

Louisville Metro Planning Commission

November 4, 2021 & October 21, 2021 (cont.)

Louisville Metro Land Development &
Transportation Committee - September 23, 2021
Neighborhood Meeting - June 29, 2021



Docket No. 21-ZONE-0106
Zone change from R-4 to
R-7 to allow a 302-unit
apartment community on
property located at
5217 Springdale Road

Attorneys: Bardenwerper Talbott & Roberts, PLLC
Land Planners, Landscape Architects & Engineers:
Sabak, Wilson & Lingo, Inc.
Architects: charlan • brock associates



Wolf Pen Estates

R4

Site

Wolf Creek

Asbury Park

Springdale
Community Church

R5A

Spring Creek

INTERSTATE
71

INTERSTATE
265

265

71

265

Springdale Road

Springdale Road

Springdale Road

1265 NORTH

R2

R3



ROW dedication

Site

Springdale Road

Asbury Park

Wolf Creek





Area of ROW dedication for proposed future Springdale Road

Area of proposed sidewalk and relocated entrance



SITE

View of site from Springdale Road looking west.

Previous Proposed Development Plan



4.02 acres of total ROW dedication

I-265

86' ROW Ded

100' ROW Ded

RESIDENT ENTRY/EXIT

TRASH

PET SALON

Trash

Pet Salon

SPRINGDALE RD.

BUILDING #1

Amenity Area

BUILDING #3

BUILDING #4

BUILDING #5

Pool Area

PRIMARY ENTRY/EXIT

BUILDING #2

BUILDING #6

BUILDING #8

BUILDING #7

SPRINGDALE RD.

Detention

ASBURY PARK

Asbury Park

Current Proposed Development Plan



Relocated dog park

Entrances relocated to area of ROW dedication

Entrances relocated to area of ROW dedication



Northwest entrance



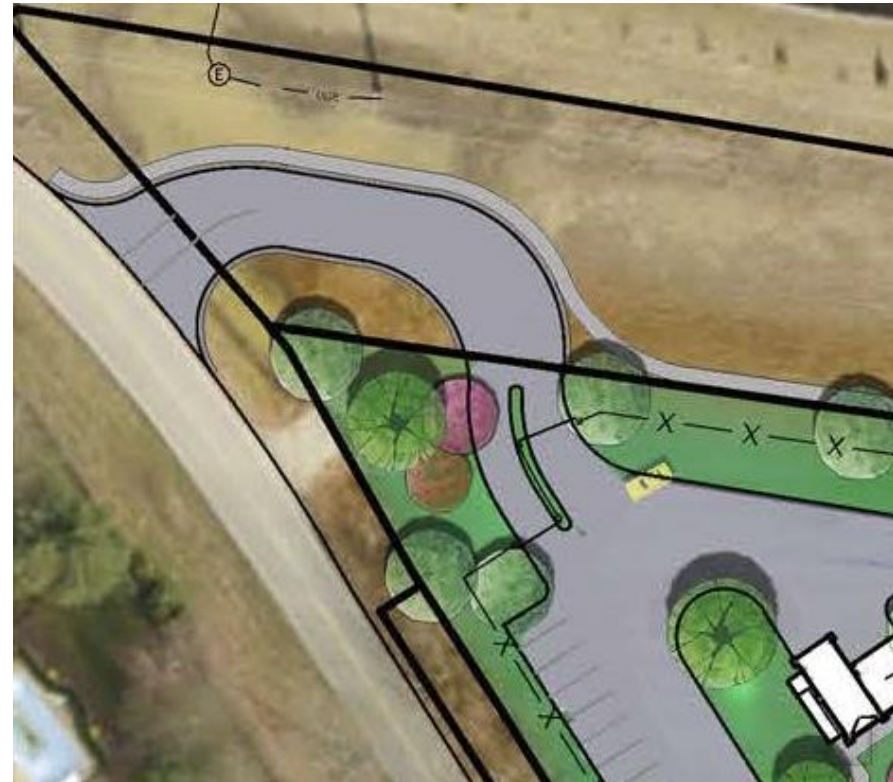
Northeast entrance



Northwest entrance



Previous Proposed Entrance



Revised Proposed Entrance



Northeast entrance

Previous Proposed Entrance



Current Proposed Entrance



PROPOSED ADDITIONAL BINDING ELEMENTS

8. Lighting
 - a. All exterior lighting, whether freestanding or attached to any structure, including streetlights and lighting for any signage, shall be fully shielded, shall utilize flat or hidden lenses, and shall be pointed directly to the ground, with the following exceptions:
 - i. Partly shielded or unshielded decorative wall sconces shall be permitted on buildings 6, 7 and 8 at a front entry to a residence if the total output in lumens does not exceed 2000 lumens.
 - ii. Low voltage landscape lighting aimed away from adjacent properties and not exceeding 2000 lumens in output shall be permitted.
 - b. No lighting shall have a correlated color temperature (CCT) exceeding 2700 degrees Kelvin.
 - c. No parking lot or street light fixtures shall be more than fourteen feet high, measured from ground level.
9. The developer shall fund \$75,000 to Louisville Metro for final design plans for a new Springdale Road extension (straightening), due at issuance of building permit. [Sunset?]
10. A detailed landscaping plan shall be developed in conjunction with advice from Asbury Homeowners Association, Inc. and its arborist and a Louisville Metro landscape architect and shall be submitted for approval to PDS staff prior to issuance of any building permit.



