

HURSTBOURNE COMMONS

8127 Watterson Trail

20-zone-0020

A project of:

R. J. THIENEMAN COMPANY



REQUESTS

- Zoning change from R-4 to R-5, R-6 and OR-1
- Detailed District Development Plan
- 20-variance-0050 to exceed maximum height and infill setback range
- 20-msub-0002 – Major Preliminary Subdivision

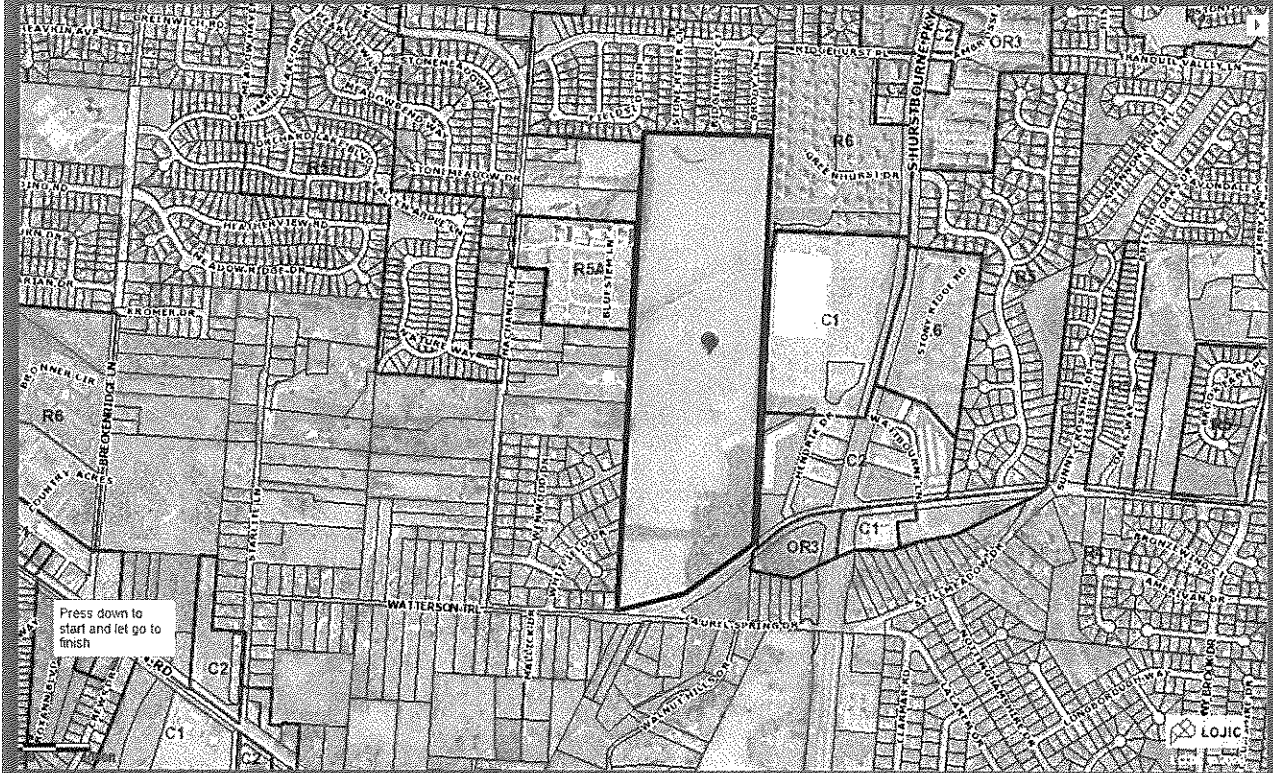
RJ THIENEMAN HISTORY

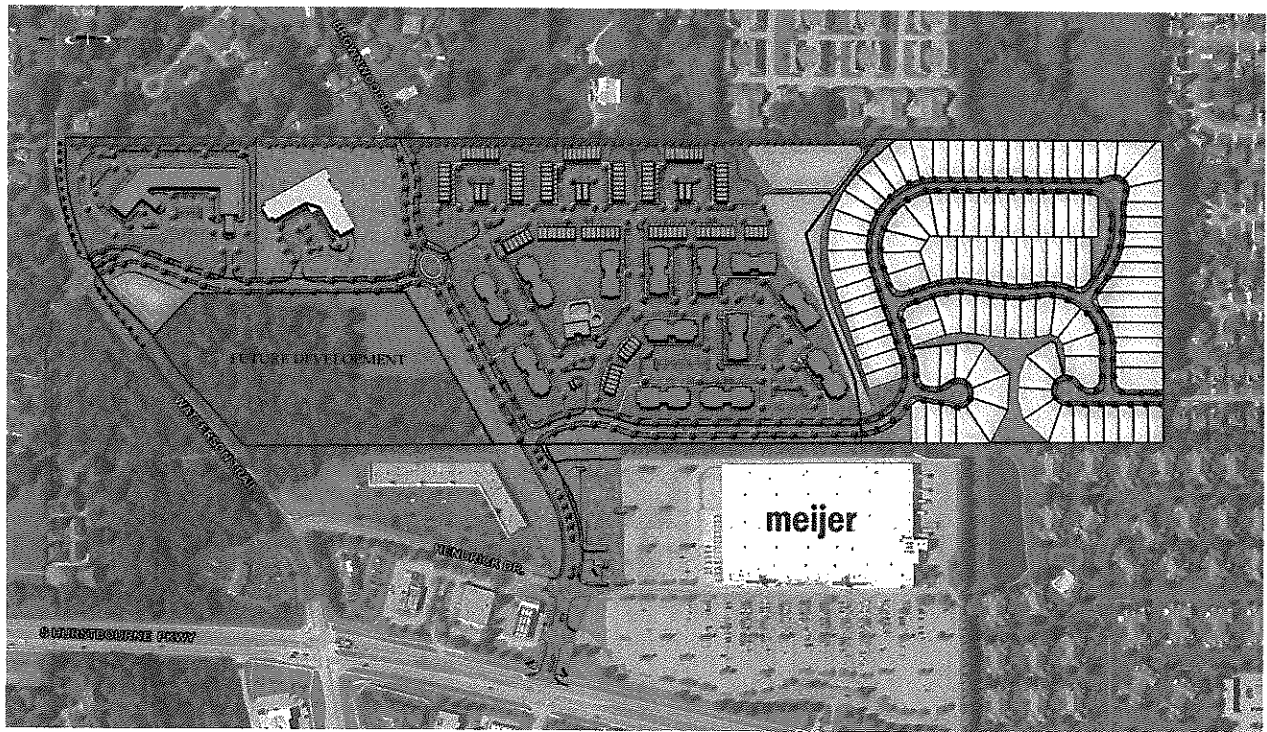
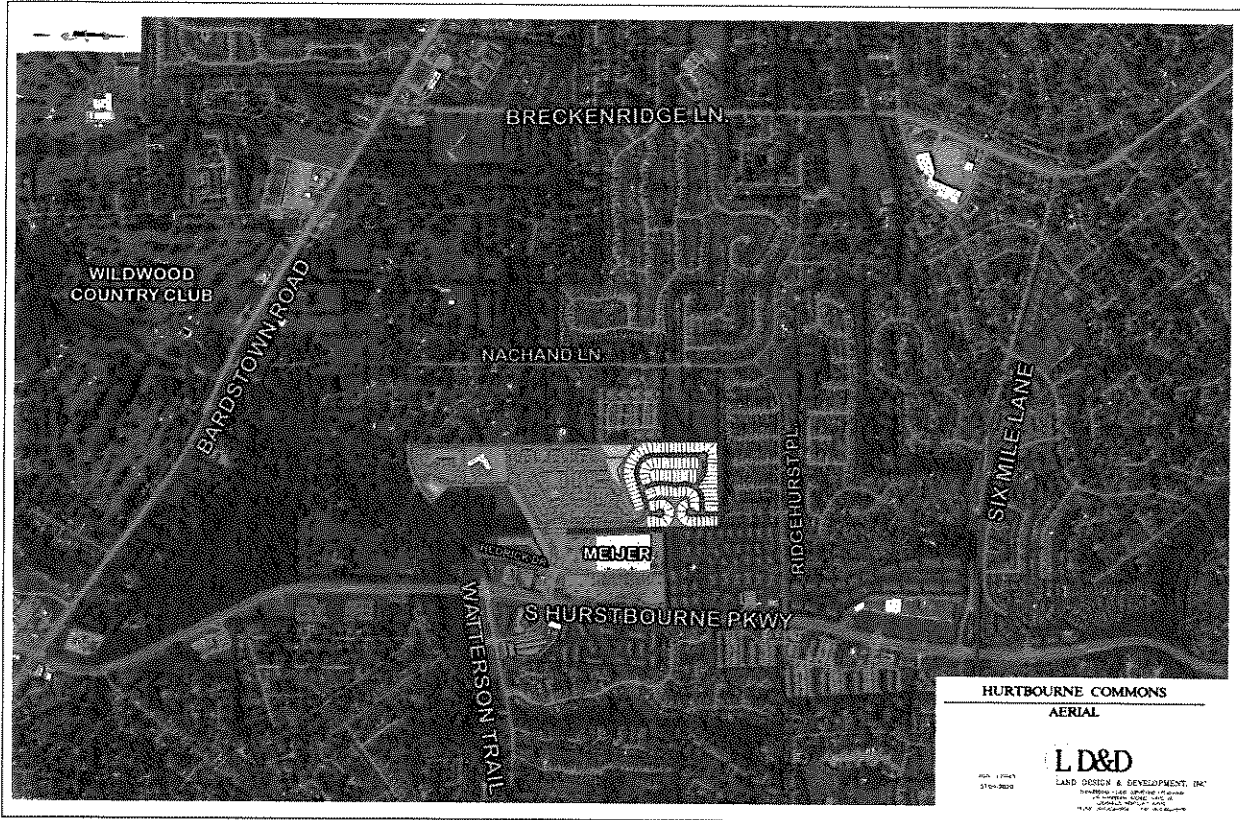
- 63 year old company that started near subject property
- Built Breckenridge Estates, Westwood Farms, Hurstbourne Woods (over 1000 lots in the area). Also Rock Springs, Saratoga Springs, Cloverleaf Acres, etc.
- 20 residential communities in all.
- Developed Breckenridge Plaza and multifamily in the area. Also Shops of Forest Springs

