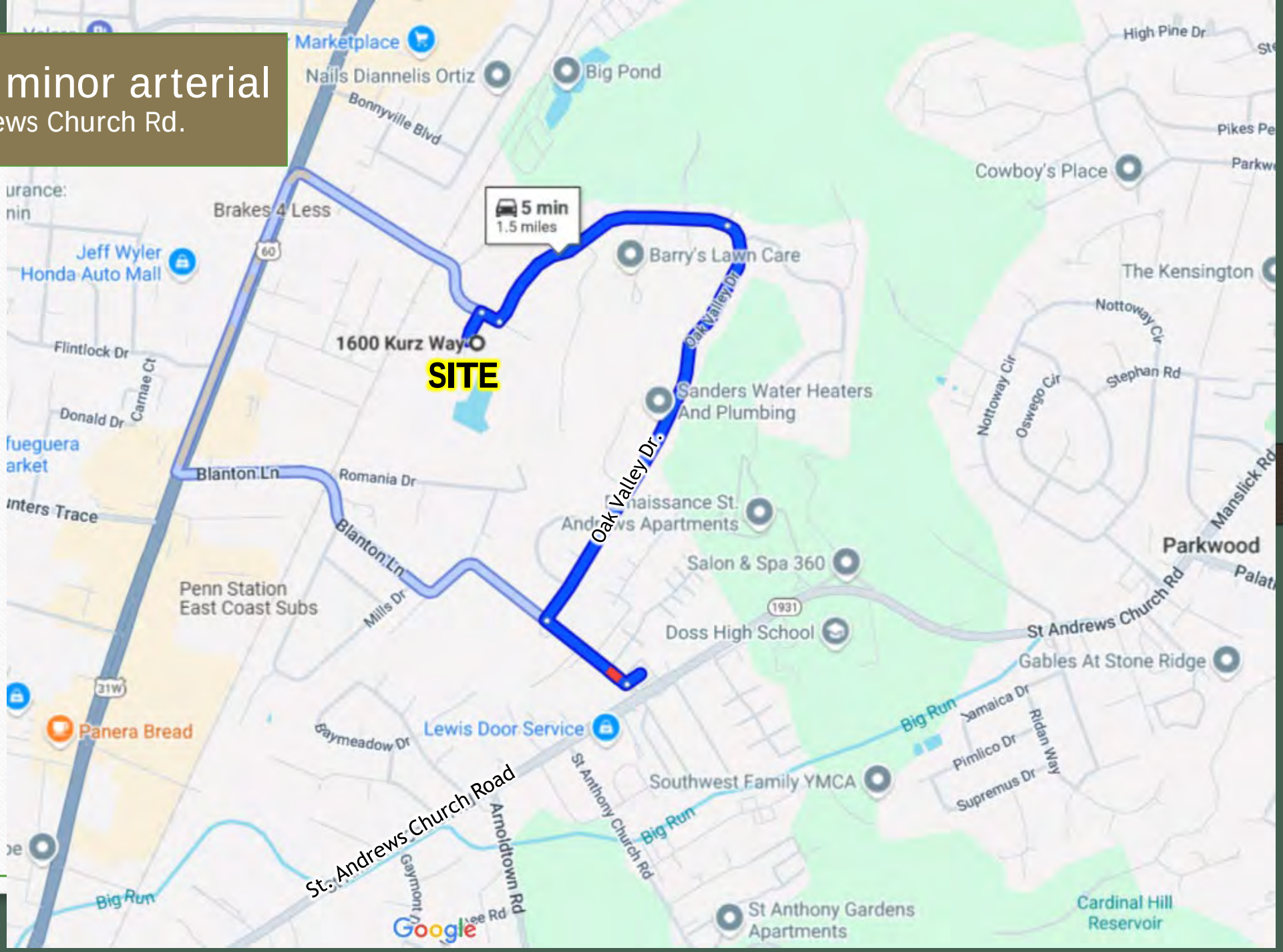
Fire Department Connection (FDC) locations:

- I will require FDC's to be located remotely from the building to ensure our equipment and personnel are in a safe zone while utilizing these connections.
- As far as the sprinkler rooms, an option to possibly save on multiple locations of hydrants is to possibly swap/flop the building design so each sprinkler room is across from each other, there for share a hydrant as long as the hydrant can support the water flow to support all connected systems it would service.

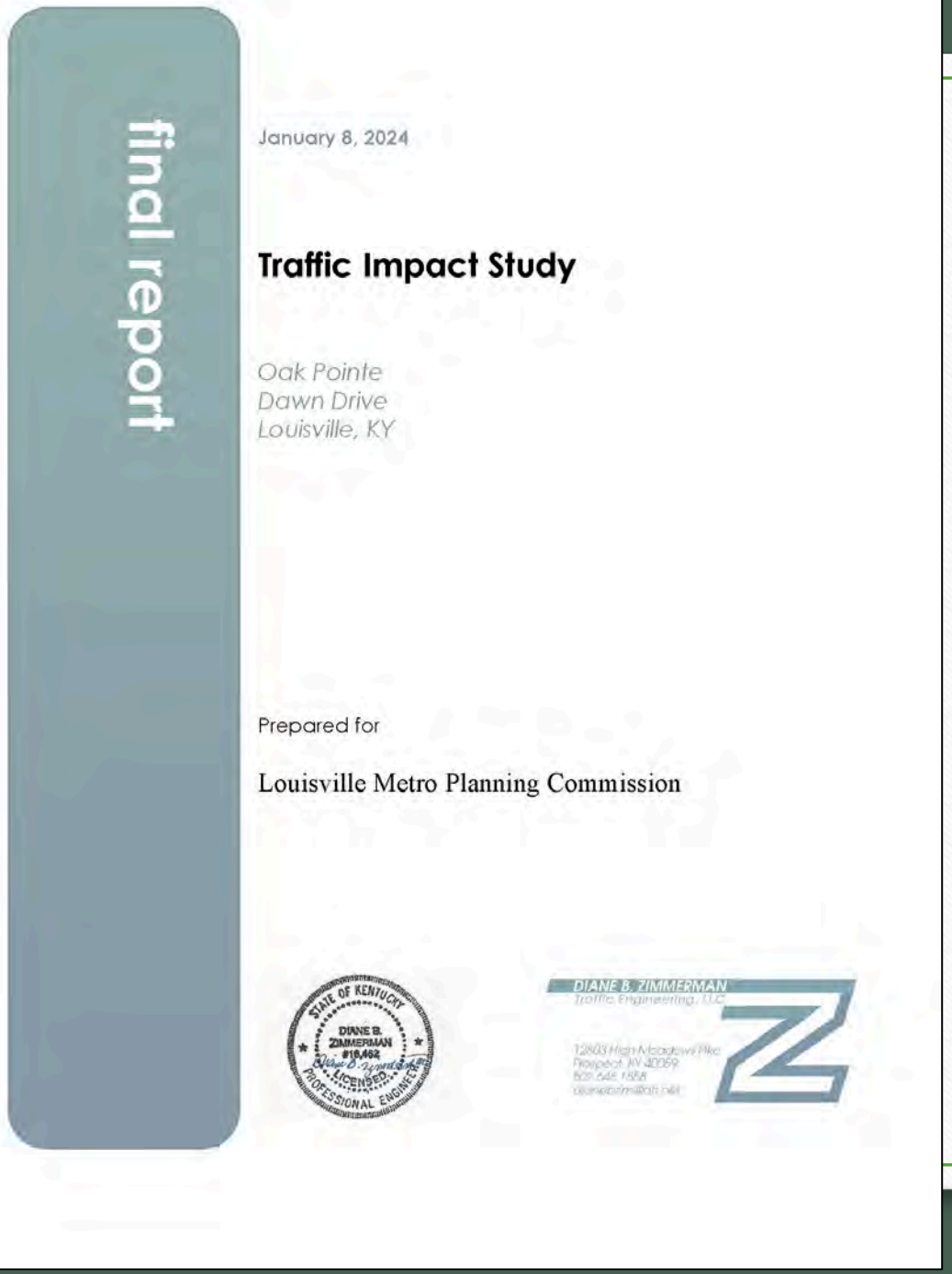
Troy V. Kerr – Deputy Fire Marshal
Pleasure Ridge Park Fire District
Fire Prevention Bureau
Cell: 502-445-3331
Office: 502-935-3878 x701
Email: tkerr@prpfire.org
9500 Stonestreet Road.
Louisville, KY 40272
[www.prpfire.org]www.prpfire.org

Alternate route to minor arterial

1.5 miles to St. Andrews Church Rd.