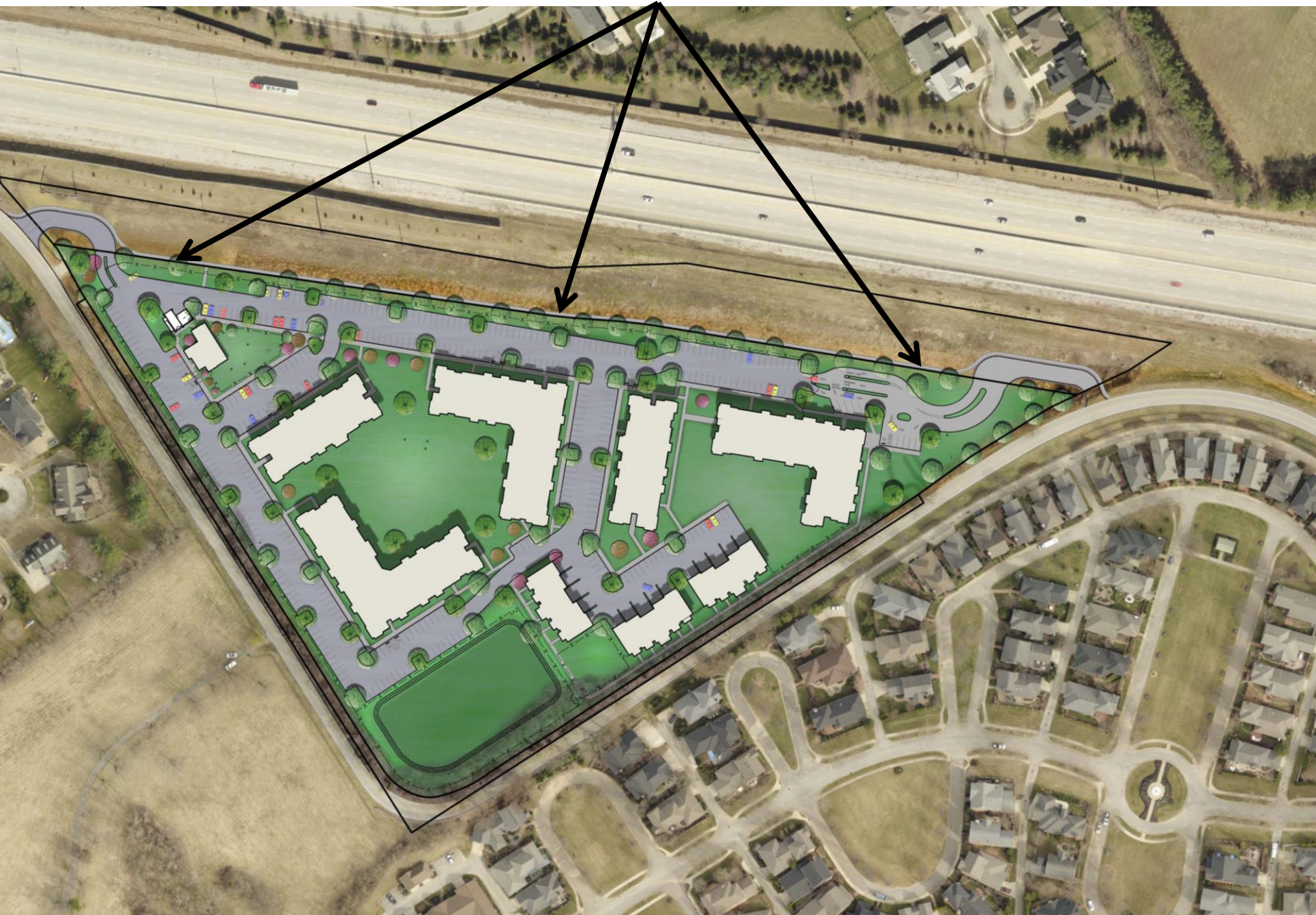
PROPOSED ADDITIONAL BINDING ELEMENTS

11. Owner/Developer shall coordinate with the appropriate emergency response agencies to ensure that the design and operation of gated entrances complies with emergency access gate requirements.

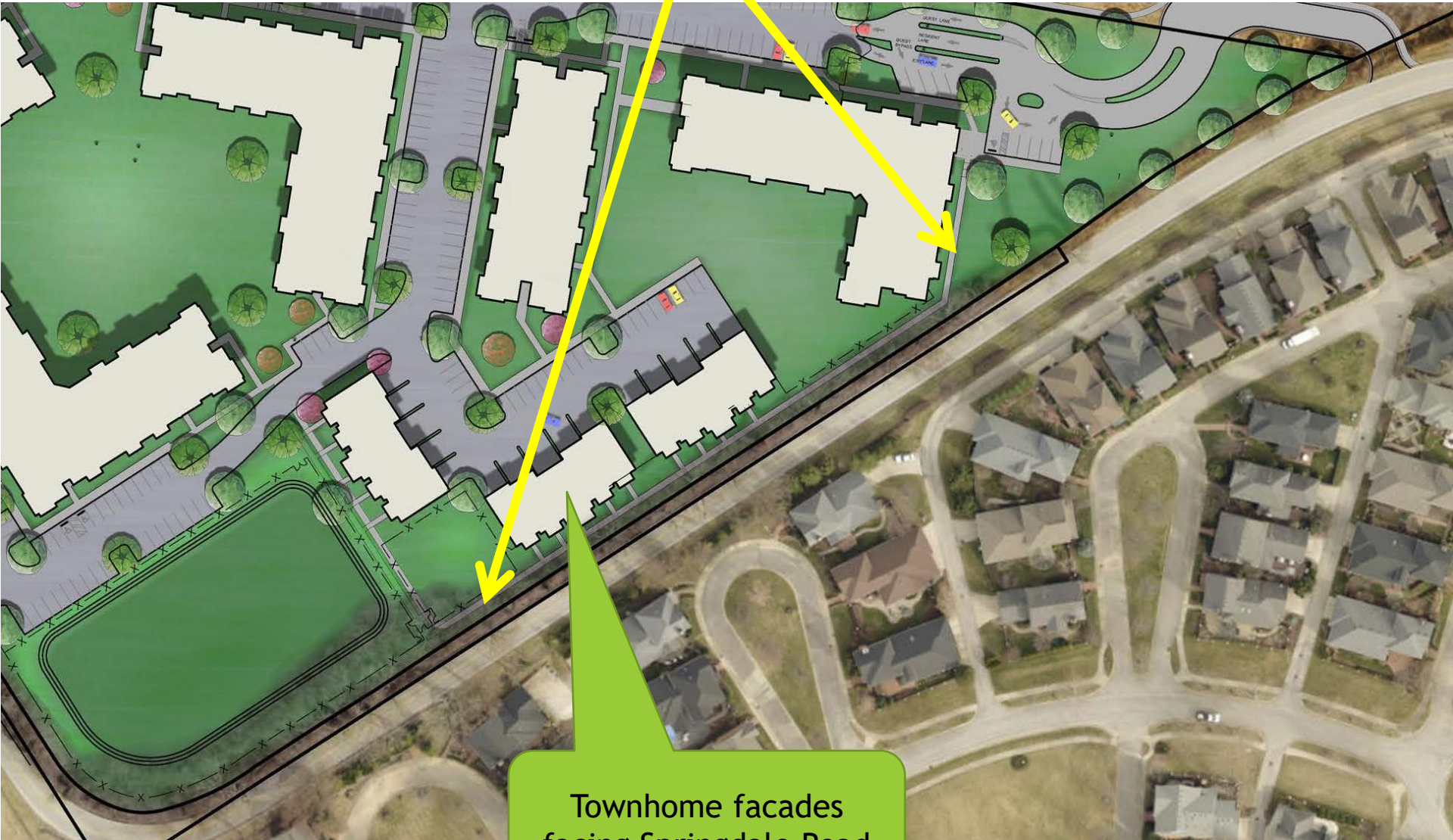
12. All property owners within 500 feet of a proposed blasting location shall be notified 30 days before any blasting operations occur and be offered pre-blast surveys. Any homeowners who opt to have a pre-blast survey conducted shall be provided copies of all materials resulting from that survey, including any photos and/or videos. Any blast surveys shall be done in a manner consistent with Kentucky Blasting Regulations.



