

SHEPHERD SPRINGS

A MULTI-FAMILY HOUSING DEVELOPMENT



CASE NO. 22-DDP-0001

REQUEST(S)

- Revised Detailed District Development Plan with Binding Elements
- Updated Building Elevations
- Alternate Plan for Access

SHEPHERD SPRINGS

**DEVELOPER:
DENTON FLOYD
REAL ESTATE GROUP
509 SPRING STREET
JEFFERSONVILLE, IN 47130**

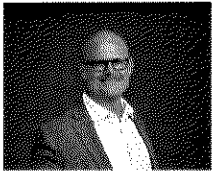
**ENGINEERS:
HERITAGE ENGINEERING, LLC.
642 SOUTH 4TH STREET, SUITE 100
LOUISVILLE, KY 40202**

**ATTORNEY:
WYATT TARRANT & COMBS, LLP
500 WEST JEFFERSON STREET, SUITE 2800
LOUISVILLE, KY 40202**

**PLANNING COMMISSION PUBLIC HEARING
APRIL 21, 2022**

Denton Floyd Team

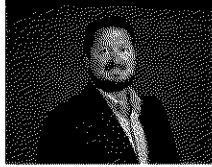
EXECUTIVE MANAGEMENT TEAM



BRANDON DENTON

Co-founder, Partner

A Louisville resident since 1998, Brandon studied Mechanical Engineering and Finance at the University of Louisville. With over two decades of financial industry experience, Brandon entered real estate in 2000. During the 2008 housing crisis, he honed his eye for identifying and rehabilitating distressed properties and began to build the foundation for Denton Floyd Real Estate Group. The growth of the company has allowed Brandon to pursue his dream of revitalizing distressed communities and improving residents' quality of life. Brandon has a passion for volunteer work and contributes to the betterment of the communities around him through his commitment to the DiGiuro Foundation, Habitat for Humanity, and the Louisville Home Builders Association.



THOMAS FLOYD

Co-founder, Partner

Born and raised in Louisville, Tommy earned a BA in Finance and Risk Management from Eastern Kentucky University. After serving as an account executive for Johnson & Johnson for five years, he began his career in real estate with the purchase of a single-family home. From this experience evolved a dream to build a leading real estate firm in the city of Louisville to improve the lives of its residents. Tommy has fifteen years of real estate investing experience in both single/multifamily and commercial properties and a strong partnership with city officials who share his vision. Together with Brandon Denton, Tommy created Denton Floyd to pursue this dream. Tommy is the President and a Board Member of the Louisville Apartment Association and is also Chairman of the Board for the Louisville Apartment Association Political Action Committee (PAC). A dedicated, textbook family man, Tommy resides in Louisville with his wife and growing family.

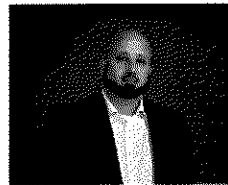


MITCHELL COLLINS

President, Partner

Mitch's background includes decades working in the capital markets, debt, convertible debt, and preferred and common equity. He also has including joint ventures, separate accounts, and full discretionary fund transactions of public companies. He has worked on acquisition, divestitures, and projects of more than \$10 billion combined, including single assets, projects, and more. He received his Bachelor of Science in Accounting from Ole Miss and his Master of Business Administration from Vanderbilt University, graduating with honors from both schools. He is a Certified Public Accountant. Mitch has also created The Collins Accountants to help students in need of financial assistance.

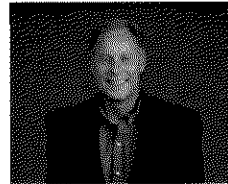
EXECUTIVE MANAGEMENT TEAM



ADAL YOUSEF, CPA

Chief Financial Officer, Partner

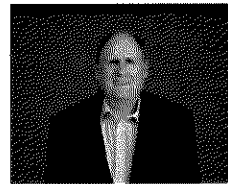
As the Chief Financial Officer, Adal oversees the financial management of Denton Floyd Real Estate Group. Adal is a well-seasoned veteran in large and complex real estate transactions, having worked for several large regional public accounting firms. During his work tenure, Adal has served more than 250 clients, with a significant amount of this time being involved in complex real estate and construction transactions. He also has owned several of his own businesses along the way. Through his thorough real estate accounting and entrepreneurial experience, he brings a wealth of knowledge and expertise to the Denton Floyd team. Adal serves on several committees around Louisville including the March of Dimes Commercial Real Estate Achievement Award Committee and the KYCPA taxation Committee. Adal received his Bachelor of Science in Accounting from the University of Kentucky and his Masters of Accountancy from the University of Louisville, graduating with honors from both schools. He is a member of the American Institute of Certified Public Accountants and the Kentucky Society of CPA's.



CLAYTON PACE

President of Development, Partner

Clayton serves as President of Development for Denton Floyd Real Estate Group. He possesses over 25 years of experience in construction, construction management and development. Clayton has owned his own construction company, worked for several large regional construction companies, and joined Denton Floyd as a partner in early 2017. Clayton has directed over \$800 million in construction projects, including significant expertise in multifamily, commercial and assisted living. Clayton grew up in Southern Indiana and received his Bachelor of Science in Construction Management from Purdue University in West Lafayette, IN. Clayton is a licensed GC in Florida, Indiana, Kentucky and Tennessee.



DENNY FENN

President of Construction, Partner

Denny's background consists of working in the construction industry for decades across different markets (multifamily, hospitality, industrial, and many more) in more than 35 states throughout the US. During his career, he has held senior executive management positions in several large design-build general contracting firms as well as a senior VP executive position with one of the largest multifamily developers on the East Coast. He started working as a tradesman in the construction field while attending college and has worked at every major position typically within a general contracting firm up to the senior management level, - so he knows all aspects of the business from the ground up. His expertise in running both the day-to-day production operations as well as his skill in establishing and organizing a construction division for sustained and responsible growth makes him the ideal executive to lead the Denton Floyd Real Estate Group's construction division through its growth and expansion for years to come.

DENTON FLOYD

REAL ESTATE GROUP

Building Better Communities

Statement of Qualifications

January 2022

THE DENTON FLOYD DIFFERENCE

FOCUS ON CUSTOMERS

We are an A+ rated business with the BBB.