January 8, 2024 Traffic Impact Study for 406 units
(now 198 units)

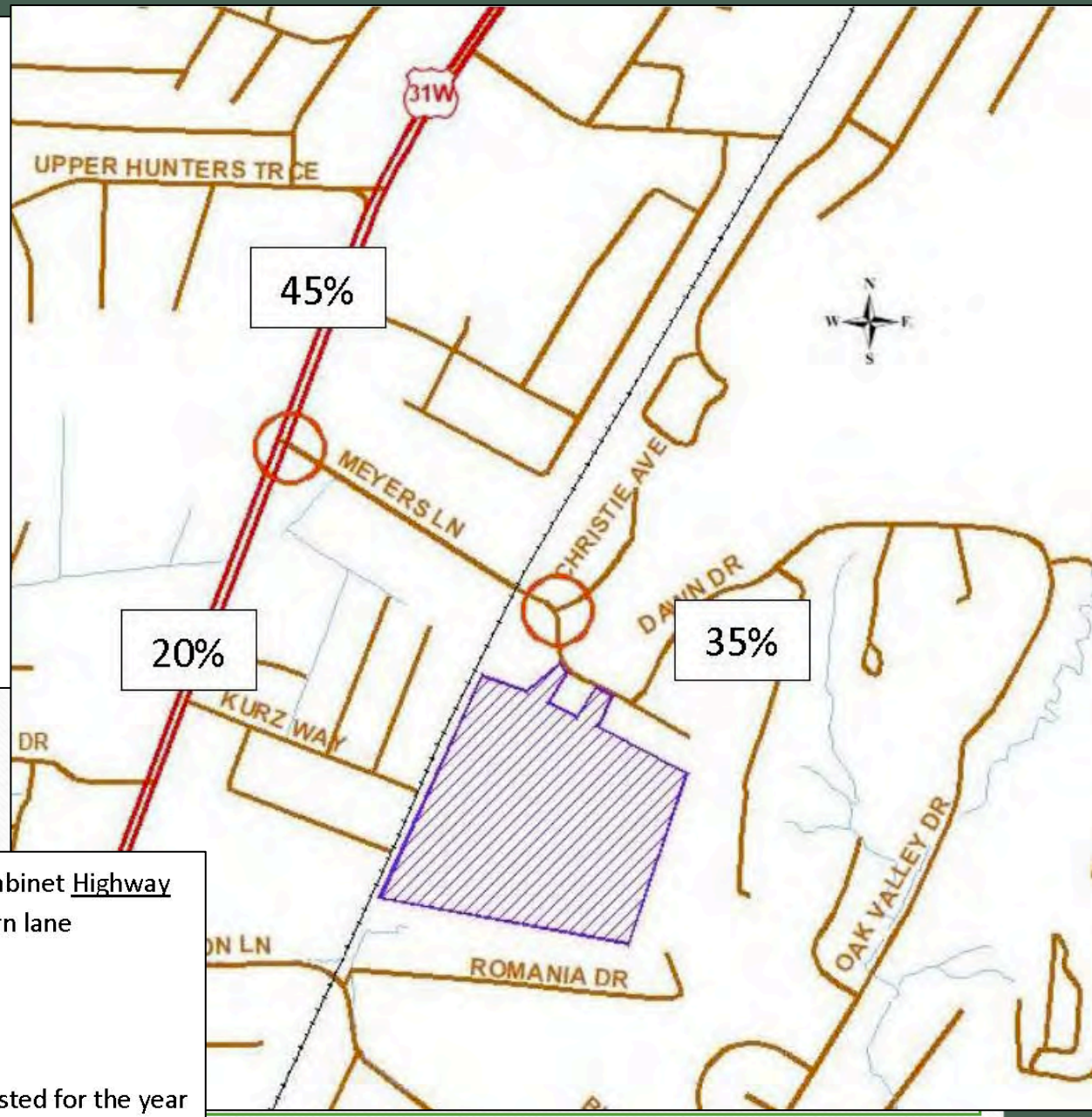


TRIP GENERATION

The Institute of Transportation Engineers Trip Generation Manual, 11th Edition contains trip generation rates for a wide range of developments. The land uses of "Multifamily Housing Low-Rise (220)", "Single Family Detached Housing (210)", and "Single-Family Attached (215)" were reviewed and determined to be the best match. The trip generation results are listed in **Table 1**. The trips were assigned to the highway network with the percentages shown in **Figure 4**. Trips were assigned to the entrances with 40% of the apartments using the west entrance. **Figure 5** shows the trips generated by this development and distributed throughout the road network during the peak hours. **Figure 6** displays the individual turning movements for the peak hours when the development is completed.

Table 1. Peak Hour Trips Generated by Site

	A.M. Peak Hour			P.M. Peak Hour		
Land Use	Trips	In	Out	Trips	In	Out
Multifamily Housing Low-Rise (368 units)	137	33	104	179	113	66
Single-Family Detached Housing (16 units)	14	3	11	18	11	7
Single-Family Attached Housing (22 units)	6	1	5	9	5	4
TOTAL	**157**	**37**	**120**	**206**	**129**	**77**



The entrances on Dawn Drive were evaluated for turn lanes using the Kentucky Transportation Cabinet Highway Design Guidance Manual dated July, 2020. The volumes in Figure 6 were utilized to determine turn lane requirements. Neither entrance meets the volume warrant for turn lanes.

CONCLUSIONS

Based upon the volume of traffic generated by the development and the amount of traffic forecasted for the year 2028, there will be an impact to the existing highway network, with Levels of Service remaining within acceptable ranges. The volume warrant is not met for the entrances on Dawn Drive. No improvements are required.

Table 2. Peak Hour Level of Service

	A.M.			P.M.		
Approach	2023 Existing	2028 No Build	2028 Build	2023 Existing	2028 No Build	2028 Build
Dixie Highway at Meyers Lane	**B 11.4**	**B 11.5**	**B 14.0**	**A 9.9**	**A 10.0**	**B 12.4**
Holy Cross Eastbound	E 64.0	E 64.0	E 59.3	E 71.7	E 71.6	E 69.6
Meyers Lane Westbound	E 63.8	E 63.7	E 60.2	E 66.4	E 66.3	E 62.5
Dixie Highway Northbound	A 4.8	A 4.8	A 6.1	A 9.9	A 9.9	B 12.6
Dixie Highway Southbound	B 11.0	B 11.1	B 13.5	A 4.8	A 4.8	A 6.5

- Applicant shall construct a pedestrian walkway across the property at 3707 Romania Drive and construct sidewalks along Romania Drive and Blanton Lane to Dixie Highway substantially as shown at the _____ Planning Commission Public Hearing prior to the issuance of the building permit for the 100th residential unit.

0.41 miles from site to the intersection of Dixie Highway and Blanton Lane

2005 MACTEC Geotechnical Report discussed at 1/21/25 public hearing

REPORT OF GEOTECHNICAL EXPLORATION

OAK POINTE SUBDIVISION
DAWN DRIVE

JEFFERSON COUNTY, KENTUCKY

Prepared for:

Mr. Robbie Popowell
7112 Cross Creek Boulevard
Louisville, Kentucky 40228

MACTEC Project Number 3143-05-0633
December 1, 2005

MACTEC

3.4 GROUND WATER CONDITIONS

Water was not detected in our test pits at the time of excavation. Typically, water conditions affecting construction projects in the site area are related to trapped or perched water which occurs in irregular, discontinuous locations within the soil overburden, or near the soil/rock interface. When these water bearing strata are exposed in excavations, such as cut slopes, utility or footing trenches, they can produce widely varying seepage durations and rates depending on recent rainfall activity and other hydrogeologic characteristics of the area. These perched water sources are often not linked to the more continuous relatively stable ground water table that typically occurs at greater depths.

We observed evidence of a small spring located north of the existing lake. The spring appears to be directed toward a culvert which flows under the new roadway. The spring was not actively running during our site work but we did observe some ponded water in the area. Additional springs may be encountered on the slopes at the site.

4. GEOTECHNICAL EVALUATION

4.1 GENERAL

Based on the conditions encountered at the site and our experience, we believe the proposed site is suitable for the proposed residential development. Most of the soils encountered in our test pits were firm to stiff consistency. We did not observe evidence of significant slope instability; however previous developments in the area have experienced significant geotechnical and structural distress which are related to slope instability and landslides. Our recommendations have been developed as a result of our experience in this area. Since building plans will be somewhat site specific for each lot, our recommendations may require modifications in some cases. The

10/21/24 Slope Stability Geotechnical Report discussed at 1/21/25 public hearing

VECTOR ENGINEERS, INC
GEOTECHNICAL · MATERIALS · GEOSCIENCES
A SUBSIDIARY OF CTL ENGINEERING, INC

October 21, 2024

Mr. Steve Bosco
Prodigy Construction
11106 Decimal Drive
Louisville, Kentucky 40299

Subject: Report of Site Reconnaissance
Oak Pointe
Louisville, Kentucky
Vector Project 24050095SHE

Dear Mr. Bosco,

VECTOR Engineers, Inc., has completed the site reconnaissance at the property for the proposed Oak Pointe Development. The purpose of this reconnaissance was to provide an opinion on the stability of the slopes in the townhome portion of the development as well as identify other geotechnical concerns. This report describes our understanding of the project, summarizes our findings, discusses the geotechnical concerns, and contains our engineering recommendations.