Proposed sidewalk along future Springdale Road

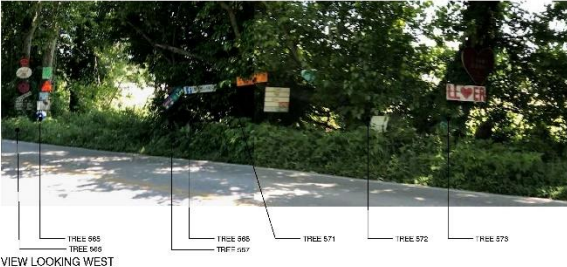
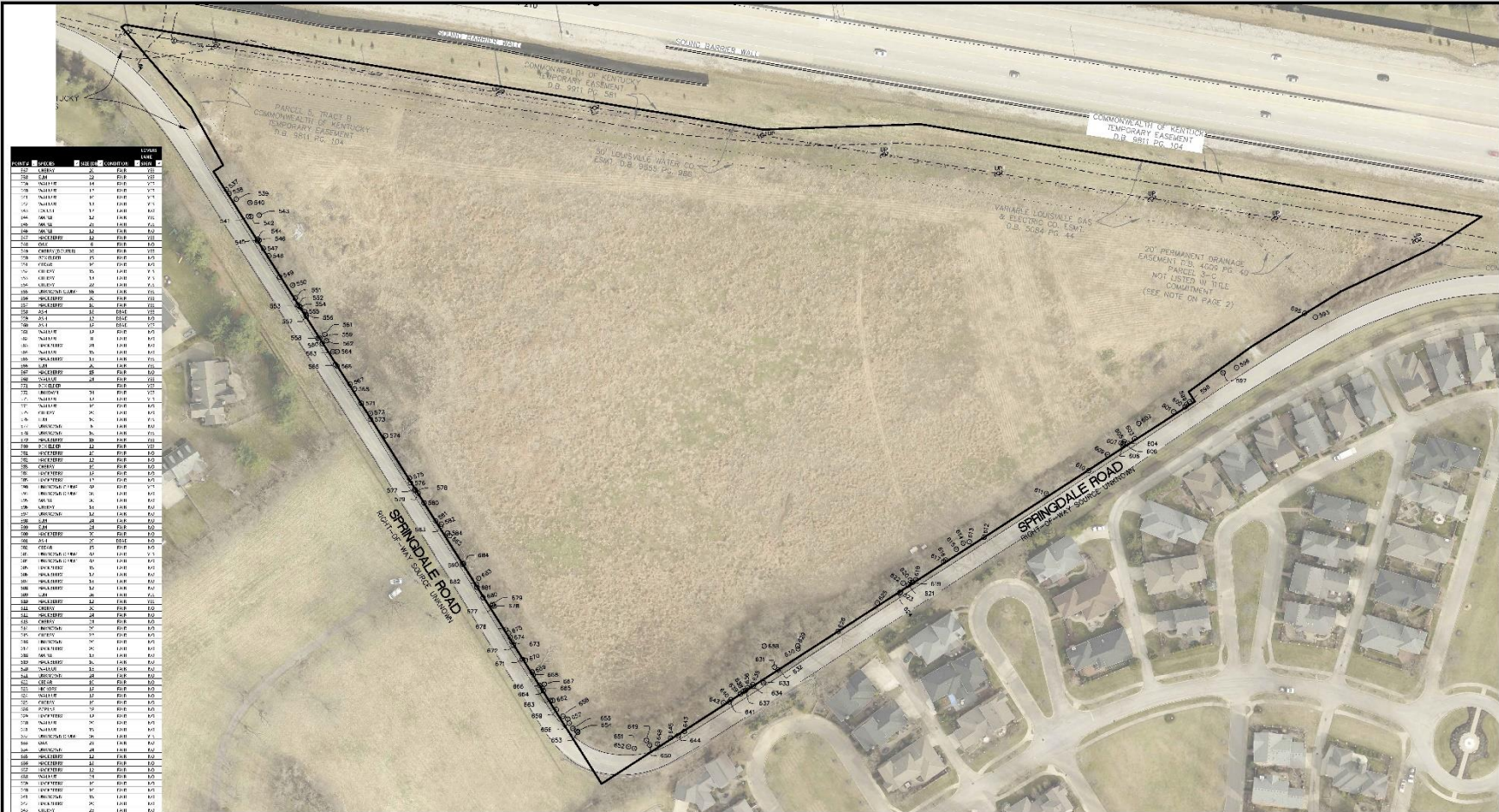


Proposed 5' concrete walk on site



Townhome facades
facing Springdale Road

September 23, 2021 Tree Survey



SABAK, WILSON & LINGO, INC
 ENGINEERS, LANDSCAPE ARCHITECTS & PLANNERS
 "THE HONEY CUV"
 608 S. THIRD STREET, LOUISVILLE, KY 40202
 (502) 584-1271



NO.	REVISION

SHEET TITLE: TREE SURVEY
 PROJECT TITLE: SPRINGDALE APARTMENTS
 DEVELOPER:
 JOB NO.: 3288
 SCALE: 1"=100'
 DATE: 08/17/21
 DRAWING NO.: **1**
 SHEET 1 OF 1