- Our “Tenants” are instead “Residents” and “Customers” and we focus our thinking of clients as an “\$120,000 Resident” versus a “\$1,000 Tenant.”
- We understand that Resident retention is the key to keeping turnover costs down and that starts with our Maintenance Technicians. We have a worker order completion “bonus incentive” for all of our Maintenance Technicians.
- We link all our advertising to dedicated cell phones which are maintained by each location’s Management Team, so that potential leads can be answered real time.
- We provide a dedicated Asset Manager to all our partners to be a liaison between the Property and the Owner Clients. Our Asset Managers have years of experience in the industry in leasing, compliance, budgeting, construction, and management.
- We understand that we are not just providing apartments, but rather homes for our Residents.
- We understand that we are not just providing quality management, but peace of mind for our Owner Clients.

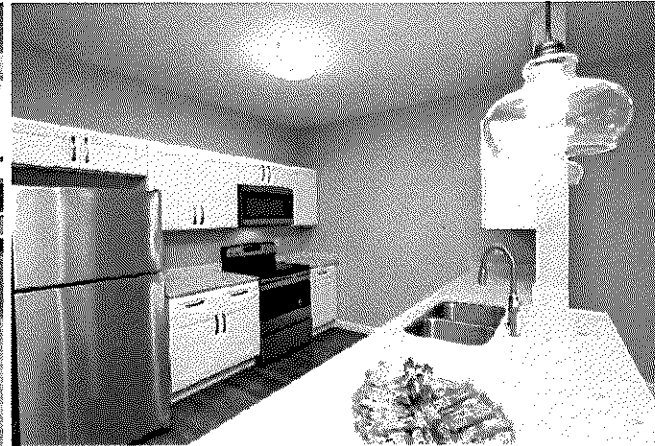
Signature Projects

Villas of Jeffersonville

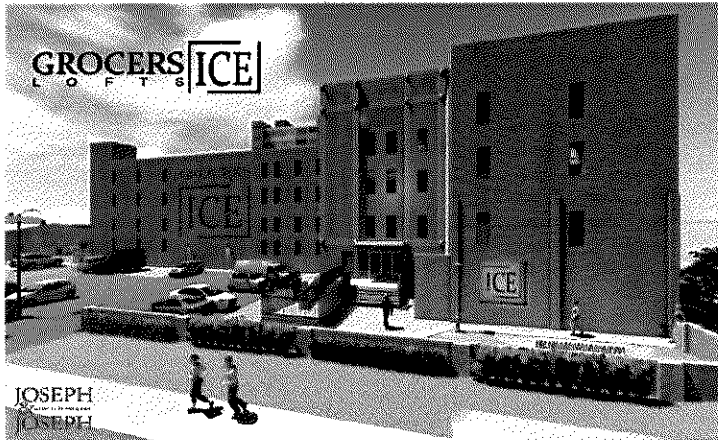


PROJECT OVERVIEW

ADDRESS:	3001 Peach Blossom Drive
CITY, STATE, ZIP:	Jeffersonville, IN 47130
MAJOR MSA:	Louisville, KY
PROPERTY TYPE:	Multifamily - Garden Style
UNITS:	264
COST:	\$35 Million
PROJECT STATUS:	Completed

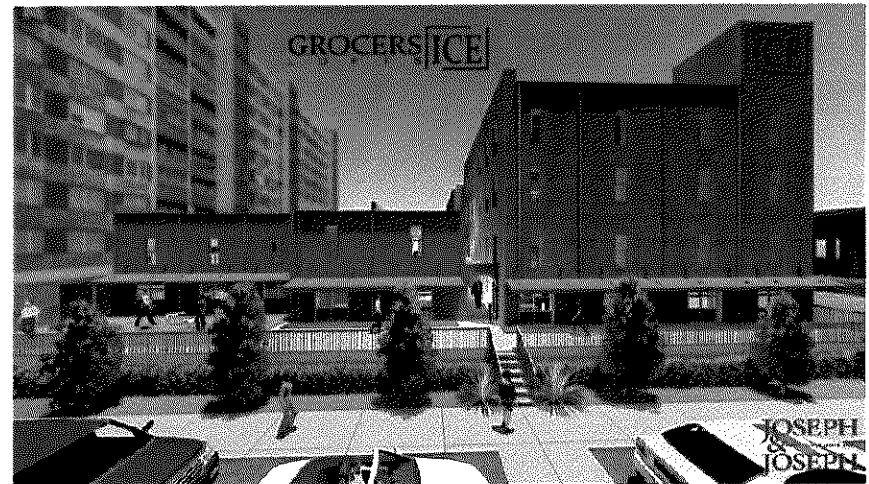
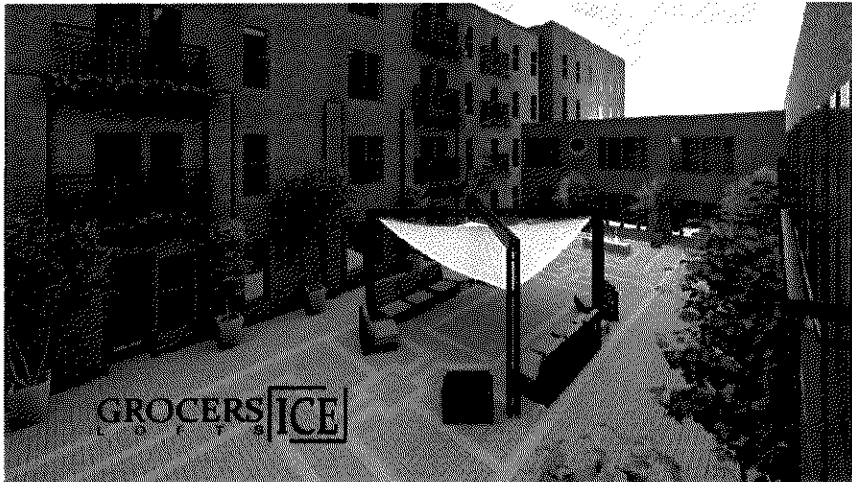


Grocers Ice



PROJECT OVERVIEW

ADDRESS:	609 East Main Street
CITY, STATE, ZIP:	Louisville, KY 40202
MAJOR MSA:	Louisville, KY
PROPERTY TYPE:	Multifamily - Adaptive Reuse
UNITS:	77
COST	\$15.8 Million
PROJECT STATUS:	Under Construction