PROJECT INFORMATION

Project information was provided to us through correspondence with Mr. David Mindel with Mindel Scott as well as a site plan entitled Oak Pointe Residential, Sheet 1 of 1, prepared by Mindel Scott, dated January 8, 2024.

We understand that Prodigy plans to develop the property at 1600 Kurz Way and 1612 Dawn Drive in Louisville, Kentucky into a mixed residential neighborhood. The neighborhood will include 15 apartment buildings with an associated office and pool, 16 residential lots, and 22 townhomes. The apartment buildings are each 11,830 square feet with a 6,300 square foot office. The residential lots range from 4,000 to 8,276 square feet (0.1 to 0.2 acres). The townhomes range from about 2,700 to 5,366 square feet.

1535 Old Finchville Road • Shelbyville, Kentucky 40065 • office 502.437.5650 • fax 502.633.7513
400 E. Second Street • Owensboro, Kentucky 42303 • office 502.645.5000

LIMITATIONS OF RECOMMENDATIONS

This report has been prepared for the exclusive use of Prodigy Construction for specific application to the project site. Our recommendations have been prepared using generally accepted standards of geotechnical engineering practice in the Commonwealth of Kentucky. No other warranty is expressed or implied. This company is not responsible for the conclusions, opinions, or recommendations of others based on these data. Additionally, our conclusions and recommendations are based on the information provided to us, the data obtained from our site reconnaissance, and our experience. They do not reflect variations in the conditions which are likely to exist in unobserved areas of the site. If conditions are different than those encountered in our site reconnaissance, it will be necessary for us to re-evaluate our conclusions and recommendations based upon on-site observation of the conditions. For more information on the use and limitations of this report, please read the GBA document included in the attachments.

DISCUSSION AND RECOMMENDATIONS

Based on the results of our evaluation, there are erosion-related issues on site. However, we did not observe obvious indications of slope instability. The following paragraphs discuss the risks associated with the observed erosion and potential remediation methods to reduce the risk of future erosion.

Opinion on Slope Stability

As discussed previously, the bedrock formation in the area is prone to landslides. Additionally, the formation contains non-durable shale and siltstone that can degrade when exposed to water, creating soft beds of rock that can lead to slope movement. Vector has consulted on numerous slope stability failures in southwestern Jefferson County, particularly in areas underlain by the Borden Formation and Kenwood Siltstone (which was mapped near, but not on, the site).

When evaluating a site for slope instability, there are several visual indicators, including, but not limited to:

- Scarps (areas where the soil has displaced vertically)

Proposed Additional Binding Elements from 1/25/25 to Remain

14. *The development shall be constructed in accordance with construction recommendations and techniques outlines in the ECS Geotechnical Engineering Report dated March 22, 2026.*

- *Prior to requesting a full building permit, the applicant shall provide certification to the Office of Planning from a professional engineer having the qualifications described in Land Development Code section 4.7.4.A.2 and KRS 322, that site preparation and foundation construction were carried out in accordance with the approved mitigation measures and construction practices.*

- *Prior to requesting a certificate of occupancy for any structure on the site, the applicant shall provide certification to the Office of Planning from a geotechnical soils engineer certifying that land disturbance and construction were carried out in accordance with the mitigation measures and construction practices, including inspections, set forth in the geotechnical report.*

Proposed Additional Binding Element

- *Prior to site disturbance, the applicant shall submit a bond* **for public road A & court A** *of sufficient surety as determined by Louisville Metro Public Works to cover the cost of site stabilization.*

- **Applicant shall construct a pedestrian walkway across the property at 3707 Romania Drive and construct sidewalks along Romania Drive and Blanton Lane to Dixie Highway substantially as shown at the [, 2026] Planning Commission Public Hearing prior to the issuance of the building permit for the 100th residential unit.**

- **Applicant shall construct the entrance improvements along Dawn Drive substantially as shown on the site distance exhibit at the [, 2026] Planning Commission Public Hearing prior to the issuance of a Certificate of Occupancy for the first residential unit.**

- **Applicant shall perform roadway snow removal from Christie Avenue to the entrance at Dawn Drive at the same time as the snow removal for the development.**

New 03/22/26 Geotechnical Engineering Report

ECS Southeast, LLC

Geotechnical Engineering Report

Oak Pointe Apartments

1600 Kurz Way
Louisville, Jefferson County, Kentucky 40216

ECS Project Number 61:3494

March 22, 2026

ECS SOUTHEAST, LLC
Geotechnical • Construction Materials • Environmental • Facilities

March 22, 2026

Mr. Jason Lange
Prodigy Construction
11106 Decimal Drive
Louisville, KY 40299

ECS Project No. 61:3494

Reference: Geotechnical Engineering Report
Oak Pointe Apartments
1600 Kurz Way
Louisville, Jefferson County, Kentucky 40216

Dear Mr. Lange,

ECS Southeast, LLC (ECS) has completed the subsurface exploration and geotechnical engineering analyses for the above-referenced project. Our services were performed in general accordance with our agreed to scope of work detailed in ECS Proposal No. 61:P4054R1, dated January 26, 2026. This report presents our understanding of the geotechnical aspects of the project along with the results of the field exploration, laboratory testing conducted, and our geotechnical related design and construction recommendations.

It has been our pleasure to be of service to Prodigy Construction during the design phase of this project. We would appreciate the opportunity to remain involved during the continuation of the design phase and would like to provide our services during construction operations as well to verify subsurface conditions determined for this report. Should you have any questions concerning the information contained in this report, or if we can be of further assistance to you, please contact us.

Respectfully submitted,

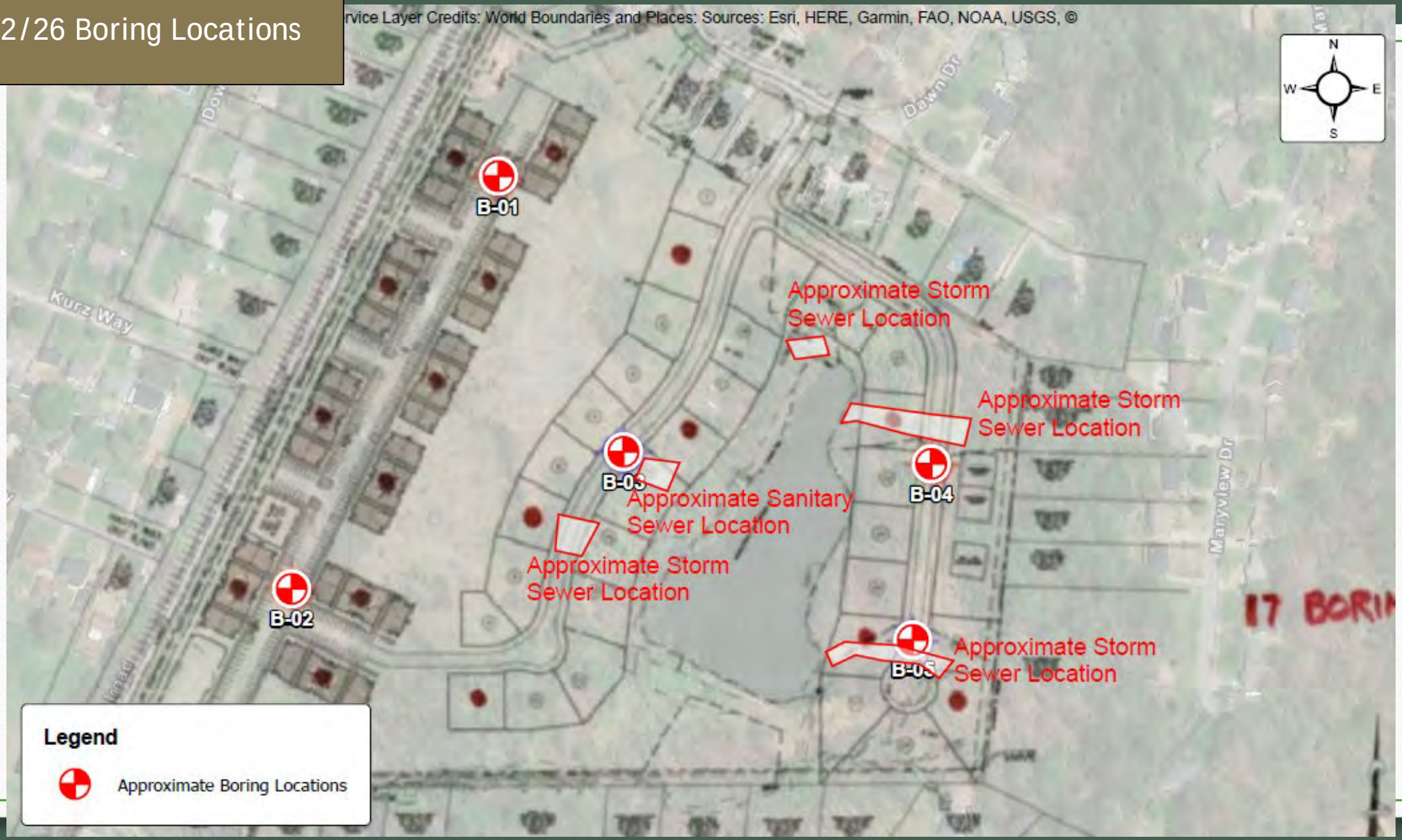
ECS Southeast, LLC

Denis Diemer
Project Engineer
DDiemer@ecslimited.com

Liz Blandford, P.E.
Principal Engineer
LBlandford@ecslimited.com

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

03/22/26 Boring Locations



EXECUTIVE SUMMARY

The following summarizes the main findings of the exploration, particularly those that may have a cost impact on the planned development. Further, our principal foundation recommendations are summarized. Information gleaned from the Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