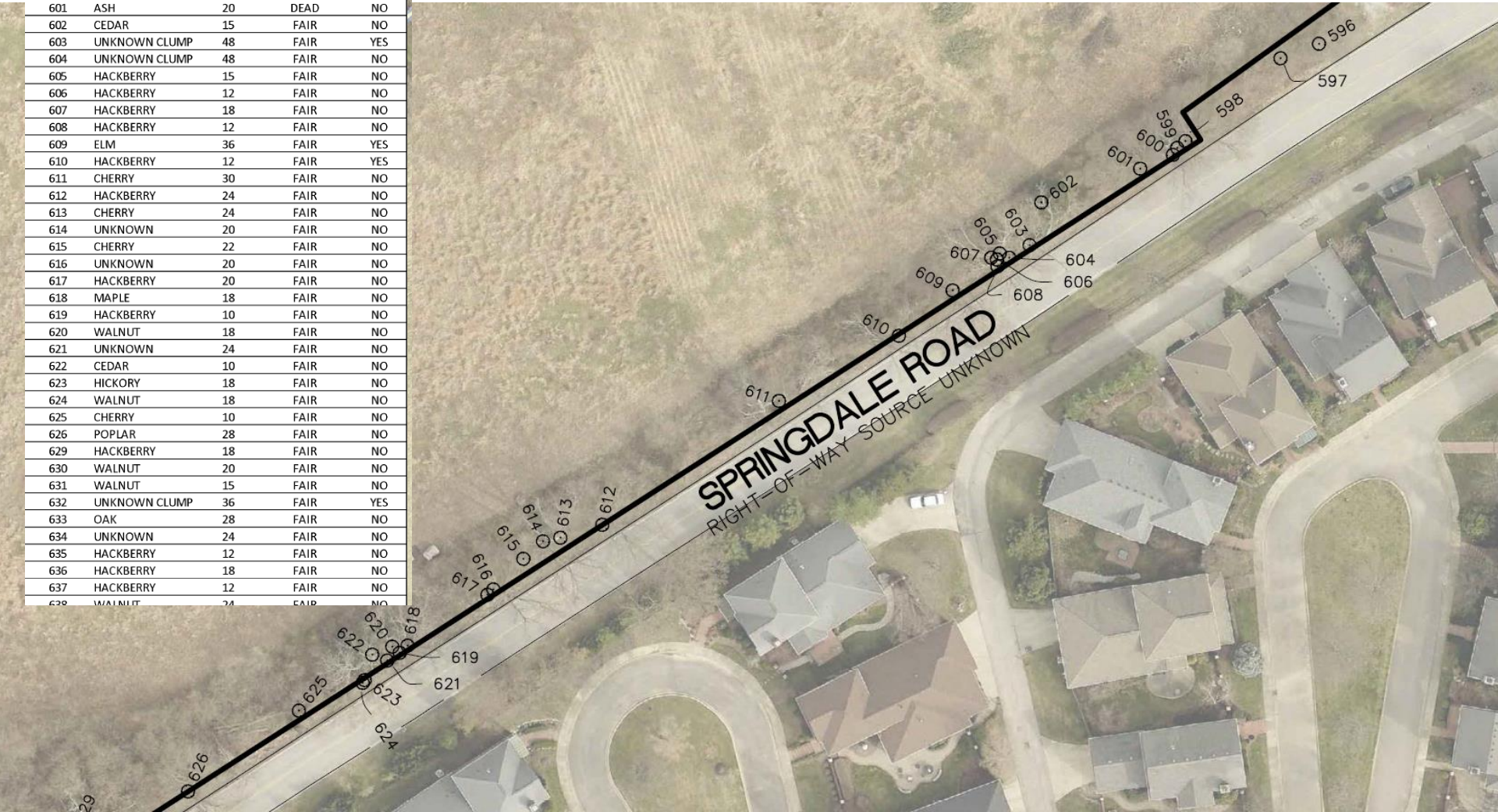




POINT #	SPECIES	SIZE (DB)	CONDITION	LOVERS LANE SIGN
537	CHERRY	20	FAIR	YES
538	ELM	22	FAIR	YES
539	WALNUT	14	FAIR	YES
540	WALNUT	12	FAIR	YES
541	WALNUT	10	FAIR	YES
542	WALNUT	18	FAIR	YES
543	LOCUST	12	FAIR	NO
544	MAPLE	12	FAIR	YES
545	MAPLE	28	FAIR	YES
546	MAPLE	12	FAIR	NO
547	HACKBERRY	12	FAIR	YES
548	OAK	6	FAIR	NO
549	CHERRY (DOUBLE)	36	FAIR	YES
550	BOX ELDER	15	FAIR	NO
551	CEDAR	10	FAIR	NO
552	CHERRY	15	FAIR	YES
553	CHERRY	18	FAIR	YES
554	CHERRY	22	FAIR	YES
555	UNKNOWN CLUMP	55	FAIR	YES
556	HACKBERRY	30	FAIR	YES
557	HACKBERRY	10	FAIR	YES
558	ASH	18	DEAD	YES
559	ASH	12	DEAD	NO
560	ASH	18	DEAD	YES
561	WALNUT	18	FAIR	NO
562	WALNUT	8	FAIR	NO
563	HACKBERRY	24	FAIR	NO
564	WALNUT	15	FAIR	NO
565	HACKBERRY	18	FAIR	YES
566	ELM	20	FAIR	YES
567	HACKBERRY	15	FAIR	NO
568	WALNUT	24	FAIR	YES
571	BOX ELDER		FAIR	YES
572	UNKOWN	34	FAIR	YES
573	WALNUT	18	FAIR	YES
574	WALNUT	10	FAIR	NO
575	CHERRY	20	FAIR	NO
576	ELM	10	FAIR	YES
577	UNKNOWN	6	FAIR	NO



593	UNKNOWN CLUMP	36	FAIR	NO
595	MAPLE	30	FAIR	NO
596	CHERRY	18	FAIR	NO
597	UNKNOWN	12	FAIR	NO
598	ELM	24	FAIR	NO
599	ELM	24	FAIR	NO
600	HACKBERRY	30	FAIR	NO
601	ASH	20	DEAD	NO
602	CEDAR	15	FAIR	NO
603	UNKNOWN CLUMP	48	FAIR	YES
604	UNKNOWN CLUMP	48	FAIR	NO
605	HACKBERRY	15	FAIR	NO
606	HACKBERRY	12	FAIR	NO
607	HACKBERRY	18	FAIR	NO
608	HACKBERRY	12	FAIR	NO
609	ELM	36	FAIR	YES
610	HACKBERRY	12	FAIR	YES
611	CHERRY	30	FAIR	NO
612	HACKBERRY	24	FAIR	NO
613	CHERRY	24	FAIR	NO
614	UNKNOWN	20	FAIR	NO
615	CHERRY	22	FAIR	NO
616	UNKNOWN	20	FAIR	NO
617	HACKBERRY	20	FAIR	NO
618	MAPLE	18	FAIR	NO
619	HACKBERRY	10	FAIR	NO
620	WALNUT	18	FAIR	NO
621	UNKNOWN	24	FAIR	NO
622	CEDAR	10	FAIR	NO
623	HICKORY	18	FAIR	NO
624	WALNUT	18	FAIR	NO
625	CHERRY	10	FAIR	NO
626	POPLAR	28	FAIR	NO
629	HACKBERRY	18	FAIR	NO
630	WALNUT	20	FAIR	NO
631	WALNUT	15	FAIR	NO
632	UNKNOWN CLUMP	36	FAIR	YES
633	OAK	28	FAIR	NO
634	UNKNOWN	24	FAIR	NO
635	HACKBERRY	12	FAIR	NO
636	HACKBERRY	18	FAIR	NO
637	HACKBERRY	12	FAIR	NO
638	WALNUT	24	FAIR	NO



OPEN SPACE
56,516 SF

Shift Detention Basin
North

15' FRONT
SETBACK

Typical Existing Tree
(Trunk Location) and
Tree Number

62' Zone of no Tree
Trunks

Extend Sanitary Line
South to this location
and shift line north so
that edge of S&D
easement is at drip
line of tree canopy

PROPOSED PROPERTY
BOUNDARY AFTER
LAW DEDICATION

FRANCESCO, ANCESCONI,
CHARLES AND SANDRA
4704 ABERCORNE TER.
LOUISVILLE, KY, 40241
DB8560 PG0300
R4 ZONING
NEIGHBORHOOD FD

ASBURY HOME
OWNERS ASSOC.
8303 ASBURY PARK BLVD
LOUISVILLE, KY, 40241
DB8385 PG0696
R4 ZONING
NEIGHBORHOOD FD

Shift Sanitary Line to
this location where
there are not tree
trunks and plenty of
room to navigate
between trees.