PLAN 2040 ANALYSIS

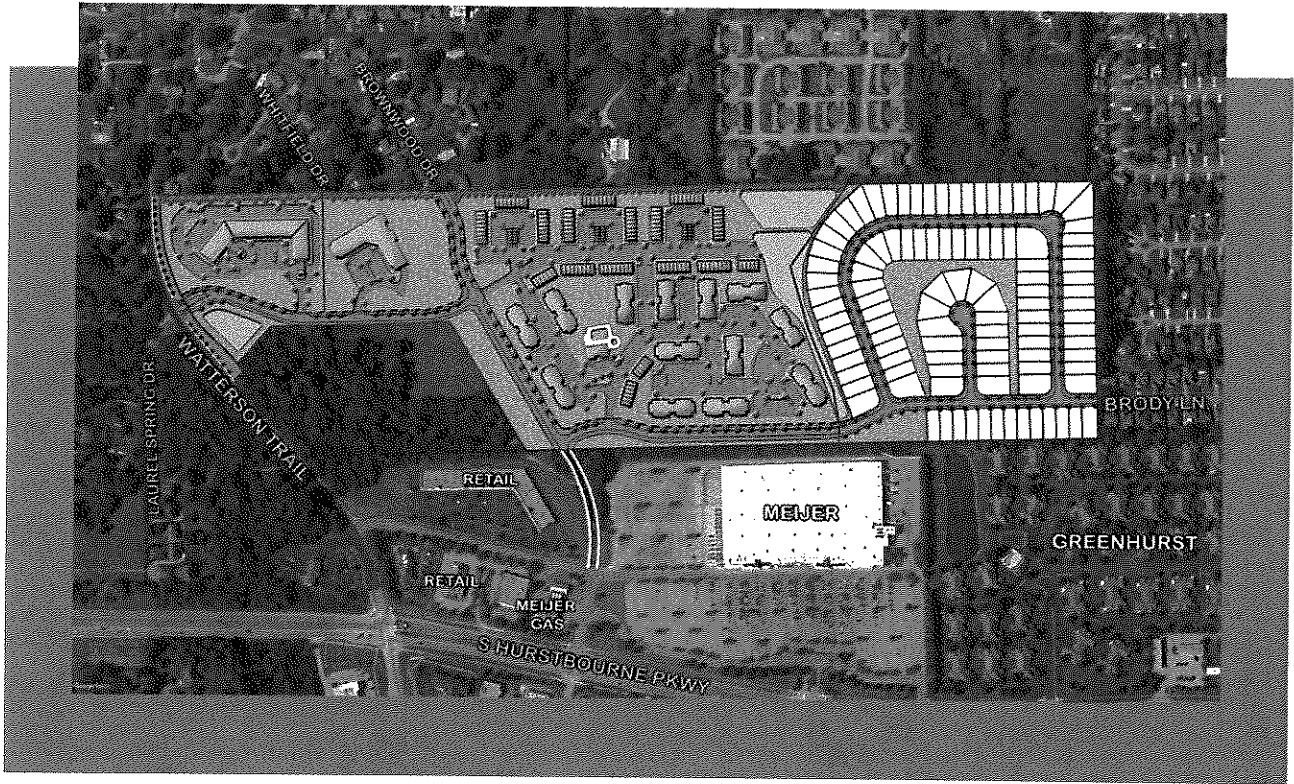
- Community Form
 - Neighborhood Form Area
- Mobility
 - Connections for cars, bikes and people-all with a net benefit.
- Community Facilities
 - Providing road connections, making area more walkable
- Economic Development
 - Putting people closer to employment and every day needs
- Livability
 - Ample open space, buffering and water quality features
- Housing
 - Providing 5 distinct housing types