- Based on the provided information, the proposed project will include the construction of ten (10) two-story approximately 11,000 square-foot apartments buildings, thirty (30) residential lots, a detention area, and associated drive lanes and parking areas located at 1600 Kurz Way in Louisville, Jefferson County, Kentucky.
- The site was mostly undeveloped and wooded but contained many old concrete drainage pipes, approximately eleven (11) ponds along the western side of the property, a large pond near the eastern-central portion of the property, and active storm sewer lines on the eastern portion of the site that drained into the large pond on-site. The site was bounded on its western side by a railroad track and an LG&E natural gas transmission easement and on its northern, southern, and eastern sides by residential lots. According to Google Earth historical aerial imagery, there was a house with a garage located near the center of the property (near proposed lots 6, 7, 14, and 15) present from before 1992 and reportedly demolished between November of 2003 and November of 2004. Mass grading and clearing operations on-site also reportedly occurred between November of 2003 and June of 2010. The eleven (11) small ponds were reportedly constructed between October of 2008 and June of 2010. Mass grading of the site and the construction of a detention pond in the northwestern corner of the site following the construction of new homes along the northern side of the site reportedly occurred between October of 2018 and September of 2019. The site generally sloped downward from east to west with approximately 75 feet of elevation change across the site. The site leveled out near the middle, and the large pond near the middle of the site had a lower elevation, approximately 10 to 15 feet lower, than the areas that surrounded it.
- Surface drainage was poor as multiple areas with standing water were observed on site.
- Surface materials consisted of approximately 1 to 4 inches of topsoil in all five (5) of the borings.
- Surface materials were underlain by existing fill consisting of mottled gray and orangish brown, moist, low plasticity LEAN CLAY (CL) with rock fragments in one (1) of the five (5) borings extending approximately 0.5 feet below existing grades.
- Surface materials and existing fill were underlain by native soils consisting of brown, moist, stiff, low plasticity, clayey SILT (ML), with trace sand in two (2) of the five (5) borings extending approximately 1.5 to 6.5 feet below existing grades. SILTY SAND generally transitioned to dark gray, yellowish brown, light grayish brown, mottled gray and orangish brown, moist, firm to hard, low to moderate plasticity, silty to very silty LEAN CLAY (CL) with chert, trace organics, weathered shale fragments, weathered sandstone fragments, and some gravel in all five (5) of the borings extending approximately 9.5 to 20.5 feet below existing grades. LEAN CLAY (CL) generally transitioned to brown, moist, loose to medium dense, poorly graded, fine grained, silty CLAYEY SAND (SC) encountered in all one (1) of the borings extending approximately 15.5 feet below existing grades or dark gray, light gray and brown, slightly moist, highly to completely WEATHERED SHALE (WR) encountered in two (2) of the five (5) borings extending approximately 20.0 feet below existing grades.
- No rock cores were obtained, as continuous, unweathered rock was not encountered in any of the geotechnical borings. The rock observed on site was weathered and did not result in auger refusal. Based on these conditions, the encountered material will likely be excavatable using conventional equipment, such as an excavator with a standard bucket.
- Auger refusal was not encountered in any of the borings during this geotechnical investigation and all borings reached planned depths of 15.5 to 20.0 feet below existing grades.
- Groundwater was not encountered in any of the borings at the time of the exploration at the maximum depth drilled.

GEOTECHNICAL CONCERNS:

- Shallow Rock
- Variable Bearing Conditions
- High Plasticity Clays
- Karst Topography
- Low Strength Soils
- Drainage Swales
- Agricultural Use
- Trees
- Degradable Soils
- Reuse of On-Site Soils
- Subgrade Improvement
- Weather Consideration

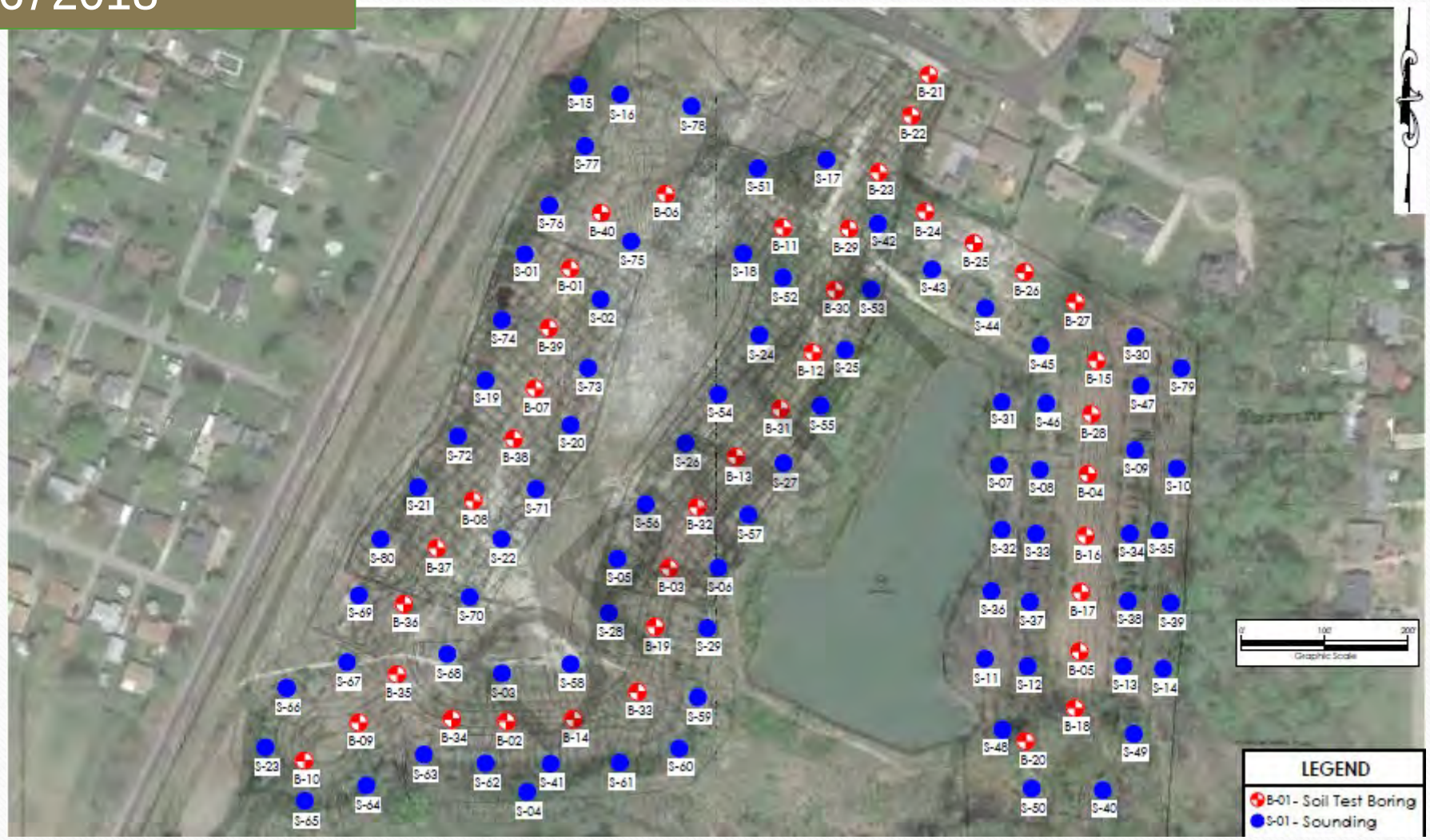
DESIGN & CONSTRUCTION RECOMMENDATIONS:

- Recommendations in this report relied on the estimated finish floor elevations since none were provided by the client. ECS should be contacted to provide appropriate values and recommendations for changes to the finish elevations provided to ECS.
- Shallow Rock was not encountered during this exploration, but was encountered in a prior geotechnical exploration and during excavations on the northern portion of the site. Individual foundations must not bear on soil and rock simultaneously unless they are specifically designed to accommodate the stress concentrations associated with variable bearing conditions. Therefore, creation of an adequate soil cushion should be anticipated. The soil cushion should consist of a minimum of 24 inches of clay or sand (not gravel) placed and compacted between the rock surface and the bottom of the foundation.
- Low-strength soils (uncorrected N-value of 3 to 4 in clays and 5 to 6 in sands, firm and loose) were encountered in three (3) of the five (5) borings extending approximately 5.5 to 10.5 feet below existing grades. The vicinity of these borings will likely require additional undercutting and/or remediation to be adequate for support of overlying building foundations, floor slabs, and pavements.
- The proposed structures may be supported on conventional shallow foundations bearing on stiff native inorganic clay or structural fill as defined in this report. The following net allowable design bearing pressures may be used in foundation design:
  - 2,000 psf for continuous wall foundations bearing on soil.
  - 2,000 psf for isolated column foundations bearing on soil.
  - 3,000 psf for isolated column foundations bearing on rock.
  - 3,000 psf for isolated continuous wall foundations bearing on rock.
- A site class of "C" may be used in seismic design per the 2018 Kentucky Building Code.
- The allowable subgrade modulus for slab design is estimated to be 100 pci.
- Foundation excavations and floor and pavement subgrades should be evaluated by an ECS representative during construction to confirm that encountered conditions are consistent with the findings of this exploration.
- Flexible and/or rigid pavements may be used in proposed pavement areas. Rigid pavements should be considered for entranceways, dumpster pads, or other areas where heavy vehicles will turn on a tight radius or be parked for extended periods of time.

The following summarizes the main findings of the exploration, particularly those that may have a cost impact on the planned development. Further, our principal foundation recommendations are summarized. Information gleaned from the Executive Summary should not be utilized in lieu of reading the entire geotechnical report.

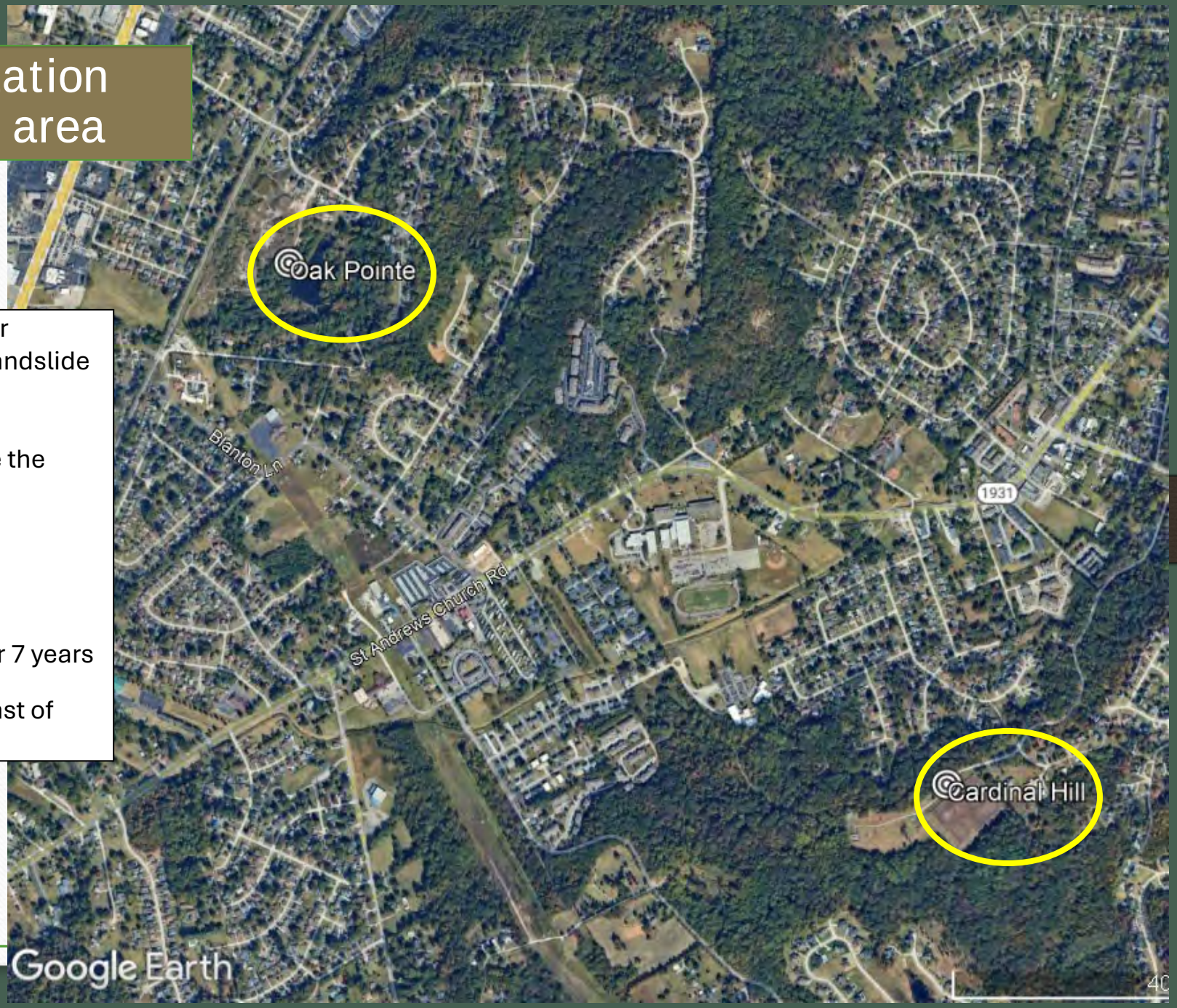
Questions?

Boring Locations
8/6/2018



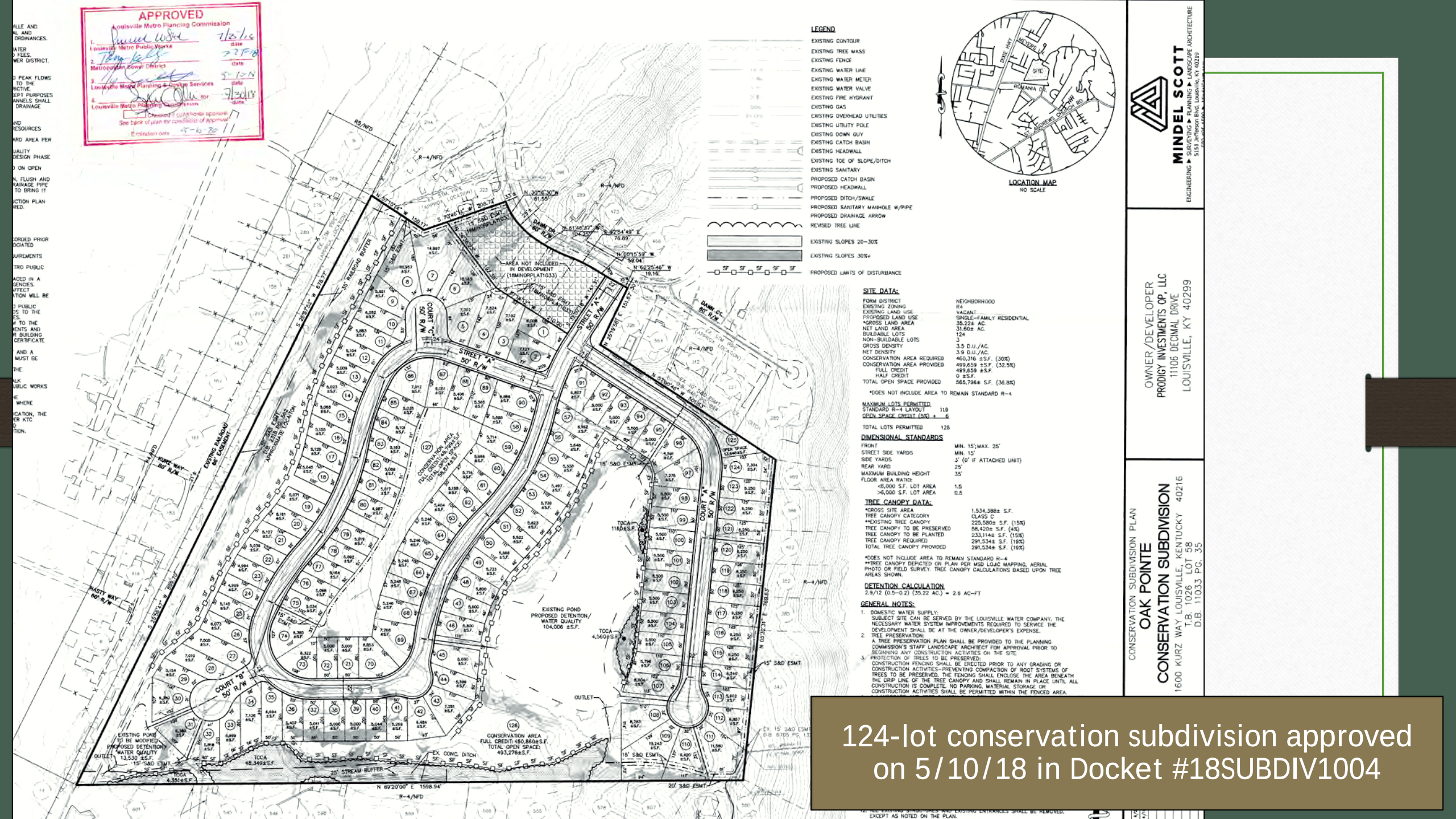
Vector Engineers' stabilization experience in immediate area