RIM=609.23

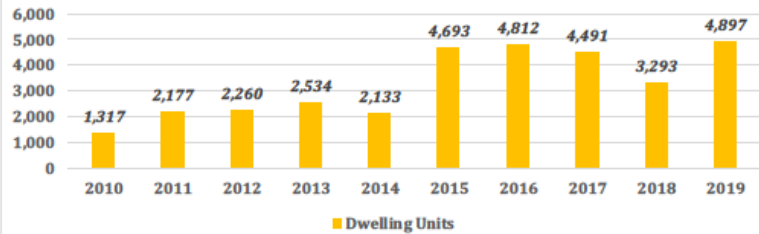
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Proposed development plan changes to address MSD comment about possible tree removal

Multi-Family Residential Applications

Multi-Family Development - Louisville Metro - 2010-2019

Multi-Family Dwelling Units By Year



Total Dwelling Units All Years: 32,598

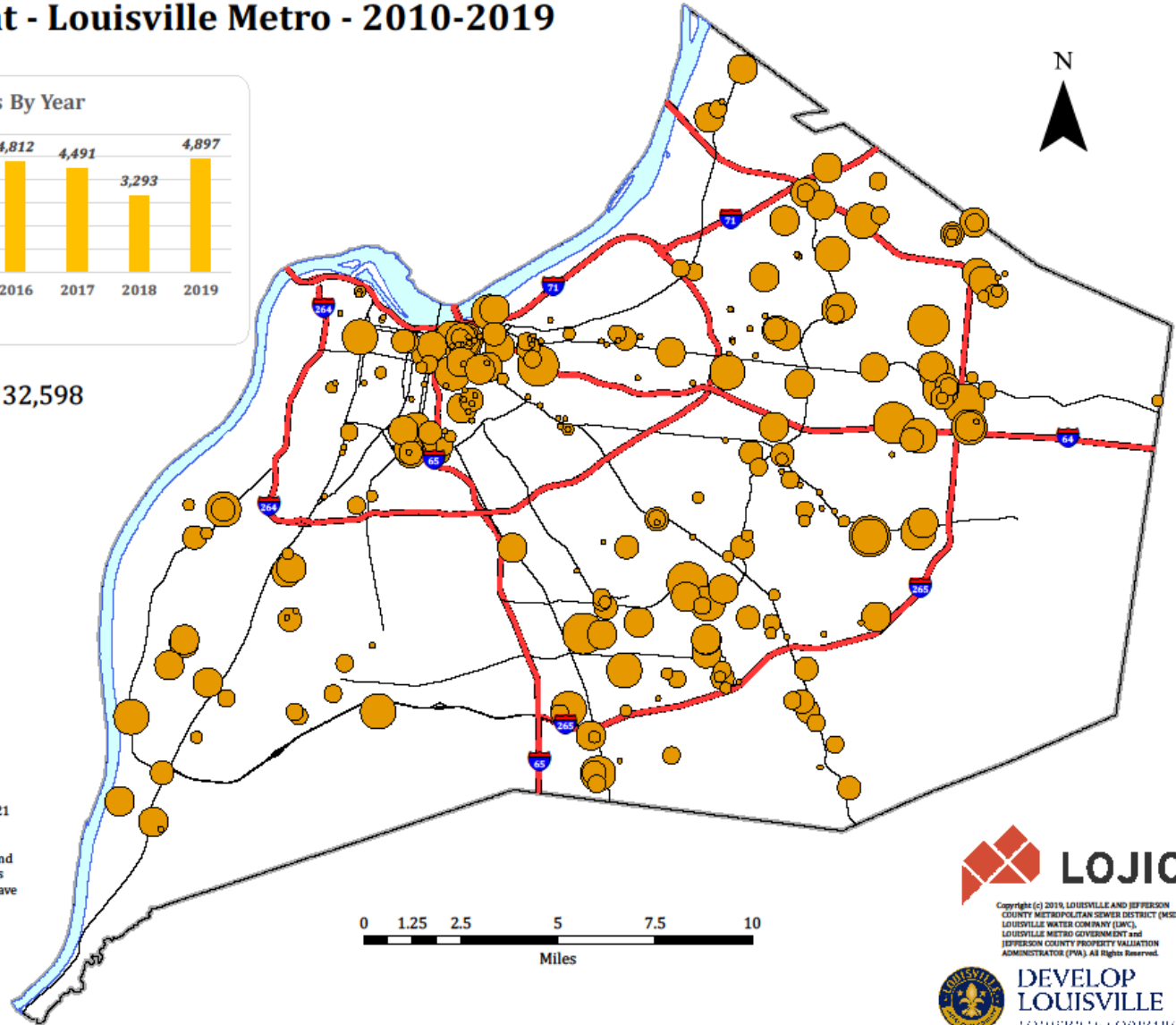
Multi-Family Dwelling Units

- 0 - 25
- 26 - 50
- 51 - 100
- 101 - 150
- 151 - 300
- 301 - 400
- 400 - 646

- Interstate
- Major Arterial
- Ohio River
- Jefferson County Boundary

Date Prepared: 09-13-2021

Data are drawn from applications to Planning and Design Services. Projects depicted may or may not have been constructed.