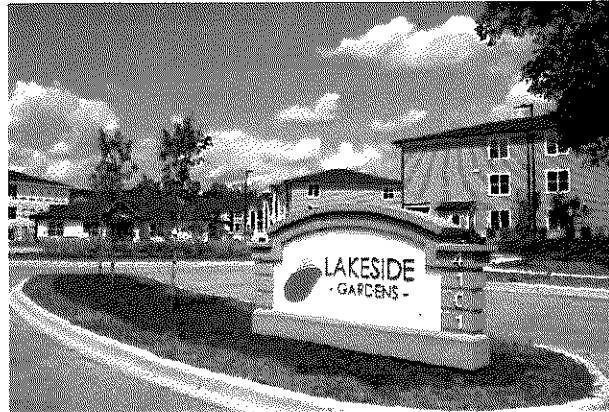


Lakeside Gardens



PROJECT OVERVIEW

ADDRESS:	4606 Helen Road
CITY, STATE, ZIP:	Jeffersonville, IN 47130
MAJOR MSA:	Louisville, KY
PROPERTY TYPE:	Multifamily - Garden Style
UNITS:	360
COST:	\$51.2 Million
PROJECT STATUS:	Under Construction



The Slate



PROJECT OVERVIEW

ADDRESS:	4903 Hamburg Pike
CITY, STATE, ZIP:	Jeffersonville, IN 47130
MAJOR MSA:	Louisville, KY
PROPERTY TYPE:	Multifamily - Garden Style
UNITS:	264
COST:	\$39 Million
PROJECT STATUS:	Under Construction



Future Development Pipeline

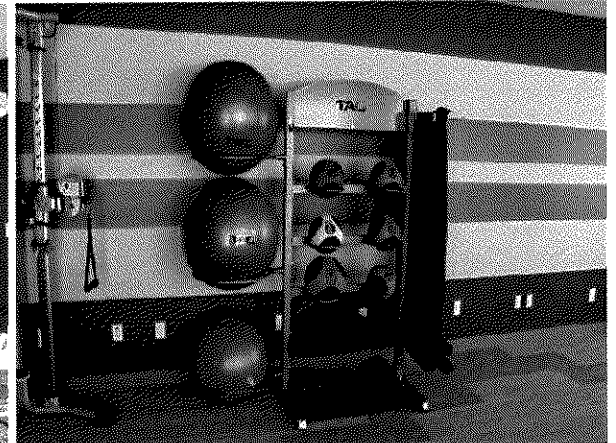
Arlington Farms



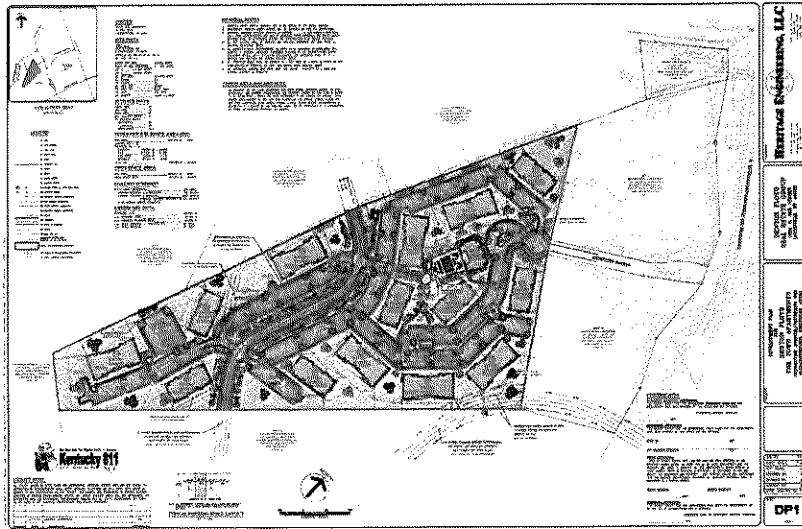
PROJECT OVERVIEW

ADDRESS:
CITY, STATE, ZIP:
MAJOR MSA:
PROPERTY TYPE:
UNITS:
COST:

6580 E County Line Road
Greenwood, IN 46143
Indianapolis, IN
Multifamily - Garden Style
408
\$70.5 Million



The Town



PROJECT OVERVIEW

ADDRESS:

Ring Rd & Veterns Pkwy

CITY, STATE, ZIP:

Elizabethtown, KY 42701

MAJOR MSA:

Louisville, KY

PROPERTY TYPE:

Multifamily - Garden Style

UNITS:

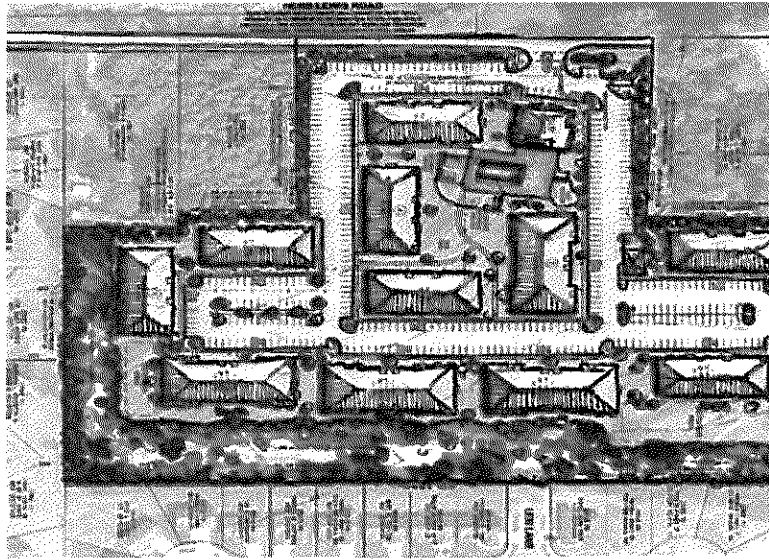
336

COST:

\$57.6 Million



Arbour Place



PROJECT OVERVIEW

ADDRESS:

4038 Herb Lewis Rd.

CITY, STATE, ZIP:

Jeffersonville, IN 47130

MAJOR MSA:

Louisville, KY

PROPERTY TYPE:

Multifamily - Garden Style

UNITS:

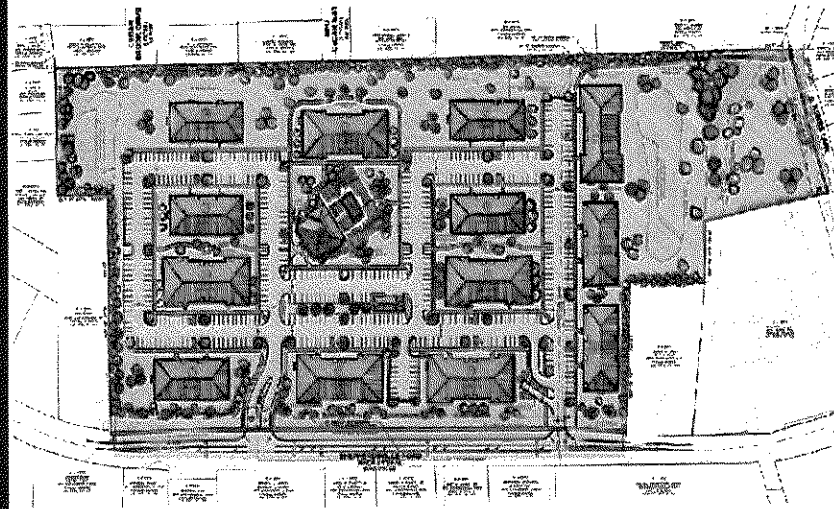
288

COST:

\$48.3 Million

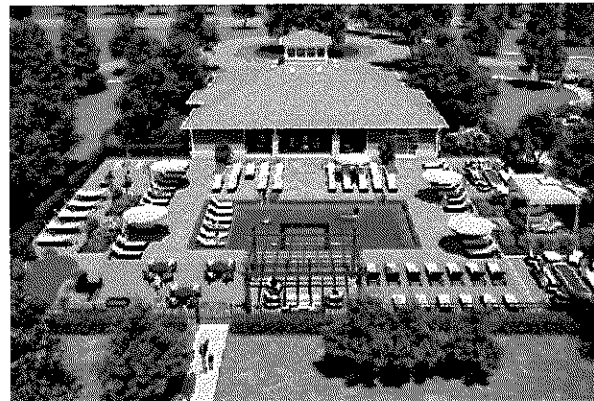


Shepherd Springs

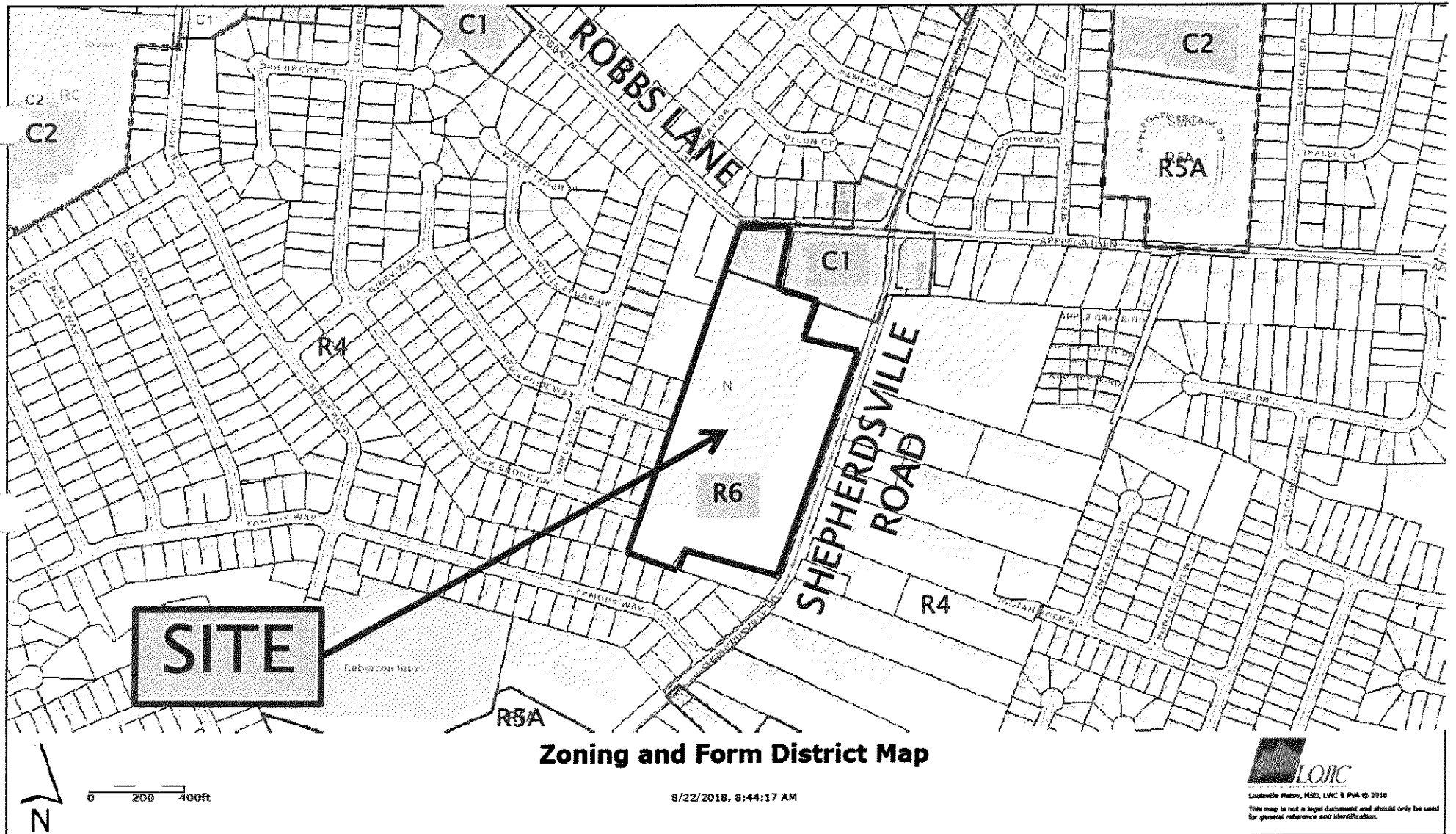


PROJECT OVERVIEW

ADDRESS:	8016 Shepherdsville Rd.
CITY, STATE, ZIP:	Louisville, KY 40219
MAJOR MSA:	Louisville, KY
PROPERTY TYPE:	Multifamily - Garden Style
UNITS:	260
COST:	\$44.8 Million