1. Louisville Water Company called Vector Engineer for an emergency repair of a landslide on Cardinal Hill.
2. Previous attempts by others to stabilize the slope failed.
3. Project was in 2017
4. After the repair, the slope inclinometer indicates the slope remains stable after 7 years
5. Cardinal Hill is about 1.4 miles southeast of Oak Point



Cardinal Hill Project

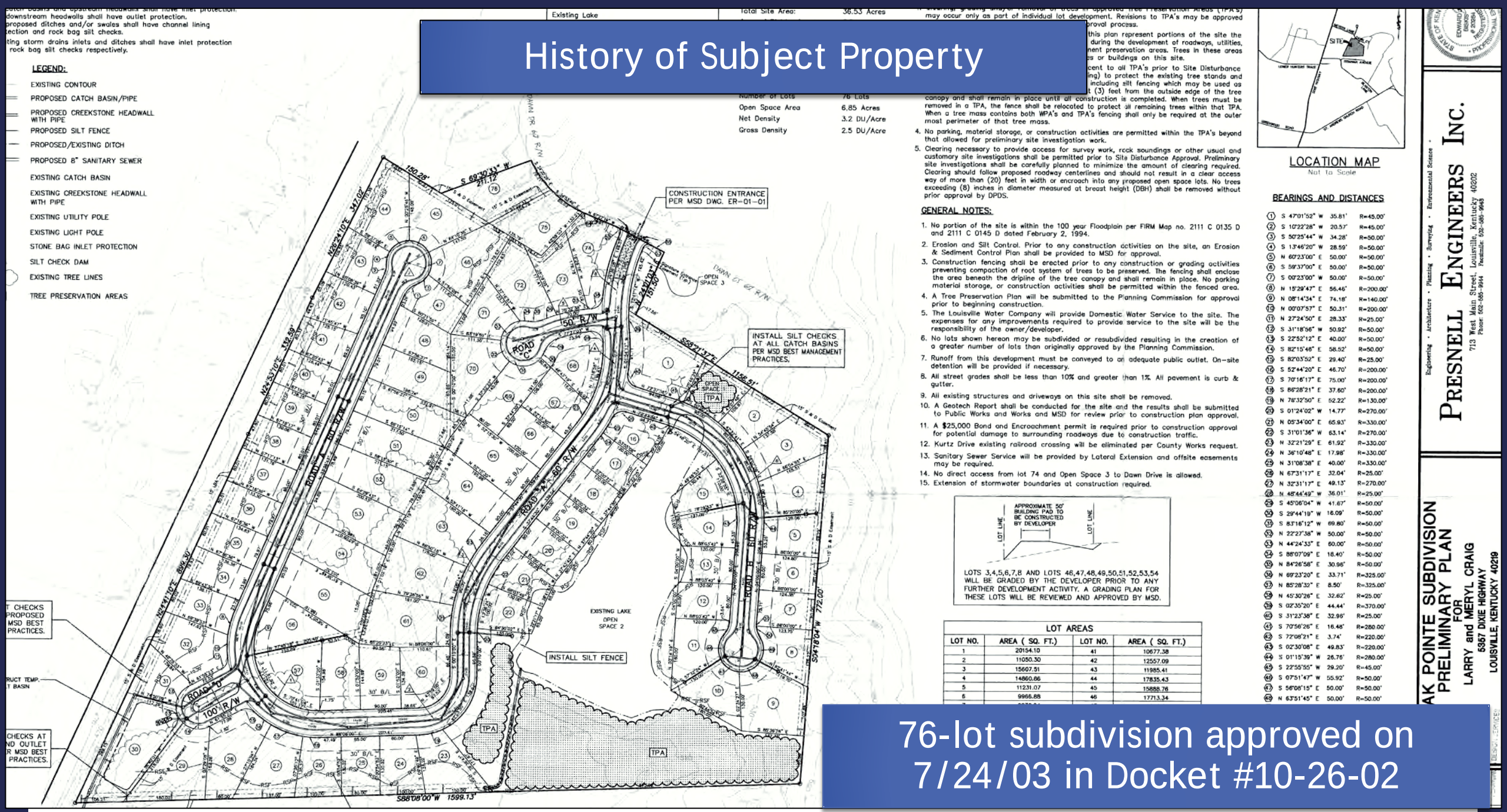
Cardinal Hill Project



124-lot conservation subdivision approved on 5/10/18 in Docket #18SUBDIV1004

Oak Pointe Apartments
3 story – 24 unit

History of Subject Property



GENERAL NOTES:

1. No portion of the site is within the 100 year Floodplain per FIRM Map no. 2111 C 0135 D and 2111 C 0145 D dated February 2, 1994.
2. Erosion and Silt Control. Prior to any construction activities on the site, an Erosion & Sediment Control Plan shall be provided to MSD for approval.
3. Construction fencing shall be erected prior to any construction or grading activities preventing compaction of root system of trees to be preserved. The fencing shall enclose the area beneath the dripline of the tree canopy and shall remain in place. No parking material storage, or construction activities shall be permitted within the fenced area.
4. A Tree Preservation Plan will be submitted to the Planning Commission for approval prior to beginning construction.
5. The Louisville Water Company will provide Domestic Water Service to the site. The expenses for any improvements required to provide service to the site will be the responsibility of the owner/developer.
6. No lots shown hereon may be subdivided or resubdivided resulting in the creation of a greater number of lots than originally approved by the Planning Commission.
7. Runoff from this development must be conveyed to an adequate public outlet. On-site detention will be provided if necessary.
8. All street grades shall be less than 10% and greater than 1%. All pavement is curb & gutter.
9. All existing structures and driveways on this site shall be removed.
10. A Geotech Report shall be conducted for the site and the results shall be submitted to Public Works and Works and MSD for review prior to construction plan approval.
11. A $25,000 Bond and Encroachment permit is required prior to construction approval for potential damage to surrounding roadways due to construction traffic.
12. Kurtz Drive existing railroad crossing will be eliminated per County Works request.
13. Sanitary Sewer Service will be provided by Lateral Extension and offsite easements may be required.
14. No direct access from lot 74 and Open Space 3 to Dawn Drive is allowed.
15. Extension of stormwater boundaries at construction required.

LOTS 3,4,5,6,7,8 AND LOTS 46,47,48,49,50,51,52,53,54 WILL BE GRADED BY THE DEVELOPER PRIOR TO ANY FURTHER DEVELOPMENT ACTIVITY. A GRADING PLAN FOR THESE LOTS WILL BE REVIEWED AND APPROVED BY MSD.

LOT AREAS

LOT NO.	AREA (SQ. FT.)	LOT NO.	AREA (SQ. FT.)
1	20154.10	41	10677.38
2	11050.30	42	12557.09
3	15607.51	43	11985.41
4	14860.86	44	17835.43
5	11231.07	45	15888.76
6	9966.88	46	17713.34