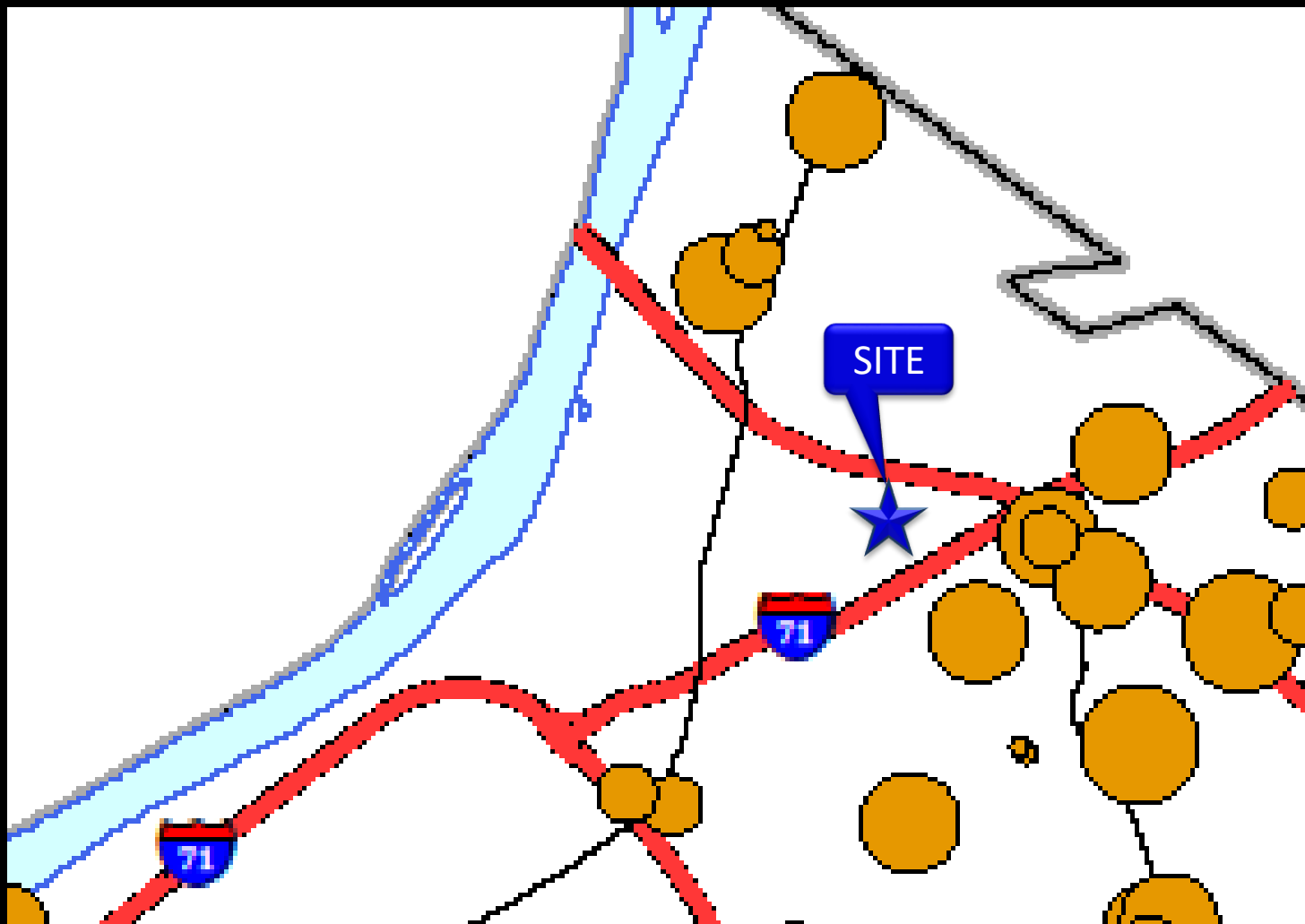


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DEVELOP LOUISVILLE
LOUISVILLE FORWARD

Multi-Family Residential Applications





BUILDING TYPE IV - REAR ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE IV - LEFT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE IV - FRONT ELEVATION
SCALE: 1/8" = 1'-0"

Proposed elevations - three story townhouse buildings



Proposed elevations - four story buildings

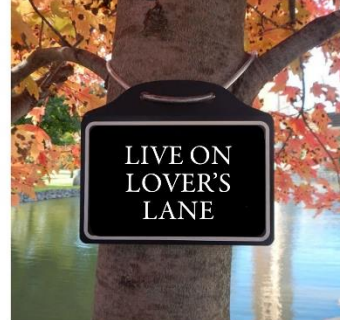
SITE WALLS WITH BLOCKS OF COLORS TO ACT AS FUTURE RESIDENT SIGNS



AS RESIDENTS MOVE IN THEY CAN RESERVE A SPACE TO DECORATE



SITE CLEAN UP WILL INCLUDE SHAPING AND WEEDING THE EXISTING LOVER'S LANE SIGNS



DEDICATED SPACES ON THE INTERIOR OF THE CLUBHOUSE TO CAPTURE AND CONTINUE THE LOVER'S LANE MESSAGE

SITE WALLS WITH BLOCKS OF COLORS TO ACT AS FUTURE RESIDENT SIGNS



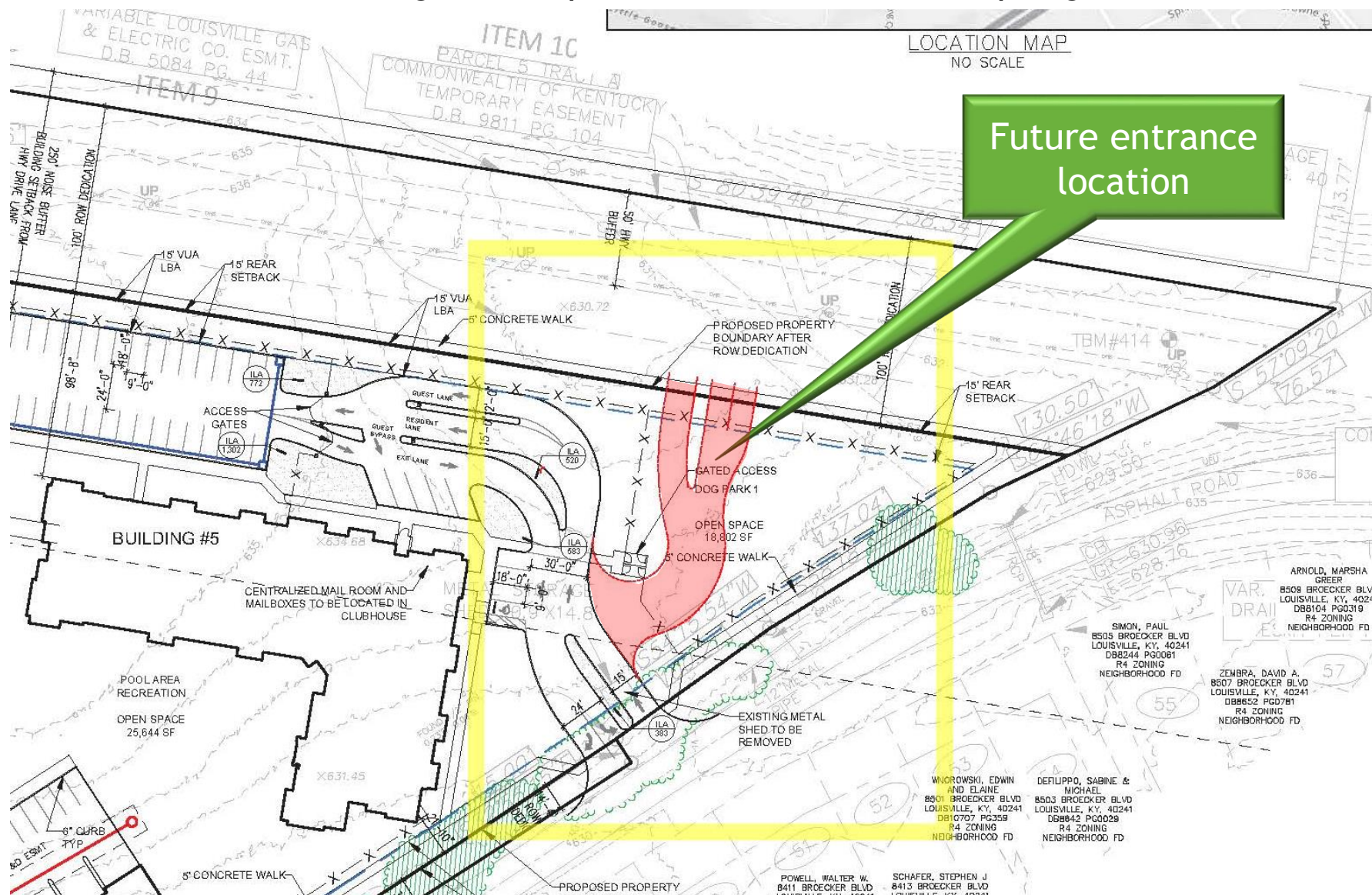
DEDICATED SPACES ON THE INTERIOR OF THE CLUBHOUSE TO CAPTURE AND CONTINUE THE LOVERS LANE MESSAGE

AS RESIDENTS MOVE IN THEY CAN RESERVE A SPACE TO DECORATE

TOM LIKES SALLY THEY BOTH LOVE MARGARITAS		LOVE ALL 	 SPREAD THE LOVE 	HAVE A GOOD DAY 	RC ★ & ★ LC	CM + KM
HJ JK	BIG DAVE LOVES SOME RUSSEL	★ KAREN LOVES BOB ★	DENISE HIM	TJK LOVES ERF		
POPPY LOVES NANA	WE ALL LOVE KY	TAKE IT EASY AND LOVE SOMEONE 21	LESLIE ROVER	LOVE IS IN THE AIR		



Location of entrance realignment upon construction of new Springdale Road



Proposed Binding element:
Developer to construct new entrance to the new Springdale Road as depicted at the hearing within 6 months of completion of roadway construction.