ZONING MAP



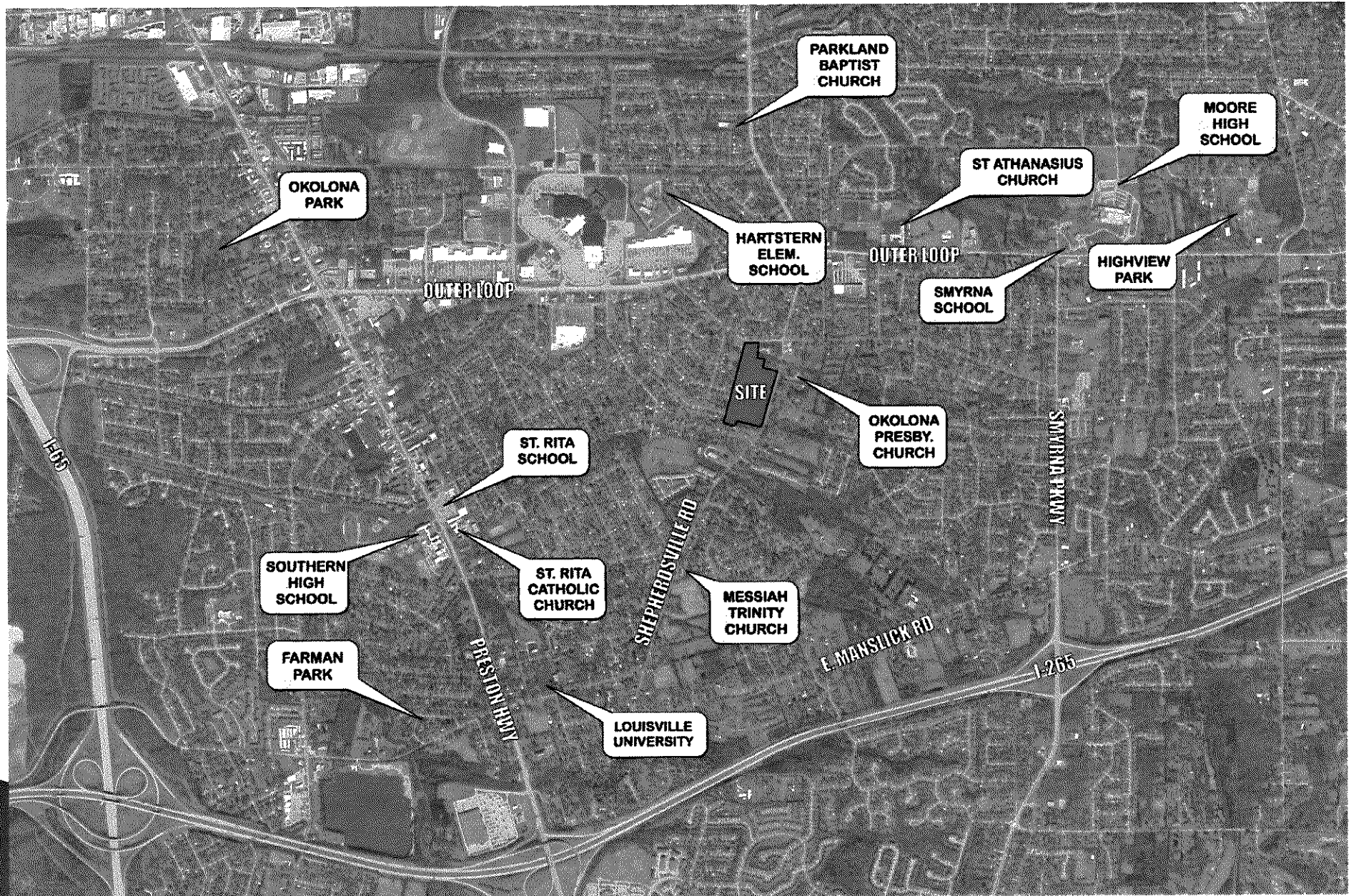
Zoning and Form District Map

8/22/2018, 8:44:17 AM

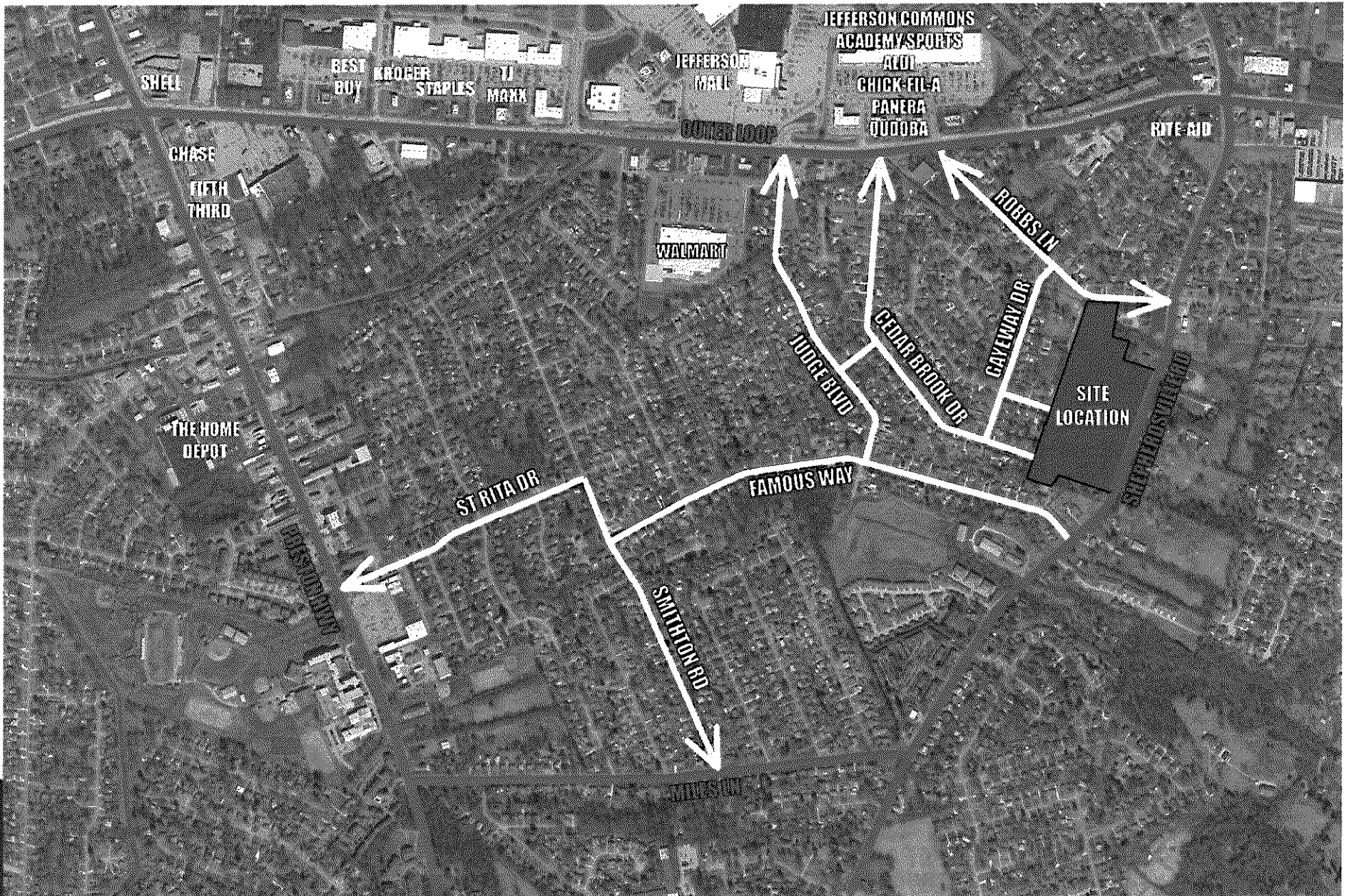


Lincoln Metro, MSD, LWC & PAW © 2018
This map is not a legal document and should only be used for general reference and identification.