8127 Watterson Trail

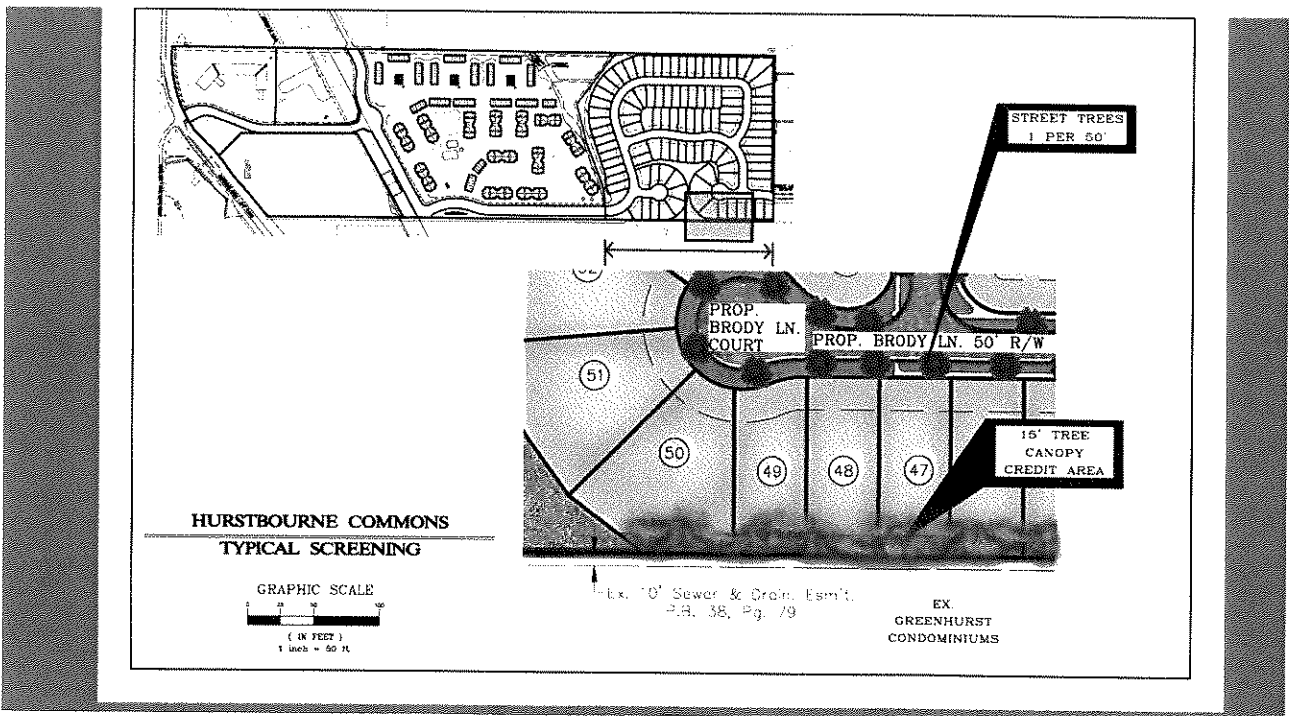




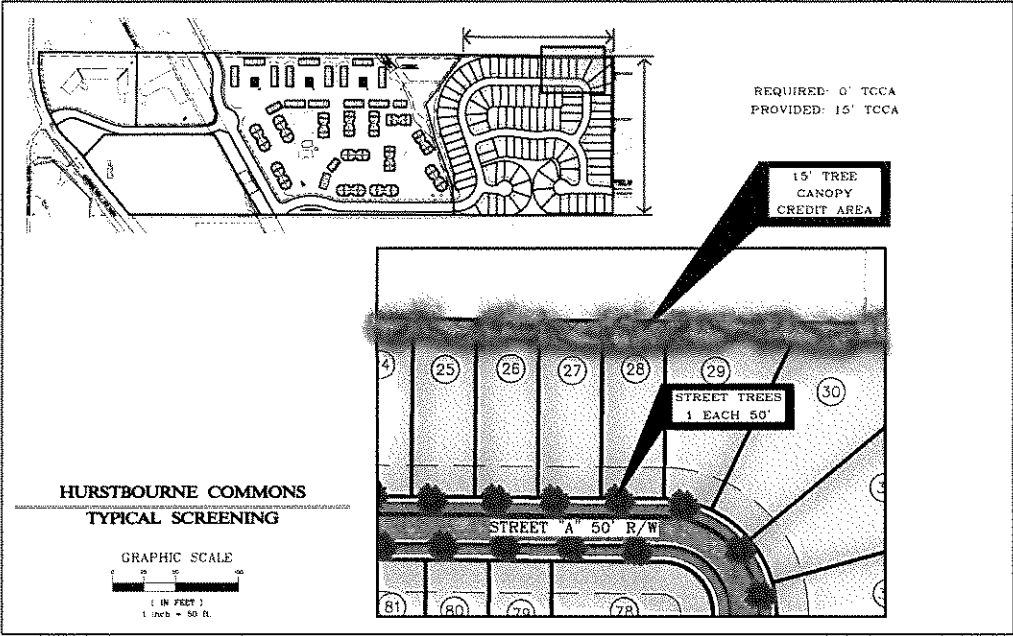
ORIGINAL PLAN



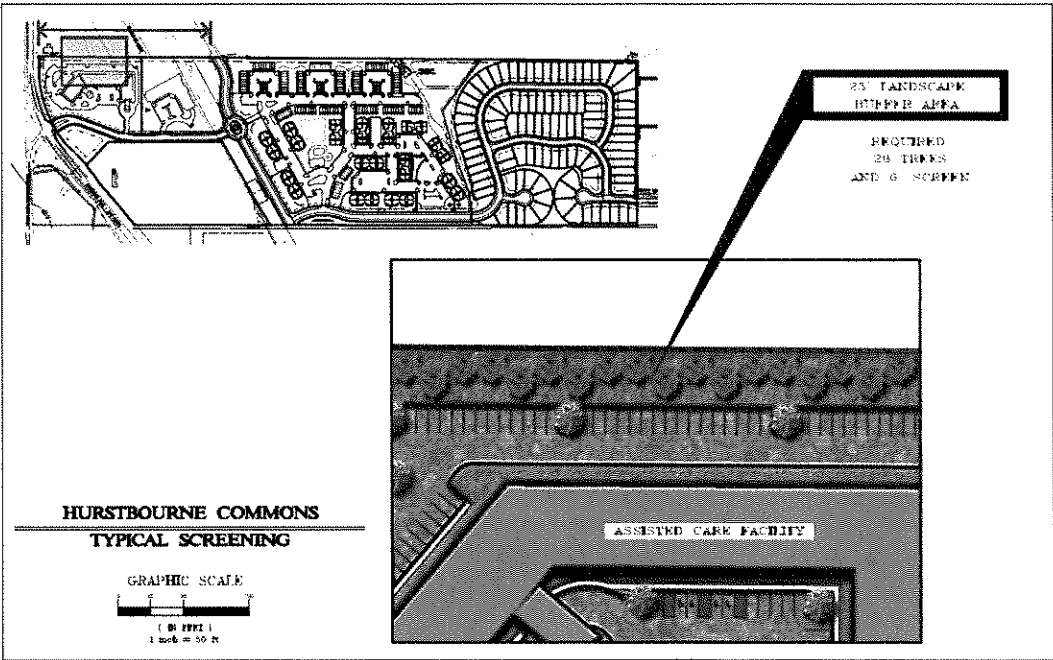
SCREENING



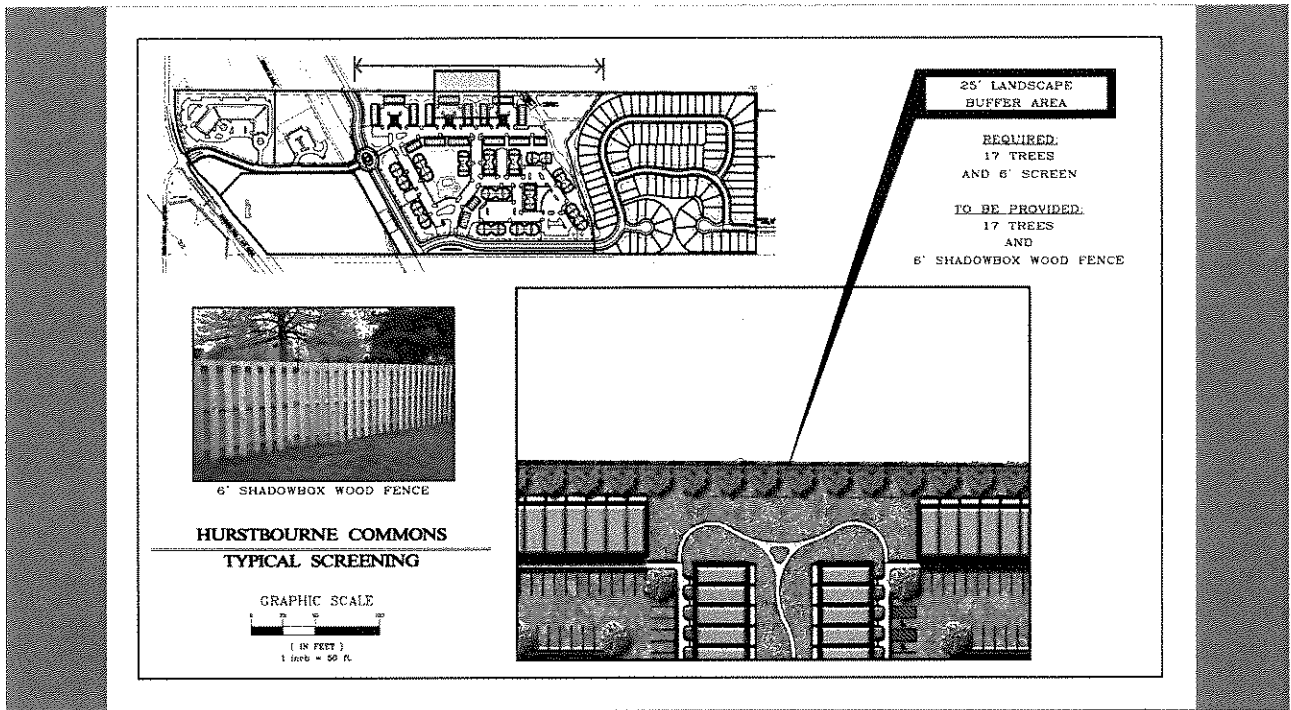
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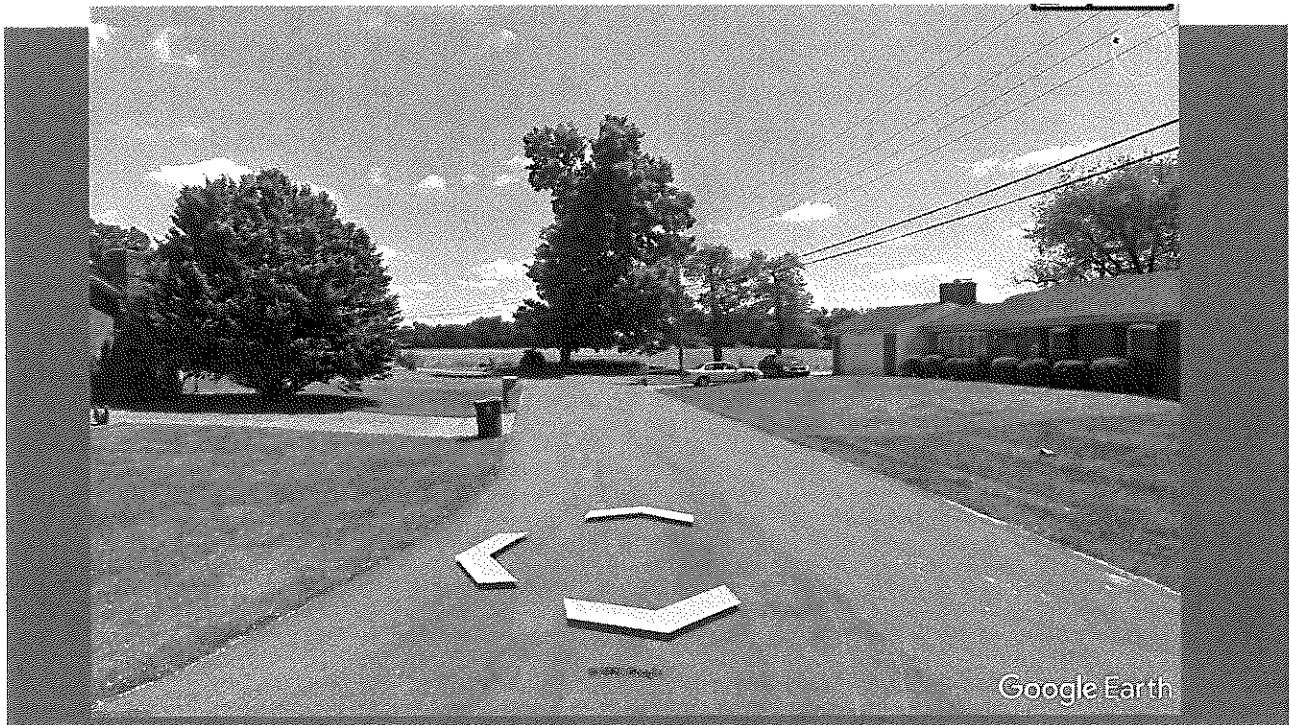
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SCREENING