NOISE IMPACT ANALYSIS

Proposed Development at 5217 Springdale Road
in Louisville, KY

JULY 16, 2021

HMB PROFESSIONAL ENGINEERS, INC.
3 HMB CIRCLE
FRANKFORT, KY 40601



Traffic Noise Impact Analysis

Springdale Road Development

CHAPTER 3 – SUMMARY

In accordance with the Land Development Code set forth by Louisville Metro, the proposed residential development along Springdale Road was evaluated for traffic noise impacts within 250-feet from the Gene Snyder Freeway (I-265/KY-841). The evaluation utilized the predicted traffic volumes for the design year of 2023 for the Gene Snyder Freeway (I-265/KY-841). The noise model found that there are **no** predicted noise levels within the 250-foot noise study area that are at or above the 65 dB(A) threshold. The predicted noise levels ranged from 48.8 dB(A) to 63.6 dB(A). The structural noise barriers adjacent to the proposed property are attenuating noise from the highway and reducing noise levels at this property to below 65 dB(A) at all locations. No mitigative measures are suggested.



Springdale Apartments Multi-Family Housing Traffic Impact Study

Submitted to:

Kentucky Transportation Cabinet, District 3

Jefferson County, County Engineer

City of Louisville, City Engineer

Prepared by:
HMB Professional Engineers
3 HMB Circle
Frankfort, KY 40601

July 13, 2021



Conclusions

With and without the new development, LOS for all intersections and scenarios was B or better. The addition of the facility and associated traffic will add additional trips to the network, but not substantially to result in the recommendation for any improvements. No turn lanes were found to be warranted for any scenario.

Table ES-2. 2023 (Open Year) and 2033 (Design Year) Intersection Level of Service and Delay Summary

Intersections and Movements / Approaches	2023 No Build				2023 Build			
	AM Peak		PM Peak		AM Peak		PM Peak	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
1-Asbury Park Blvd / Springdale Rd								
Westbound Left	A	7.5	A	7.6	A	7.6	A	7.7
Northbound	A	9.5	A	9.6	B	10.0	B	10.0
2-Springdale Rd / Entrance 1								
Eastbound Left	-	-	-	-	A	7.5	A	7.9
Southbound	-	-	-	-	B	10.3	B	11.9
3-Springdale Rd / Entrance 2								
Eastbound Left	-	-	-	-	A	7.4	A	7.8
Southbound	-	-	-	-	A	9.3	A	10.3
Intersections and Movements / Approaches	2033 No Build				2033 Build			
	AM Peak		PM Peak		AM Peak		PM Peak	
	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)	LOS	Delay (sec/veh)
1-Asbury Park Blvd / Springdale Rd								
Westbound Left	A	7.5	A	7.7	A	7.7	A	7.8
Northbound	A	9.7	A	9.8	B	10.2	B	10.1
2-Springdale Rd / Entrance 1								
Eastbound Left	-	-	-	-	A	7.5	A	7.9
Southbound	-	-	-	-	B	10.4	B	12.4
3-Springdale Rd / Entrance 2								
Eastbound Left	-	-	-	-	A	7.5	A	7.9
Southbound	-	-	-	-	A	9.4	B	10.6

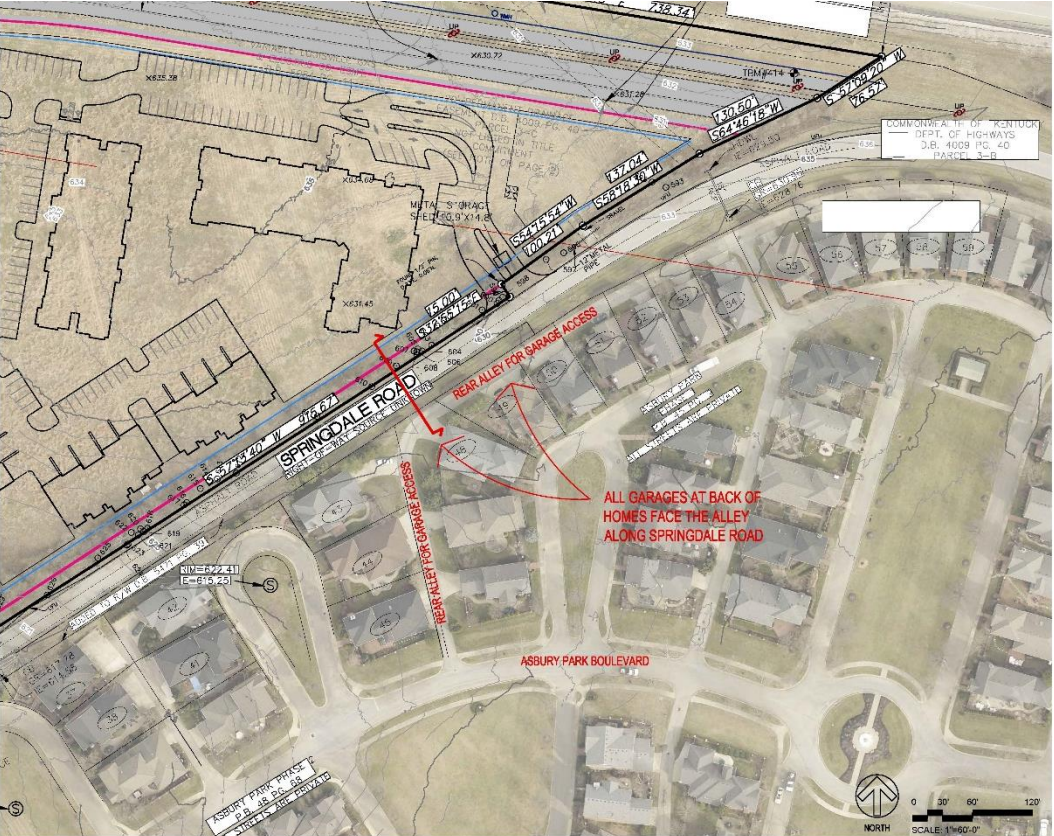
Section 6

Conclusions

With and without the new development, LOS for all intersections and scenarios was B or better. The addition of the facility and associated traffic will add additional trips to the network, but not substantially to result in the recommendation for any improvements. No turn lanes were found to be warranted for any scenario.