SCHOOLS, CHURCHES & PARKS



GOODS AND SERVICES



AREA CONTEXT

Jefferson Mall



Walmart

SITE

OUTER LOOP
ROBBS
LANE

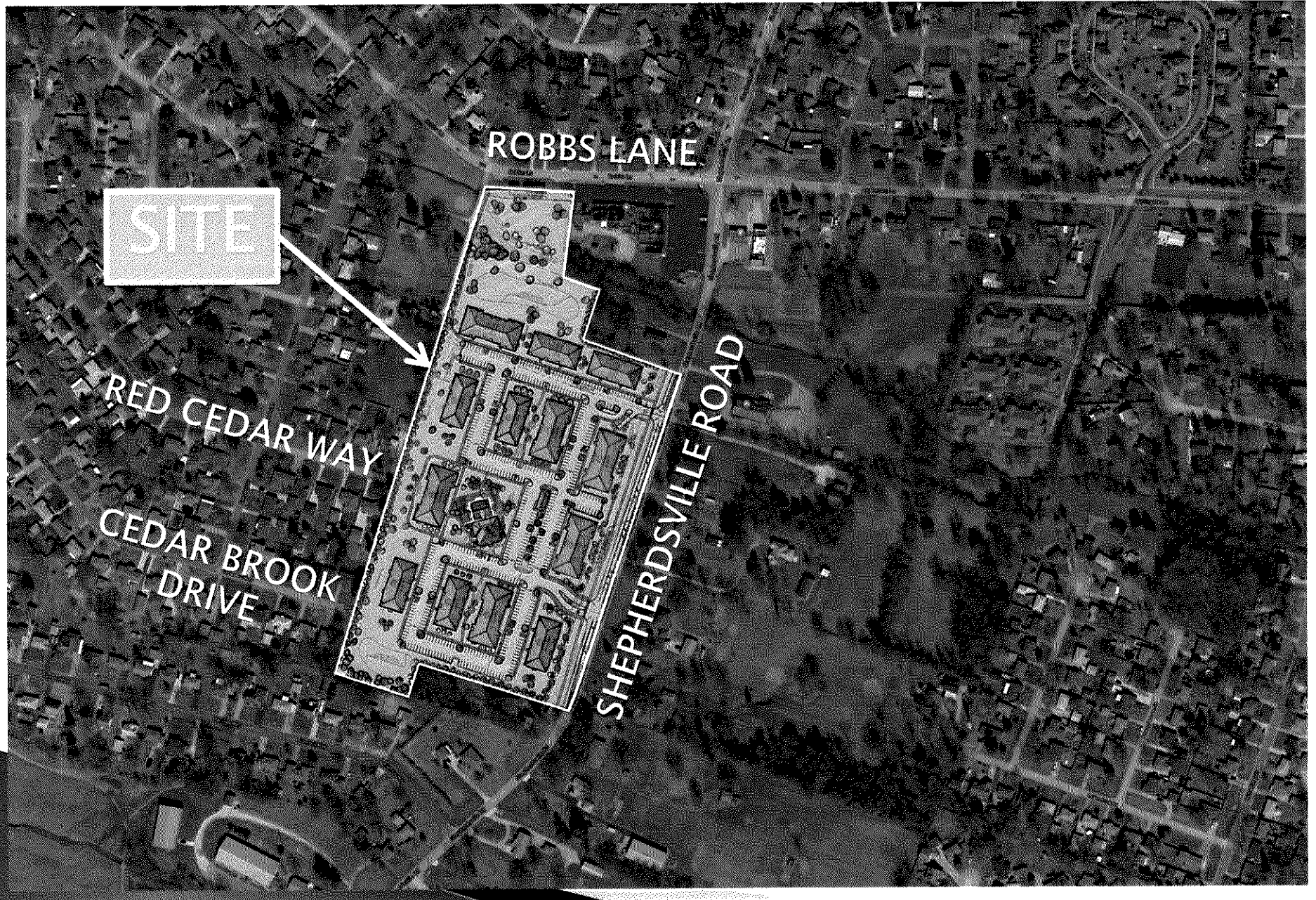
SHEPHERDSVILLE ROAD

PRESTON
HIGHWAY

SITE LOCATION



NEIGHBORHOOD CONTEXT

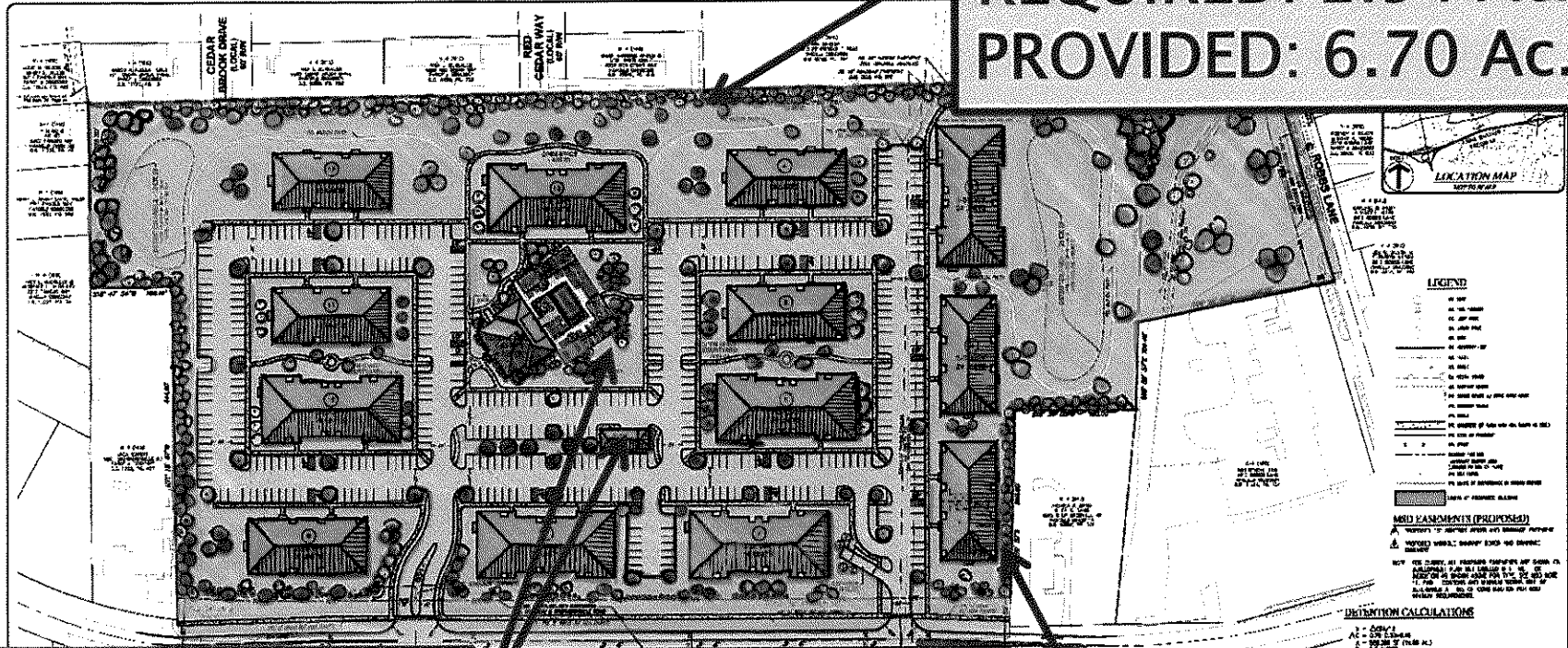


PREVIOUSLY APPROVED PLAN



AMENITIES

**LANDSCAPED
OPEN SPACE AREAS
REQUIRED: 2.54 Ac. (15%)
PROVIDED: 6.70 Ac. (37%)**



**PET WASH AND
DOG PARK**

**ENHANCED
LANDSCAPING**

GENERAL NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.
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9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.
10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.

TRANSPORTATION NOTES

1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.

VARIANCE - APPROVED PER CASE # 1620NE1027