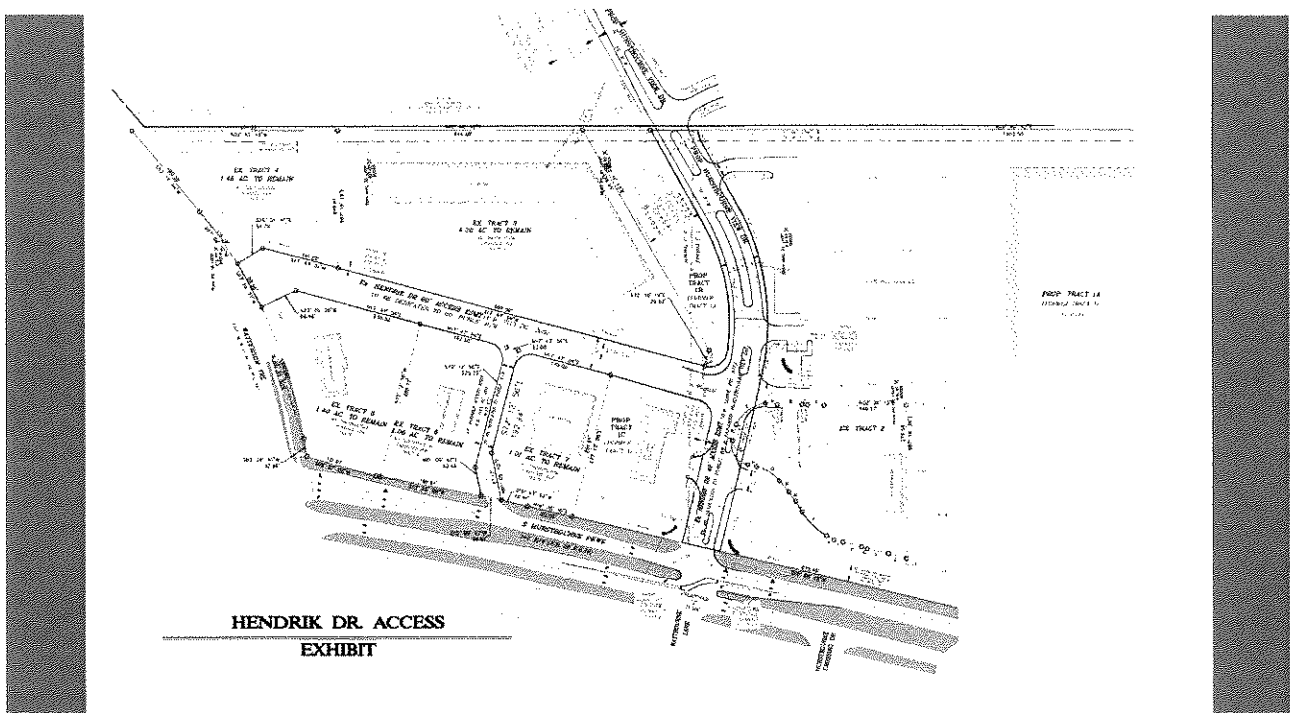
BROWNWOOD DRIVE



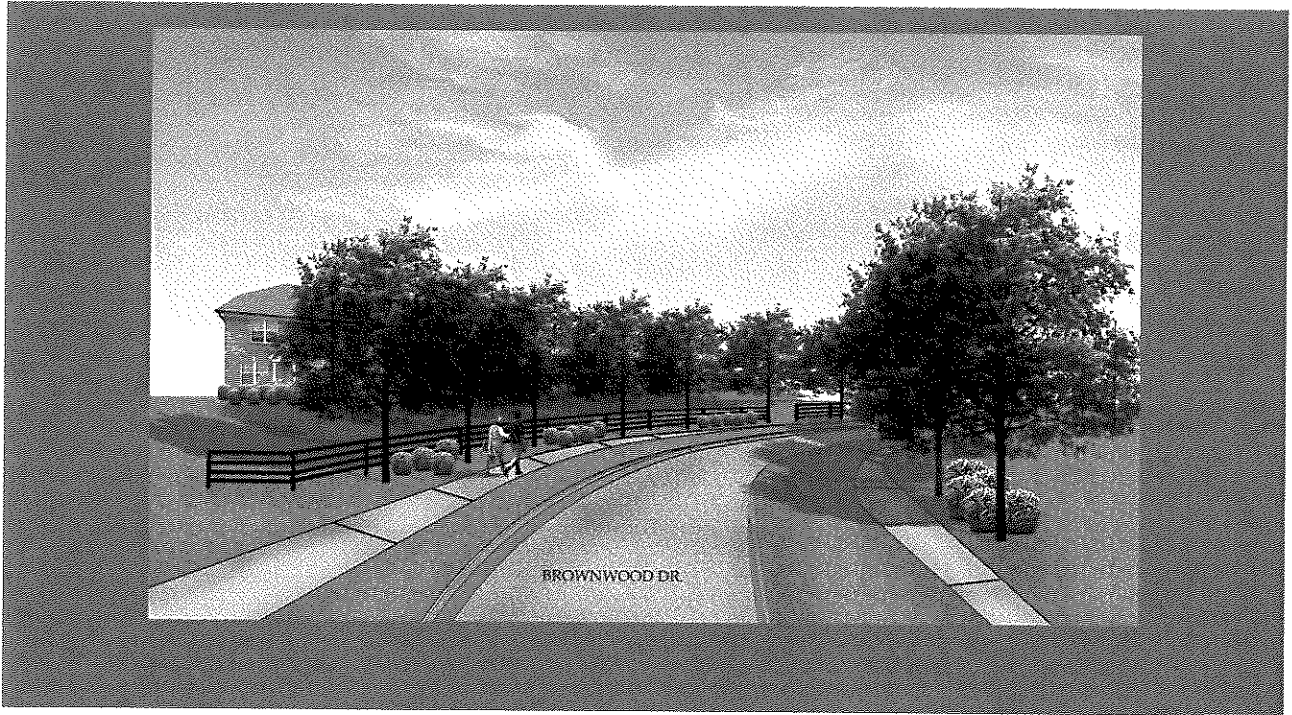
BRODY LANE



PROPOSED MEIJER ACCESS



PROPOSED BROWNWOOD DR. WITHIN HURSTBOURNE COMMONS



TRAFFIC STUDY

Traffic Impact Study prepared by
Diane Zimmerman

Conclusion: Based on volume of traffic generated by the development and the amount of traffic forecasted for 2027, there will be a minor impact to the existing highway network.

Requirement: A left turn lane will be required for the entrance on Watterson Trail. Add J-Turn improvements to Hurstbourne Parkway.