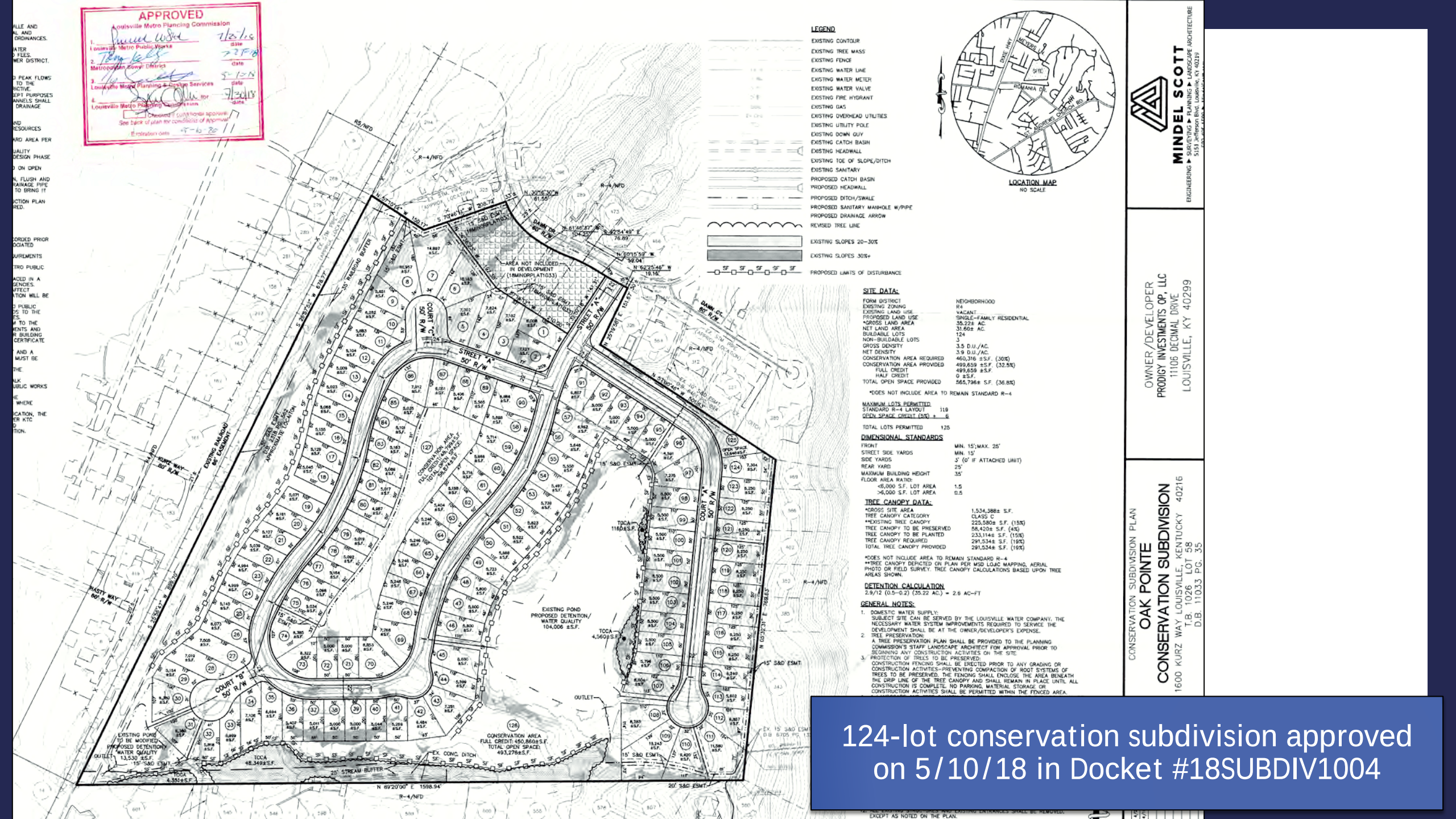
BEARINGS AND DISTANCES

1	S 47°01'52" W	35.81'	R=45.00'
2	S 10°22'28" W	20.57'	R=45.00'
3	S 50°25'44" W	34.28'	R=50.00'
4	S 13°46'20" W	28.59'	R=50.00'
5	N 60°23'00" E	50.00'	R=50.00'
6	S 59°37'00" E	50.00'	R=50.00'
7	S 00°23'00" W	50.00'	R=50.00'
8	N 15°29'47" E	56.46'	R=200.00'
9	N 08°14'34" E	74.18'	R=140.00'
10	N 00°07'57" E	50.31'	R=200.00'
11	N 27°24'50" E	28.33'	R=25.00'
12	S 31°18'56" W	50.92'	R=50.00'
13	S 22°52'12" E	40.00'	R=50.00'
14	S 82°15'46" E	58.52'	R=50.00'
15	S 82°03'52" E	29.40'	R=25.00'
16	S 52°44'20" E	46.70'	R=200.00'
17	S 70°16'17" E	75.00'	R=200.00'
18	S 86°28'21" E	37.60'	R=200.00'
19	N 78°32'50" E	52.22'	R=130.00'
20	S 01°24'02" W	14.77'	R=270.00'
21	N 05°34'00" E	65.93'	R=330.00'
22	S 31°01'36" W	63.14'	R=270.00'
23	N 32°21'29" E	61.92'	R=330.00'
24	N 36°10'48" E	17.98'	R=330.00'
25	N 31°08'38" E	40.00'	R=330.00'
26	N 67°31'17" E	32.04'	R=25.00'
27	N 32°31'17" E	49.13'	R=270.00'
28	N 48°44'49" W	36.01'	R=25.00'
29	S 45°06'04" W	41.67'	R=50.00'
30	S 29°44'19" W	16.09'	R=50.00'
31	S 83°16'12" W	69.80'	R=50.00'
32	N 22°27'38" W	50.00'	R=50.00'
33	N 44°24'33" E	60.00'	R=50.00'
34	S 88°07'09" E	18.40'	R=50.00'
35	N 84°26'58" E	30.96'	R=50.00'
36	N 69°23'20" E	33.71'	R=325.00'
37	N 85°28'32" E	8.50'	R=325.00'
38	N 45°30'26" E	32.62'	R=25.00'
39	S 02°35'20" E	44.44'	R=370.00'
40	S 31°23'38" E	32.96'	R=25.00'
41	S 70°56'26" E	16.48'	R=280.00'
42	S 72°08'21" E	3.74'	R=220.00'
43	S 02°30'08" E	49.83'	R=220.00'
44	S 01°15'39" W	26.78'	R=280.00'
45	S 22°55'55" W	29.20'	R=45.00'
46	S 07°51'47" W	55.92'	R=50.00'
47	S 56°08'15" E	50.00'	R=50.00'
48	N 63°51'45" E	50.00'	R=50.00'

PRESNELL ENGINEERS INC.
Engineering • Architecture • Planning • Surveying • Environmental Science
713 West Main Street, Louisville, Kentucky 40202
Phone: 502-585-9944 Facsimile: 502-585-9945

OAK POINTE SUBDIVISION
PRELIMINARY PLAN
FOR
LARRY and MERYL CRAIG
5357 DIXIE HIGHWAY
LOUISVILLE, KENTUCKY 40219

76-lot subdivision approved on 7/24/03 in Docket #10-26-02


APPROVED
Louisville Metro Planning Commission
Louisville Metro Public Works
Metropolitan Sewer District
Louisville Metro Planning & Design Services
Louisville Metro Planning Commission
See back of plan for conditions of approval
LEGEND
EXISTING CONTOUR
EXISTING TREE MASS
EXISTING FENCE
EXISTING WATER LINE
EXISTING WATER METER
EXISTING WATER VALVE
EXISTING FIRE HYDRANT
EXISTING GAS
EXISTING OVERHEAD UTILITIES
EXISTING UTILITY POLE
EXISTING DOWN GUY
EXISTING CATCH BASIN
EXISTING HEADWALL
EXISTING TOE OF SLOPE/DITCH
EXISTING SANITARY
PROPOSED CATCH BASIN
PROPOSED HEADWALL
PROPOSED DITCH/SWALE
PROPOSED SANITARY MANHOLE W/PIPE
PROPOSED DRAINAGE ARROW
REVISED TREE LINE
EXISTING SLOPES 20-30%
EXISTING SLOPES 30%+
PROPOSED LIMITS OF DISTURBANCE
LOCATION MAP
NO SCALE
SITE DATA:
FORM DISTRICT NEIGHBORHOOD
EXISTING ZONING R4
EXISTING LAND USE VACANT
PROPOSED LAND USE SINGLE-FAMILY RESIDENTIAL
*GROSS LAND AREA 35.22± AC.
NET LAND AREA 31.60± AC.
BUILDABLE LOTS 124
NON-BUILDABLE LOTS 3
GROSS DENSITY 3.5 D.U./AC.
NET DENSITY 3.9 D.U./AC.
CONSERVATION AREA REQUIRED 460,316 ±S.F. (30%)
CONSERVATION AREA PROVIDED 499,659 ±S.F. (32.5%)
FULL CREDIT 499,659 ±S.F.
HALF CREDIT 0 ±S.F.
TOTAL OPEN SPACE PROVIDED 565,796± S.F. (36.8%)
*DOES NOT INCLUDE AREA TO REMAIN STANDARD R-4
MAXIMUM LOTS PERMITTED
STANDARD R-4 LAYOUT 119
OPEN SPACE CREDIT (5%) + 6
TOTAL LOTS PERMITTED 125
DIMENSIONAL STANDARDS
FRONT MIN. 15'; MAX. 25'
STREET SIDE YARDS MIN. 15'
SIDE YARDS 3' (0' IF ATTACHED UNIT)
REAR YARD 25'
MAXIMUM BUILDING HEIGHT 35'
FLOOR AREA RATIO:
<6,000 S.F. LOT AREA 1.5
>6,000 S.F. LOT AREA 0.5
TREE CANOPY DATA:
*GROSS SITE AREA 1,534,388± S.F.
TREE CANOPY CATEGORY CLASS C
**EXISTING TREE CANOPY 225,580± S.F. (15%)
TREE CANOPY TO BE PRESERVED 58,420± S.F. (4%)
TREE CANOPY TO BE PLANTED 233,114± S.F. (15%)
TREE CANOPY REQUIRED 291,534± S.F. (19%)
TOTAL TREE CANOPY PROVIDED 291,534± S.F. (19%)
*DOES NOT INCLUDE AREA TO REMAIN STANDARD R-4
**TREE CANOPY DEPICTED ON PLAN PER MSD LOJIC MAPPING, AERIAL PHOTO OR FIELD SURVEY. TREE CANOPY CALCULATIONS BASED UPON TREE AREAS SHOWN.
DETENTION CALCULATION
2.9/12 (0.5-0.2) (35.22 AC.) = 2.6 AC-FT
GENERAL NOTES:
1. DOMESTIC WATER SUPPLY: SUBJECT SITE CAN BE SERVED BY THE LOUISVILLE WATER COMPANY. THE NECESSARY WATER SYSTEM IMPROVEMENTS REQUIRED TO SERVICE THE DEVELOPMENT SHALL BE AT THE OWNER/DEVELOPER'S EXPENSE.
2. TREE PRESERVATION: A TREE PRESERVATION PLAN SHALL BE PROVIDED TO THE PLANNING COMMISSION'S STAFF LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES ON THE SITE.
3. PROTECTION OF TREES TO BE PRESERVED: CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITIES-PREVENTING COMPACTION OF ROOT SYSTEMS OF TREES TO BE PRESERVED. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETE. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.
MINDEL SCOTT
ENGINEERING ▶ SURVEYING ▶ PLANNING ▶ LANDSCAPE ARCHITECTURE
5151 Jefferson Blvd. Louisville, KY 40219
OWNER/DEVELOPER
PRODIGY INVESTMENTS OP, LLC
11106 DECIMAL DRIVE
LOUISVILLE, KY 40299
CONSERVATION SUBDIVISION PLAN
OAK POINTE
CONSERVATION SUBDIVISION
1600 KURZ WAY LOUISVILLE, KENTUCKY 40216
T.B. 1026 LOT 58
D.B. 11033 PG. 35
AREA NOT INCLUDED IN DEVELOPMENT (18MINORPLAT1033)
EXISTING POND PROPOSED DETENTION/ WATER QUALITY 104,006 ±S.F.
EXISTING POND TO BE MODIFIED PROPOSED DETENTION/ WATER QUALITY 13,530 ±S.F.
CONSERVATION AREA FULL CREDIT: 450,866±S.F. TOTAL OPEN SPACE: 493,276±S.F.
CONSERVATION AREA FULL CREDIT: 38,793±S.F. TOTAL OPEN SPACE: 58,974±S.F.
EX. CONC. DITCH
25' STREAM BUFFER
EXISTING RAILROAD R/W EASEMENT
COURT "A" 50' R/W
COURT "B" 50' R/W
COURT "C" 50' R/W
STREET "A" 50' R/W
DAWN DR. 60' R/W
DAWN CT. 50' R/W
KURZ WAY 60' R/W
HASTY WAY 60' R/W
15' S&D ESMT.
20' S&D ESMT.
OUTLET
TCCA 116±S.F.
TCCA 4,560±S.F.
TCCA 48,349±S.F.
TCCA 4,351±S.F.
N 89°20'00" E 1598.94'
R-4/NFD
R5/NFD
DIXIE HWY
MEYZEEK LN
SITE
ROMANIA DR.
ST. ANDREWS DISTRICT RD
124-lot conservation subdivision approved on 5/10/18 in Docket #18SUBDIV1004