A VARIANCE FROM THE ZONING ORDINANCE IS GRANTED FOR THE PROPOSED DEVELOPMENT. THE VARIANCE IS GRANTED FOR THE FOLLOWING REASONS: THE PROPOSED DEVELOPMENT IS A BENEVOLENT USE, THE PROPOSED DEVELOPMENT IS A USE OF A NEIGHBORHOOD CHARACTER, AND THE PROPOSED DEVELOPMENT IS A USE OF A NEIGHBORHOOD CHARACTER.

VARIANCE REQUEST

A VARIANCE FROM THE ZONING ORDINANCE IS REQUESTED FOR THE PROPOSED DEVELOPMENT. THE VARIANCE IS REQUESTED FOR THE FOLLOWING REASONS: THE PROPOSED DEVELOPMENT IS A BENEVOLENT USE, THE PROPOSED DEVELOPMENT IS A USE OF A NEIGHBORHOOD CHARACTER, AND THE PROPOSED DEVELOPMENT IS A USE OF A NEIGHBORHOOD CHARACTER.

TYPICAL PARKING SPACE LAYOUT



TILITY NOTE

ALL UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.

NO.	DATE	DESCRIPTION	BY	CHECKED BY
1	1/15/21	ISSUED FOR PERMITTING	JAC	JAC
2	1/20/21	REVISED PER COMMENTS	JAC	JAC
3	1/25/21	REVISED PER COMMENTS	JAC	JAC

BENCHMARK

PROVIDED INFORMATION FROM WHICH THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVED PLANS FROM THE LOCAL GOVERNMENT.