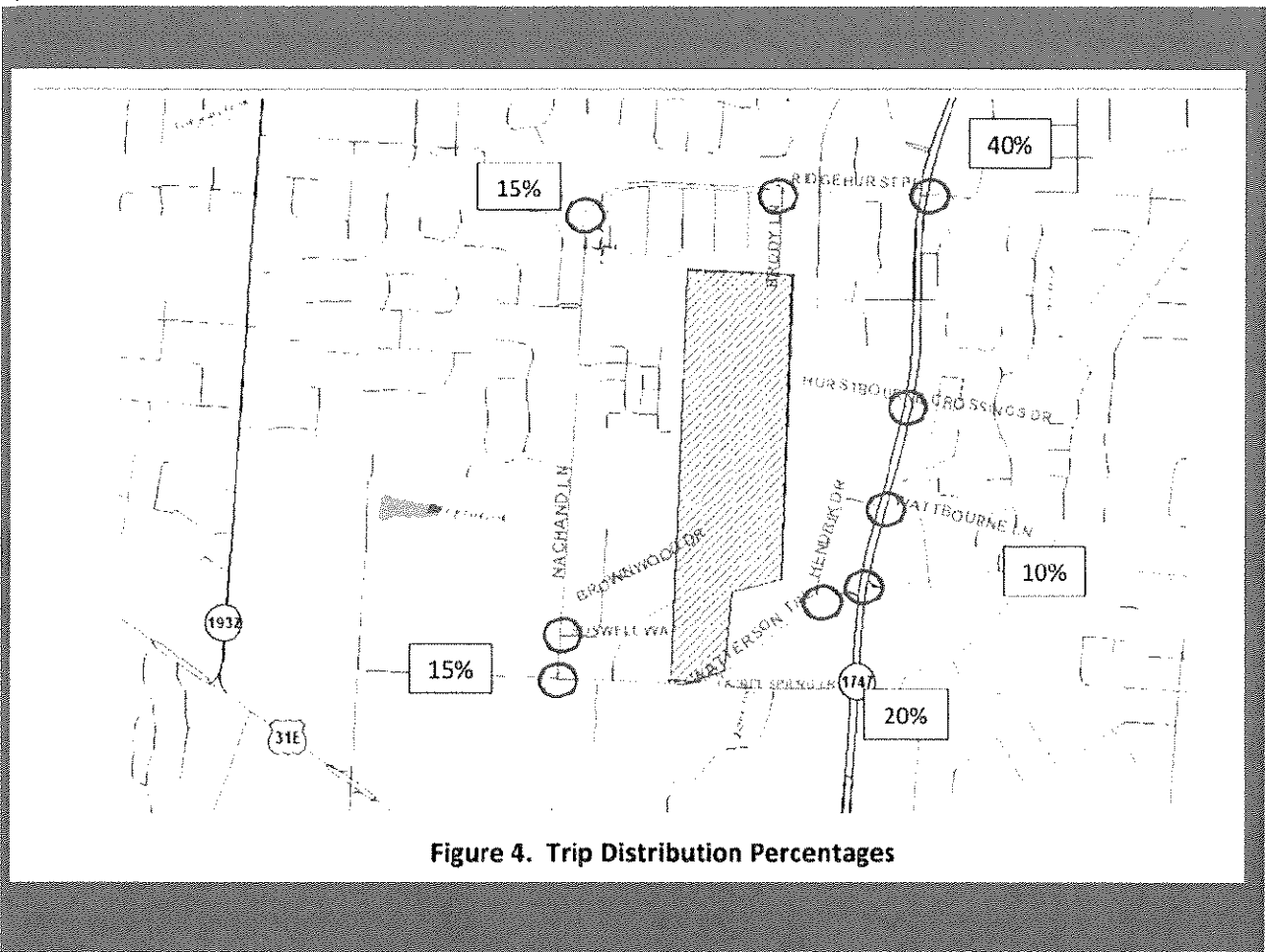


Figure 4. Trip Distribution Percentages

PROPOSED BINDING ELEMENT

- Prior to requesting a building permit for the 241st dwelling on tract 3, a public roadway connection shall be made to Hurstbourne Parkway. Improvements required by KYTC to Hurstbourne Parkway at its intersection with a new public roadway (current Hendrik Drive) shall be made prior to any vehicular connectivity to the property at 4500/4502 S. Hurstbourne Parkway from the development site.



Concept Building
TOWNHOUSES



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ENGINEERING • LAND • SITEWORK • AND TRAFFIC APPROVALS • SURVEYING AND PLANNING

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 8127 Watterson Trail - Louisville, Ky



Concept Building
3 STORIES APARTMENTS



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Concept Building
POOL AND CLUB HOUSE



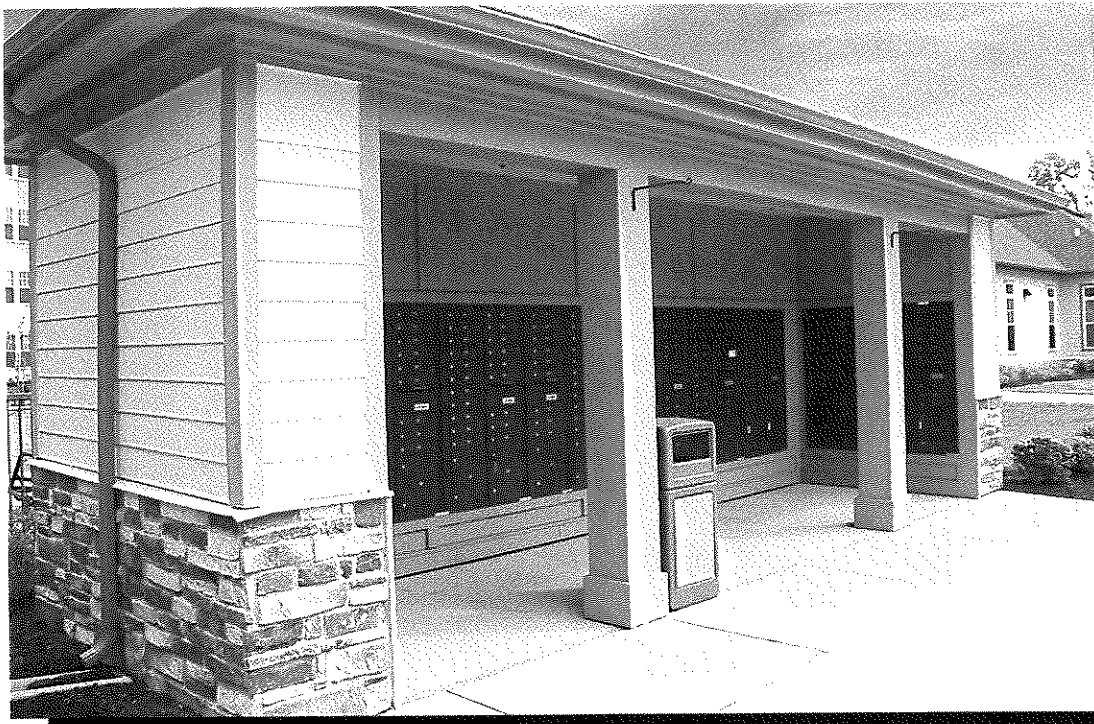
LAND DESIGN & DEVELOPMENT, INC.

CONCEPTS • REAL ESTATE • ARCHITECTURE • LAND PLANNING

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CONCEPTS • REAL ESTATE • ARCHITECTURE



Concept Building
MAIL



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Concept Building
TRAILS - WITH BENCHES AND PICNIC TABLES



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Concept Building
PLAYGROUND



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Concept Building
SINGLE HOMES LOTS



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Concept Building
SINGLE HOMES LOTS



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TYPICAL SINGLE FAMILY HOME



Concept Building
ASSITED CARE FACILITY

LD&D

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R. THIENEMAN

DEVELOPMENT • DESIGN • CONSTRUCTION



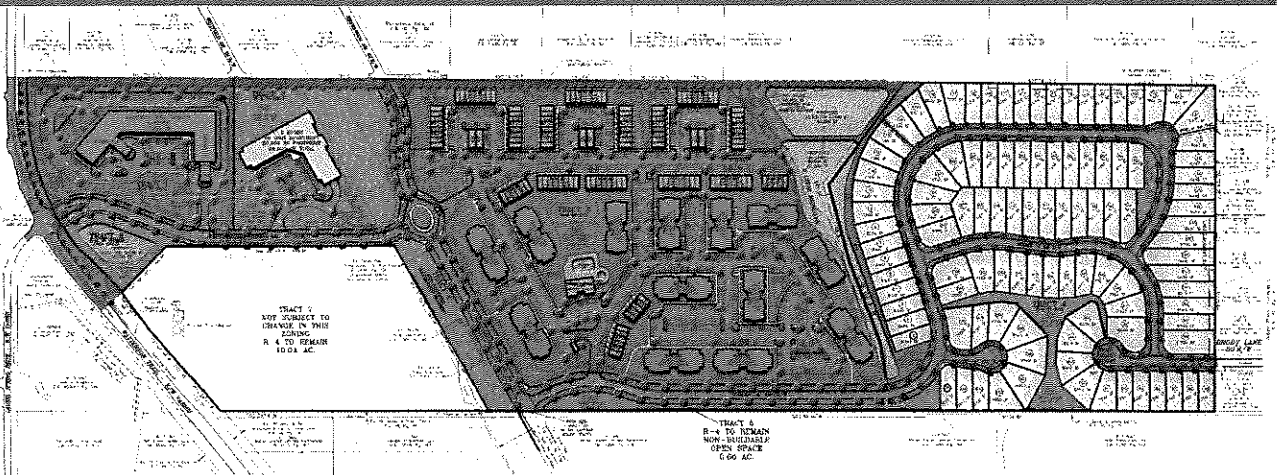
Concept Building
SENIOR HOUSING (55 AND OLDER)