The analysis and conclusions from this traffic study are for the development plan and site use as currently provided by the developer. If substantial alterations to either the development plan or site use change, additional study may be required.



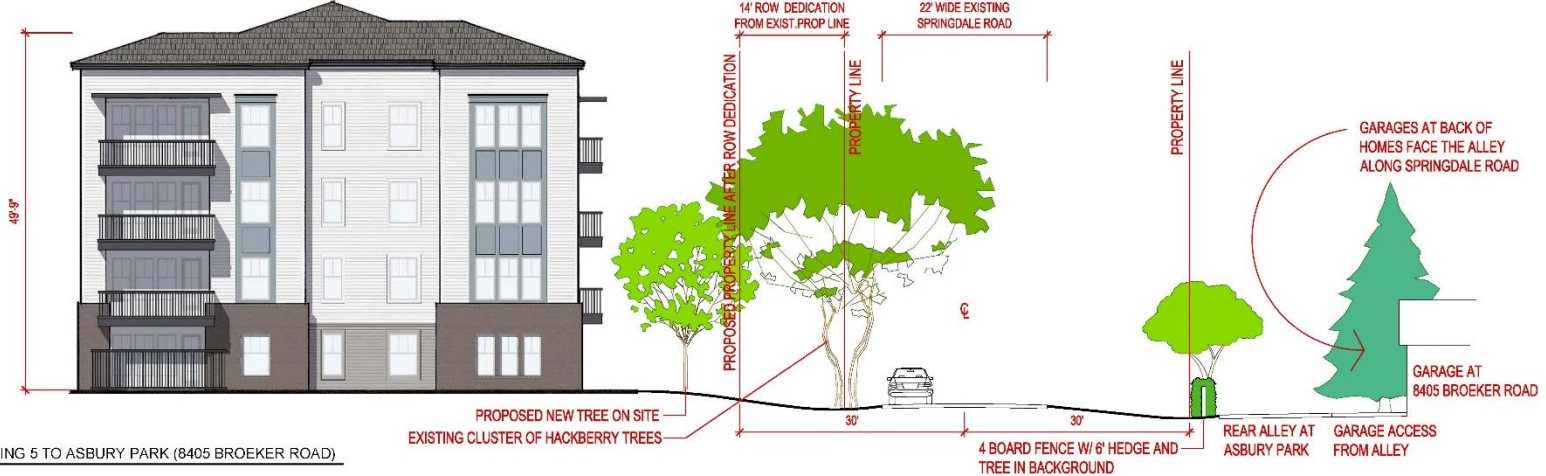


View North of Asbury Park From Springdale Road



View South of Asbury Park From Springdale Road

1 SECTION CUT MAP
PLAN VIEW



2 SECTION CUT AT BUILDING 5 TO ASBURY PARK (8405 BROEKER ROAD)
SECTION

Current Proposed Development Plan



4.02 acres of total
ROW dedication

86' ROW
Ded

100' ROW
Ded

Trash

Pet Salon

Amenity
Area

Pool
Area

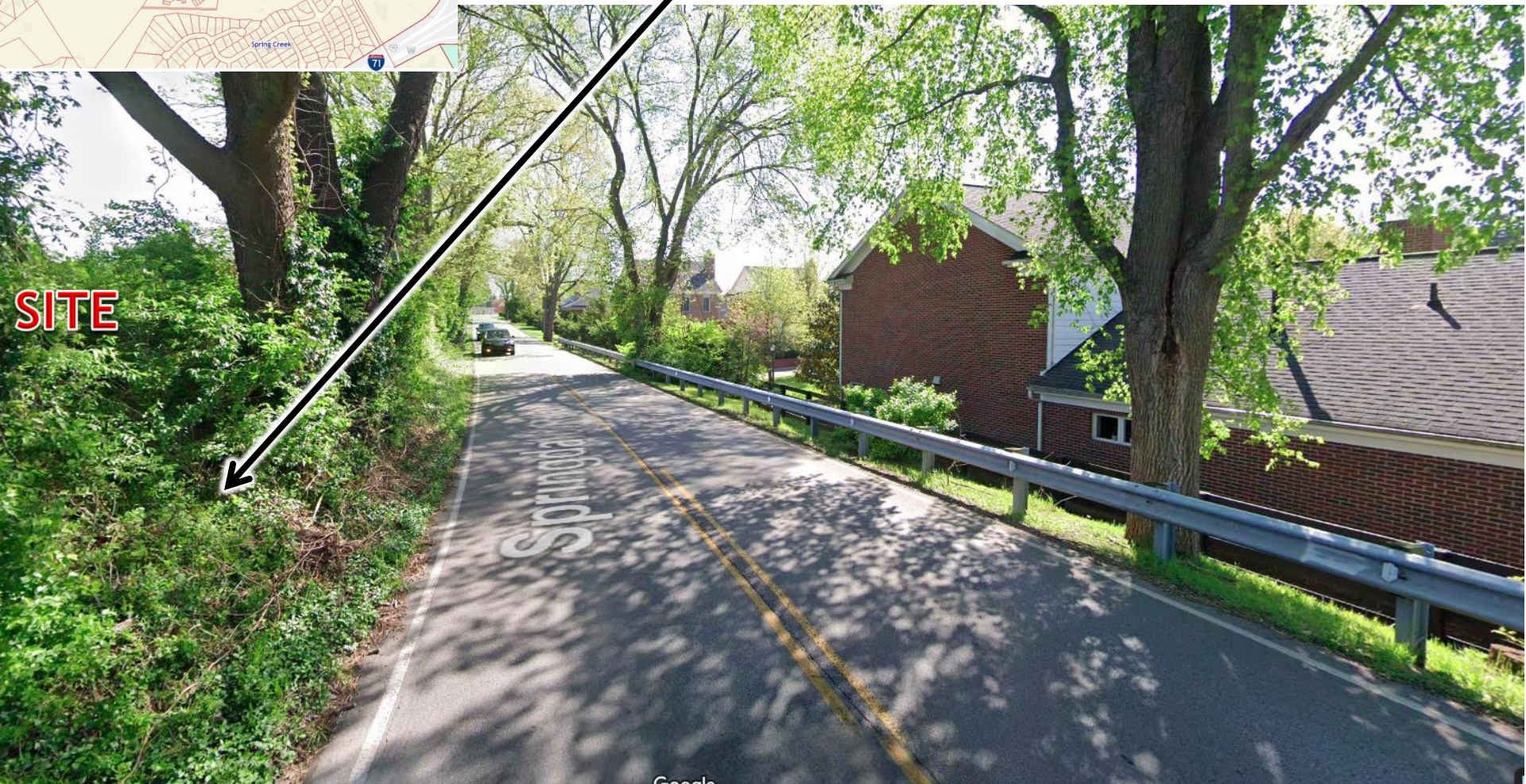
Detention

Asbury Park





Area of sidewalk
waiver request



SITE

View of Springdale Road looking northeast. Site is to the left. Asbury Park is the right.