Housing + Mixed Use Development Study

DRAFT prepared for Louisville Metro Government

by Opticos Design

September 12, 2024

Introduction

Goals + Methodology

Like many cities across the U.S., Louisville is facing challenges to meet its housing goals and provide the range of housing choices the community needs. Louisville Metro's comprehensive plan, Plan 2040, identified community goals to create diverse and affordable housing options in all neighborhoods, along with connected and mixed-use neighborhoods that meet residents' daily needs.

In order to accomplish these goals, Louisville must identify locations where such connected, mixed-use neighborhoods can be enhanced, supported, or established—as well as ensuring that these neighborhoods can accommodate a range of housing types to meet the needs of its diverse community.

The Housing and Mixed Use Development Study shows how this can be done. The study identified existing centers of activity throughout Louisville that serve as anchors for neighborhoods and recommends appropriate (currently under-supplied) housing types for these centers and the neighborhoods surrounding them. **This study, and the accompanying Analysis Map, will help guide Louisville's efforts to provide abundant and attainable housing for a diverse and growing population — all while making more effective use of resources**.

The Housing and Mixed Use Development Study is part of the Land Development Code (LDC) Reform process and includes a metro-wide analysis of existing conditions. The Housing and Mixed Use Analysis Map was created using the following steps:

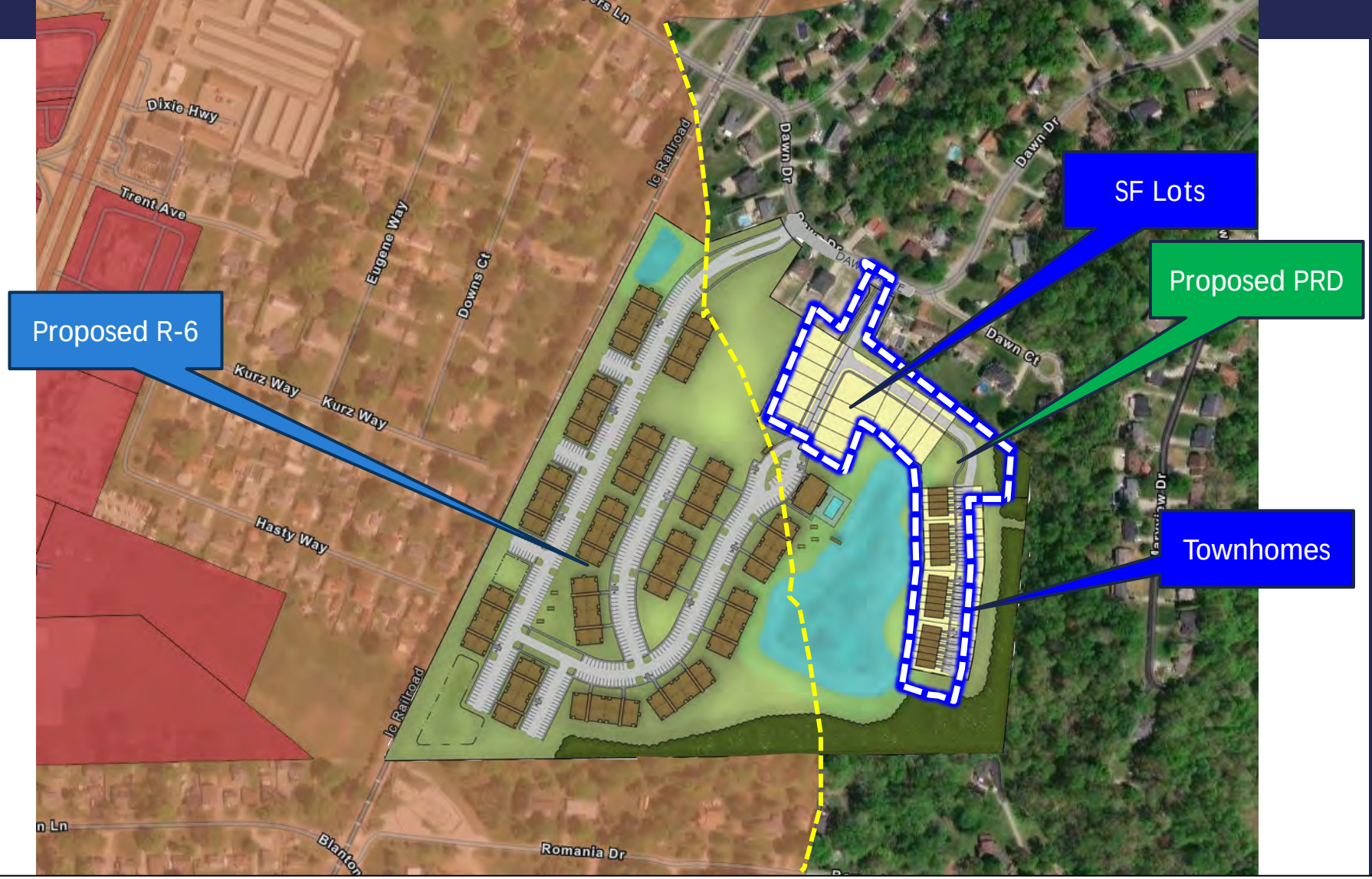
Anchor Neighborhood: Medium Intensity

Neighborhoods where a sufficient variety of goods and services is available within walking distance to cover residents' day-to-day needs, enabling at least some residents to get by without owning a car.

In addition to the housing types listed for AN-ML/ Medium-Low Intensity anchor neighborhoods, the following housing types could work well in these neighborhoods: • Multiplex (2-3 stories, 5-10 units) • Courtyard Building (2-3 stories, 6-18 units) • Townhouses (up to full block)

This intensity could be appropriate within a ¼-mile radius of the following anchor types: • Suburban Center • Neighborhood Center

This intensity could be appropriate within a ½-mile radius of the following anchor types: • Downtown • Campus • Town Center



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