LD&D
LAND DESIGN & DEVELOPMENT, INC.
1317 TELEGRAPH ROAD, SUITE 100 • ANDOVER, MASS • 01810 • TEL: 978-462-1111

Hurstbourne Commons
8127 Watterson Trail - Louisville, Ky

R THIENEMAN
REAL ESTATE • AFFILIATION • MANAGEMENT

PLAN



OWNER: MEIJER, GEORGE S LTD PARTNERSHIP 2829 WALKER AVE NW GRAND RAPIDS, MI. 49544

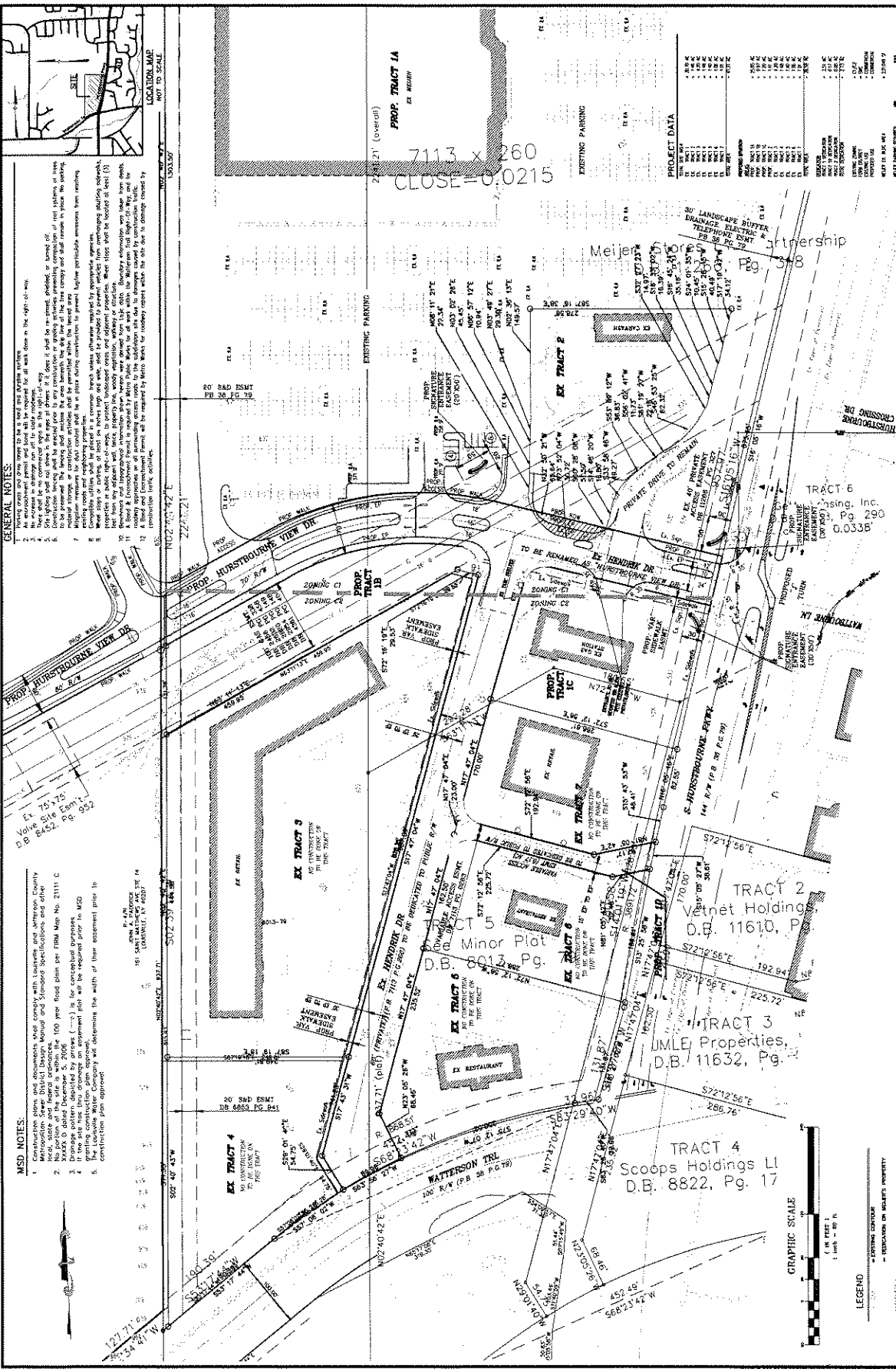
LAND DESIGN & DEVELOPMENT, INC

PROJECT DATA: PROJECT NAME: 17731-1-000, DATE: 7/26/06, SCALE: 1/4" = 40' 0"

ENGINEER'S SEAL: SURVEYOR'S SEAL

Table with 3 columns: NO, DATE, DESCRIPTION

MEIJER CONNECTION EXHIBIT



GENERAL NOTES:

- 1. All construction shall be in accordance with the approved plans...
2. An environmental permit shall be required for all work shown in the right-of-way...
3. Storm water runoff shall be collected and treated...
4. All utility lines shall be shown and protected...
5. The existing building shall be preserved...
6. All proposed structures shall be set back from the property lines...
7. All proposed structures shall be set back from the street...
8. All proposed structures shall be set back from the adjacent properties...
9. All proposed structures shall be set back from the rear property line...
10. All proposed structures shall be set back from the side property line...
11. All proposed structures shall be set back from the front property line...
12. All proposed structures shall be set back from the rear property line...

MSD NOTES:

- 1. Construction shall be in accordance with the approved plans...
2. All construction shall be in accordance with the approved plans...
3. All construction shall be in accordance with the approved plans...
4. All construction shall be in accordance with the approved plans...
5. All construction shall be in accordance with the approved plans...

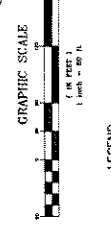
PROJECT DATA table with columns for various site characteristics and measurements.

FIRE PROTECTION DISTRICT table listing various fire protection services and associated costs.

OWNER table listing various property owners and their addresses.

LEGAL ADDRESS table listing various legal addresses and their descriptions.

LEGEND table listing various symbols and their corresponding descriptions.





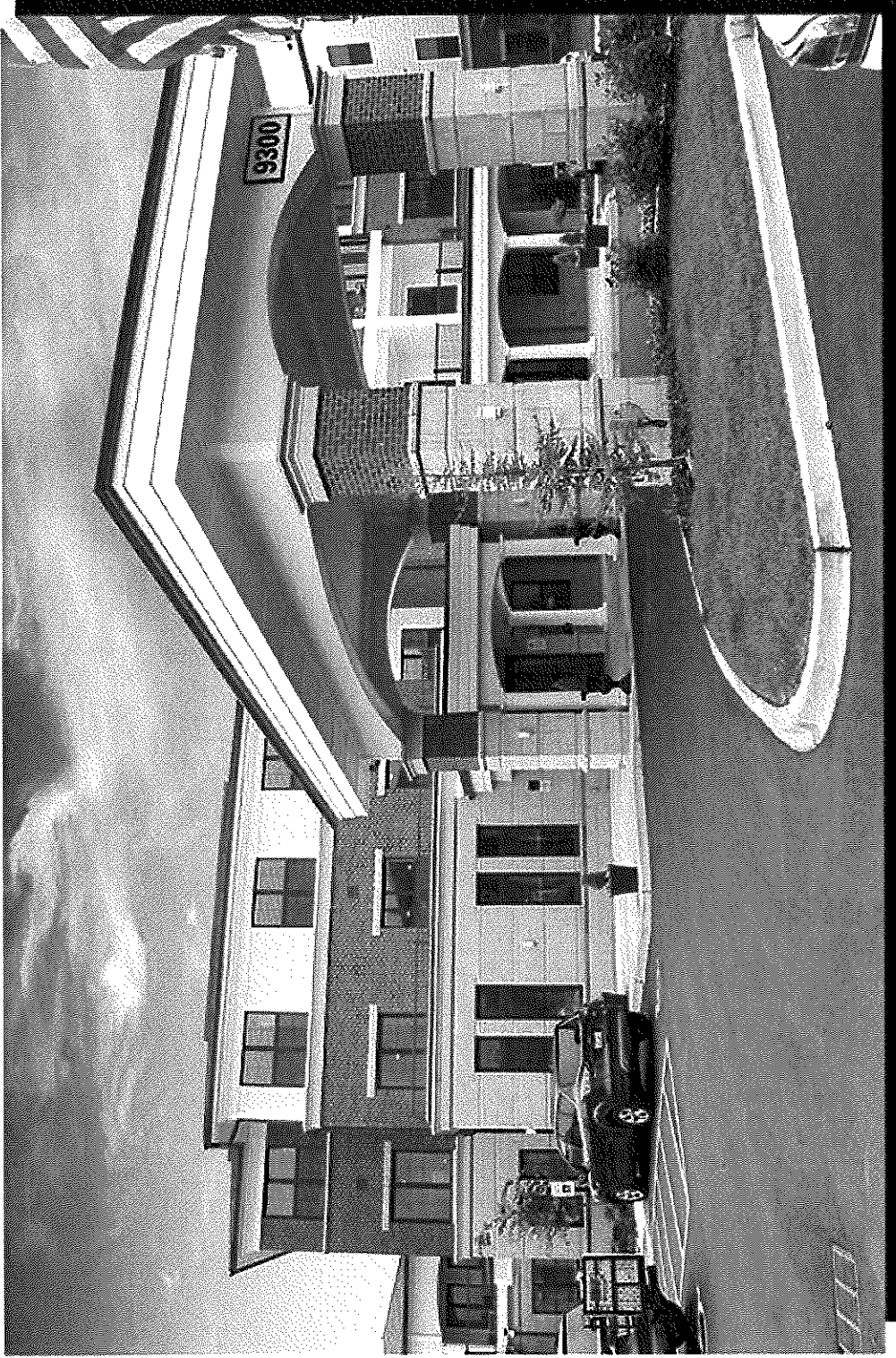
Concept Building
ASSITED CARE FACILITY

Hurstbourne Commons
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ARCHITECTS • LAND SURVEYORS • INTERIOR ARCHITECTS • PLANNING

RJTHIENEMAN
ARCHITECTS



Concept Building

SENIOR HOUSING (55 AND OLDER)



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RJTHIENEMAN
ARCHITECTURAL PARTNERSHIP



Concept Building
TOWNHOUSES

Hurstbourne Commons
8127 Watterson Trail - Louisville, Ky

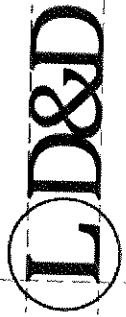


LAND DESIGN & DEVELOPMENT, INC.
11001 LITTLEFIELD BLVD. SUITE 100 • LANSING, MI 48203-1000

RJTHIENEMAN
ARCHITECTURE



Concept Building
3 STORIES APARTMENTS



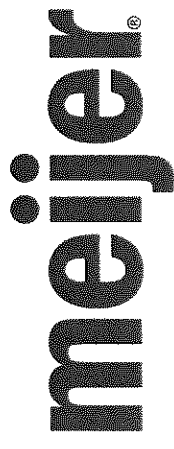
LAND DESIGN & DEVELOPMENT, INC.
1111 N. CENTRAL EXPRESSWAY, SUITE 1000, DALLAS, TEXAS 75208

Hurstbourne Commons
8127 Watterson Trail - Louisville, Ky

RJTHIENEMAN
REAL ESTATE MANAGEMENT

Continuance REQUEST

First, we seek a continuance on this case based on the following unanswered and unaddressed questions and concerns:



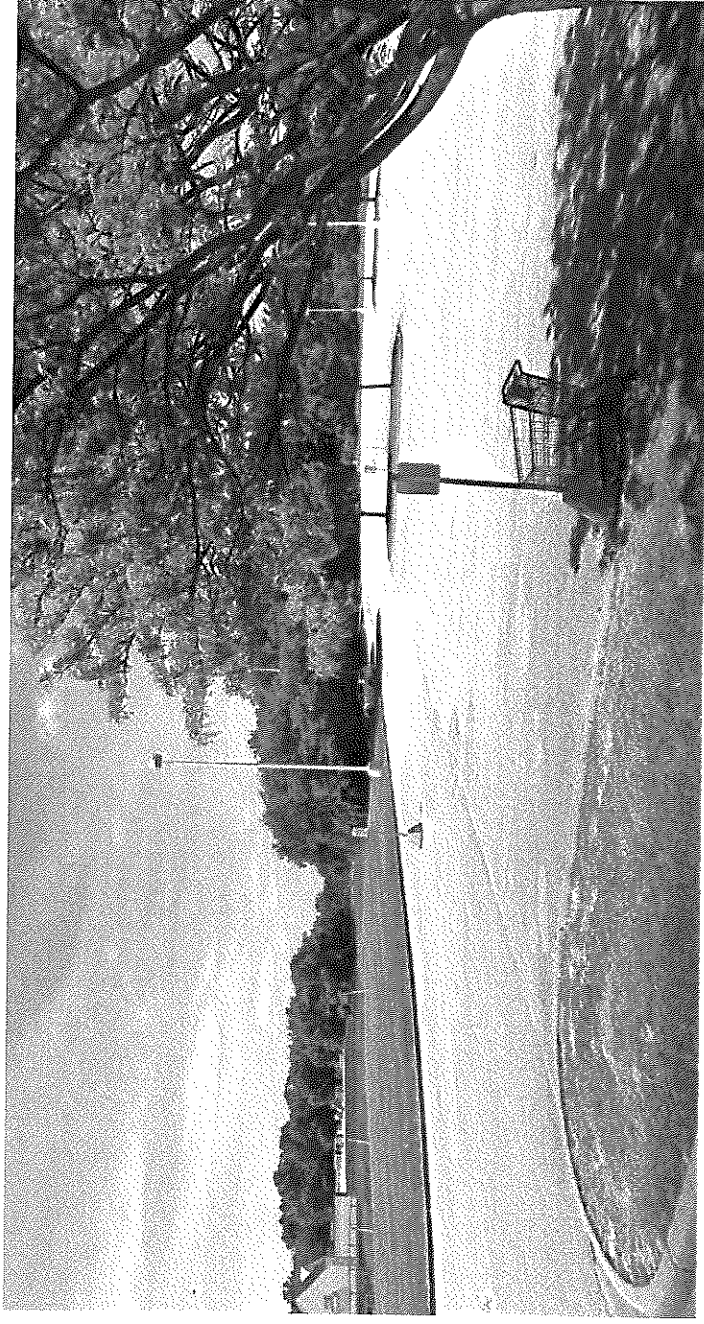
CONNECTION

Continuance request



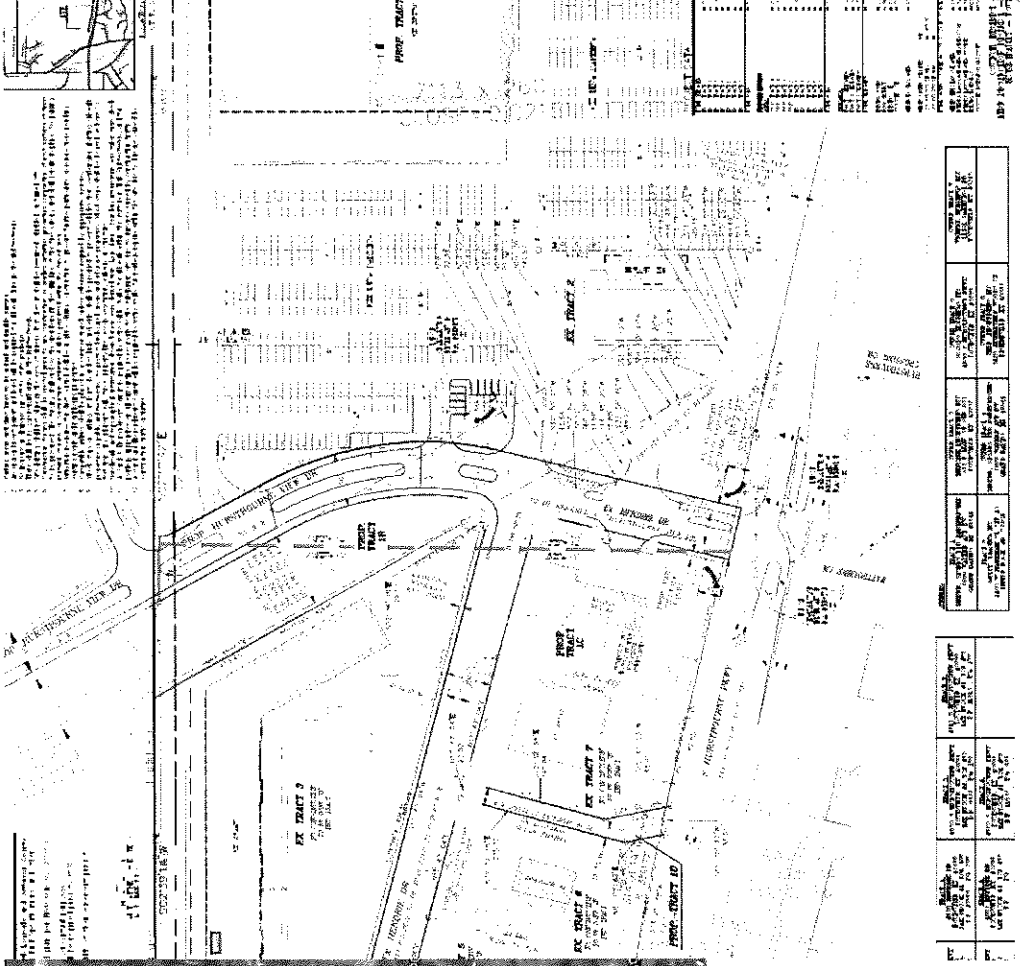
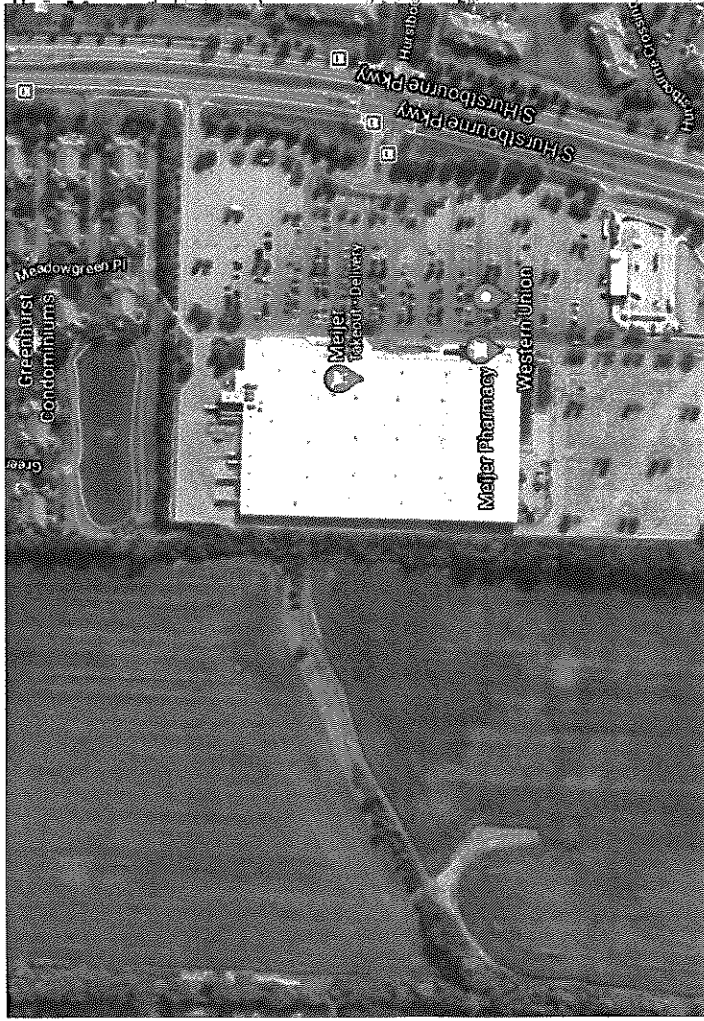
meijer[®]

CONNECTION



1. A Hurstbourne Lane connection to proposed rezoning development is vital to helping disperse high-volume traffic impacts on pending connections to existing R4 zoned neighborhood streets. (See proposed connection, next slide.)

Continuance request



Proposed
meijer CONNECTION

Continuance request

2. An application by owner Meijer Properties to connect to proposed rezoning development to Hurstbourne Lane through existing Meijer parking lot has not been submitted.
3. Since the developer does not own the Meijer property this proposal for connection to Hurstbourne Lane is outside of the proposed application to change the zoning for the development.

4. Meijer Properties has had a proposal/plan submitted to them by developer for a connection since October 2020 to make a decision and submit an application.
5. Meijer has been encouraged by Planning & Design Services to submit an application for a connection across the Meijer property but there is not a submission of application on record nor can Planning & Design Services compel them to do so.
6. More time allowed for closure on final answer on connection from proposed zoning change development to Hurstbourne Lane by Meijer Properties.

7. Binding element #12 (reference next slide) is under consideration, undecided and an undetermined cap on R7 multi-family units build on Tract 2 and 3 from Planning & Design Services pending the decision of connection through Meijer Properties to Hurstbourne Lane.
8. Pending the decision of connection through Meijer Properties to Hurstbourne Lane, allows more time for the developer to submit new reduced density plan for proposed R7 multi-family units on Tract 3 or alternative rezoning request.

- **Hurstbourne Connection/Binding Element #12:**

Prior to requesting a building permit for the (#) dwelling on a combination of tracts 2 and 3, a public roadway connection shall be made to Hurstbourne Parkway. Any improvements required by KYTC to Hurstbourne Parkway at its intersection with the new roadway shall be made prior to vehicular connectivity being made available to this roadway from the development site.



Binding element introduced by Joel Dock, AICP, Planner II on November 12, 2020 – Status is pending.

RITHEENEMAN

meijer CONNECTION

We ask for this continuance until the Planning Commissioner and Staff can deliberate with one another in a Closed Business Session and make a calculated decision based on these outstanding issues surrounding the proposed rezoning change for the development of Hursbourne Commons.

Thank you for your consideration.

David Loran, Vice President, Watterson Heights Neighborhood Association

Continuance request

REQUEST

Changes for 20-ZONE-0020

We seek changes to the rezoning plans for this case which are justified with the intent of adhering to the city of Louisville's Plan 2040.

Each slide will contain several or all of the following categories:
FACT, REQUEST, JUSTIFICATION, REASONING, ON THE RECORD and
FOLLOW UP DISCUSSION.

Follow up from continuance request.

Change requests

FACT: OR-1 included in zoning change request for Tract 1 and 2.

REQUEST: Deny OR-1 rezoning designation for Tract 1 and 2.

JUSTIFICATION: Tract 1 & 2 are surrounded by R4 and OR-1 zoning is out of character for area.
Plan 2040, p. 39, Policies 2.2.: Evaluate the appropriateness of a Form District amendment in the context of: 2.2.4. the compatibility of the proposal with the existing buildings and uses on any contiguous land.

Reasoning: If developer is building an assisted care facility on Tract 1 and senior apartments on Tract 2 then OR-1 zoning change is not necessary for either Tracts.

On the record: Clifford Ashburner, ATTY for RJT, has stated in a Planning Commission meeting regarding the development that the plans submitted are what the developers intend to build and to stick to those plans.

Follow up discussion: if OR-1 is truly necessary, developer needs to provide plans to Planning Commission and make public record displaying OR-1 type of structures to be built.

Change requests

FACT: Scale of buildings on Tract 1, 2 & 3 are three stories high.

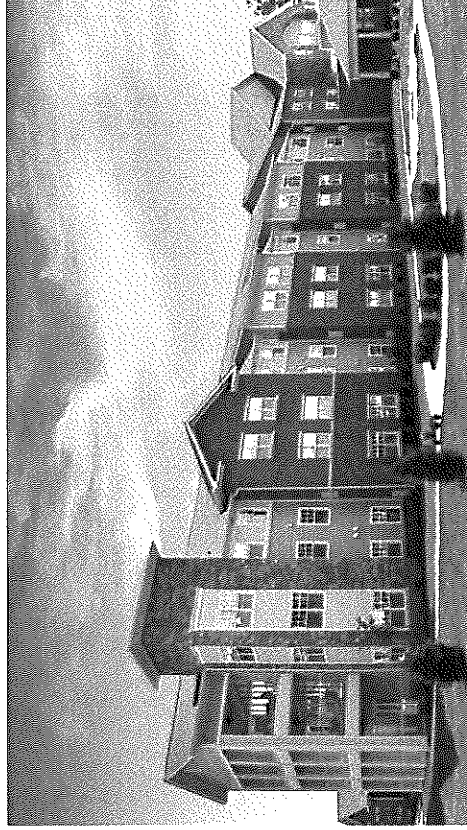
REQUEST: Reduce height to two stories if rezoning is approved.

JUSTIFICATION: R4 housing with heights up to two stories are in existing built area.
Plan 2040, p. 39, Policies 2.2.: Evaluate the appropriateness of a Form District amendment in the context of: 2.2.4. the compatibility of the proposal with the existing buildings and uses on any contiguous land.

Reasoning: On Tract 1 and 2, height differences will be a stark contrast and out of character for homes adjacent to these Tracts and across the street of Watterson Trail.

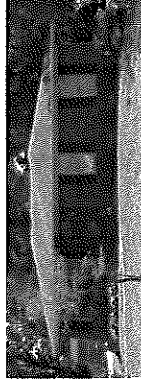
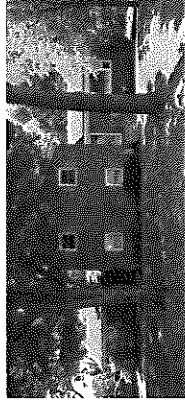
See photos on next slides for examples of size of structures compared to homes adjacent to proposed zoning change development.

Change requests



3 story Assisted Care Facility and 3 story Apartments building example for proposed development.

EXAMPLES OF DIFFERENCE IN HEIGHT FOR THREE STORY STRUCTURE VS EXISTING HOMES

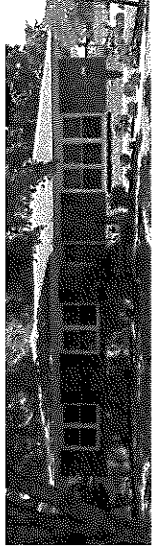


2 story and 1 story houses next to proposed development.





<<<<<<<< 3 story Senior Housing



<<<< 1 Story home adjacent to proposed build site Tract 2

REQUEST: Reduce height to two stories if rezoning is approved.

JUSTIFICATION: R4 housing with heights up to two stories are in existing built area.
Plan 2040, p. 39, Policies 2.2.: Evaluate the appropriateness of a Form District amendment in the context of: 2.2.4. the compatibility of the proposal with the existing buildings and uses on any contiguous land.

Reasoning: On Tract 1 and 2, height differences will be a stark contrast and out of character for homes adjacent to these Tracts and across the street of Watterson Trail.

REQUEST: Binding element to be included for Whitfield Dr. to never connect the street to this development or future owners of any possible new development

JUSTIFICATION: During planning and discussion, the case manager, the developer and attorney have assured residents on Whitfield that they felt like this connection would be too much of a cut through as it is a direct route to Watterson Trail.

Reasoning: For reassurance for the residents currently living on Whitfield Drive and future residents, that this will not become a cut through with heavy traffic.

FACT: Brownwood Drive, a proposed connection to the development on Tract 3 located in Watterson Heights subdivision does not have street lights or sidewalks. There is a major safety concern for our area.

REQUEST: If rezoning is approved developer & city council representative will work together to make funding available for improvements to Watterson Heights, including sidewalks, street lights and speed humps.

Thank you for your consideration.

David Loran, Vice President, Watterson Heights Neighborhood Association

Change requests