HERITAGE ENGINEERS
INCORPORATED
1000 S. 3RD STREET
LOUISVILLE, KY 40203

DENTON FLOYD REAL ESTATE GROUP
1000 S. 3RD STREET
LOUISVILLE, KY 40203

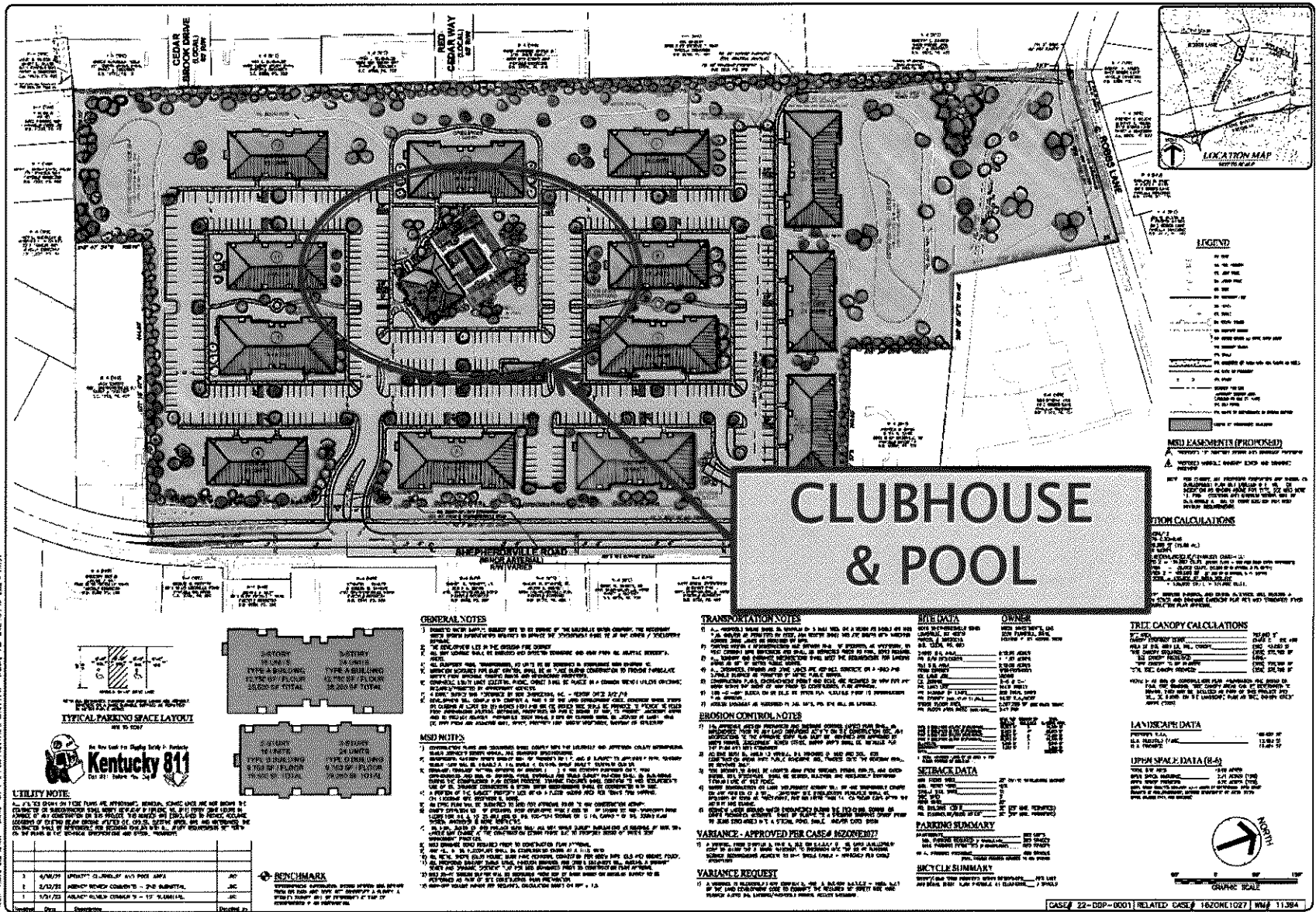
PLANNED DEVELOPMENT
1000 S. 3RD STREET
LOUISVILLE, KY 40203

ENHANCED LANDSCAPING
1000 S. 3RD STREET
LOUISVILLE, KY 40203

PROJECT INFORMATION
JOB NO. 1621-2/2021
PROJECT NAME: C02
SHEET NO. 02
DATE: NOVEMBER 22, 2021

C02

AMENITIES



HERITAGE ENGINEERING, LLC

DENTON FLOYD REAL ESTATE GROUP
1004 S. 300 STREET
LOUISVILLE, KY 40208

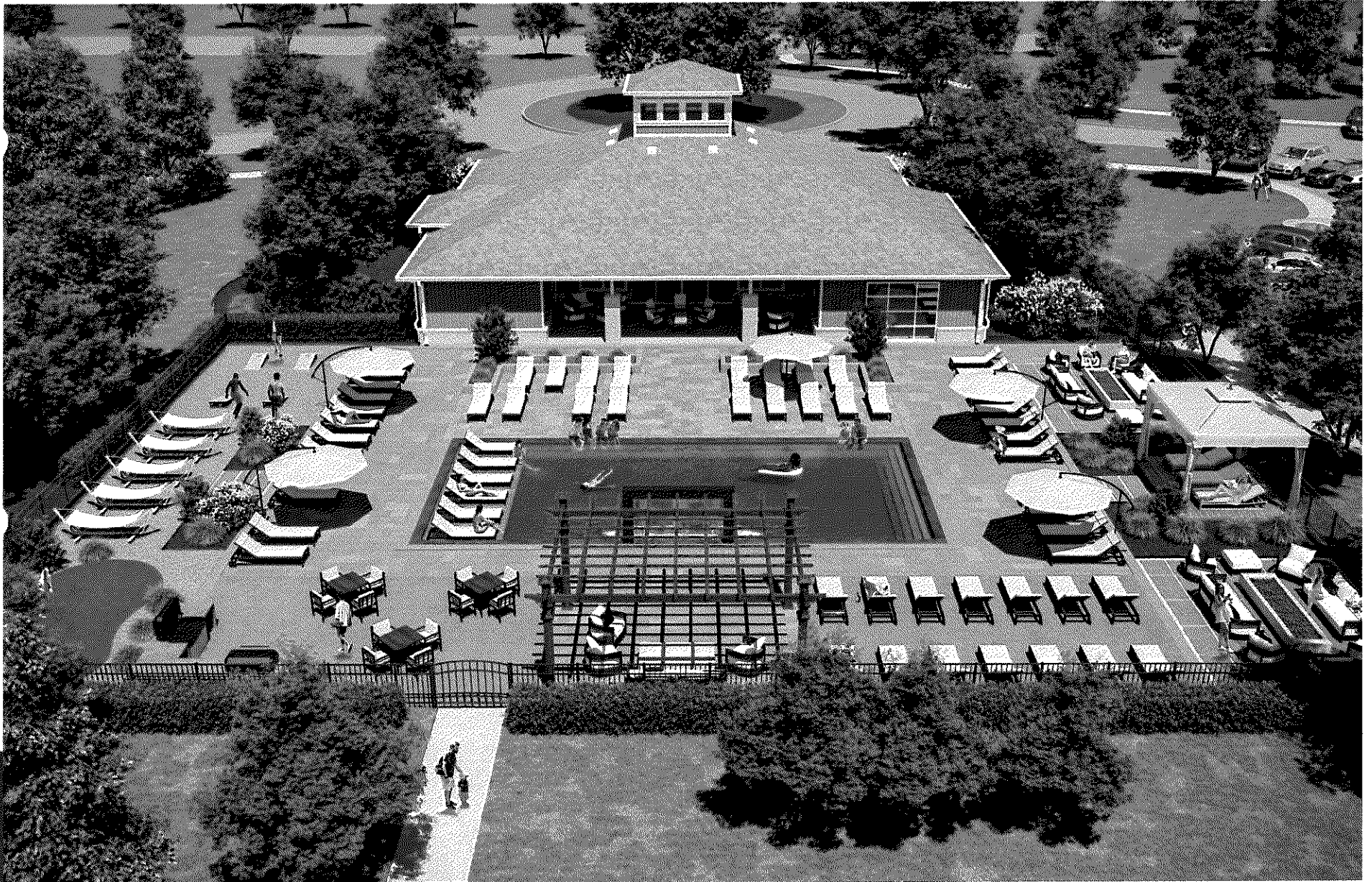
SHEPHERD SPRINGS
600 SHEPHERD SPRINGS ROAD
LOUISVILLE, KY 40208

C02

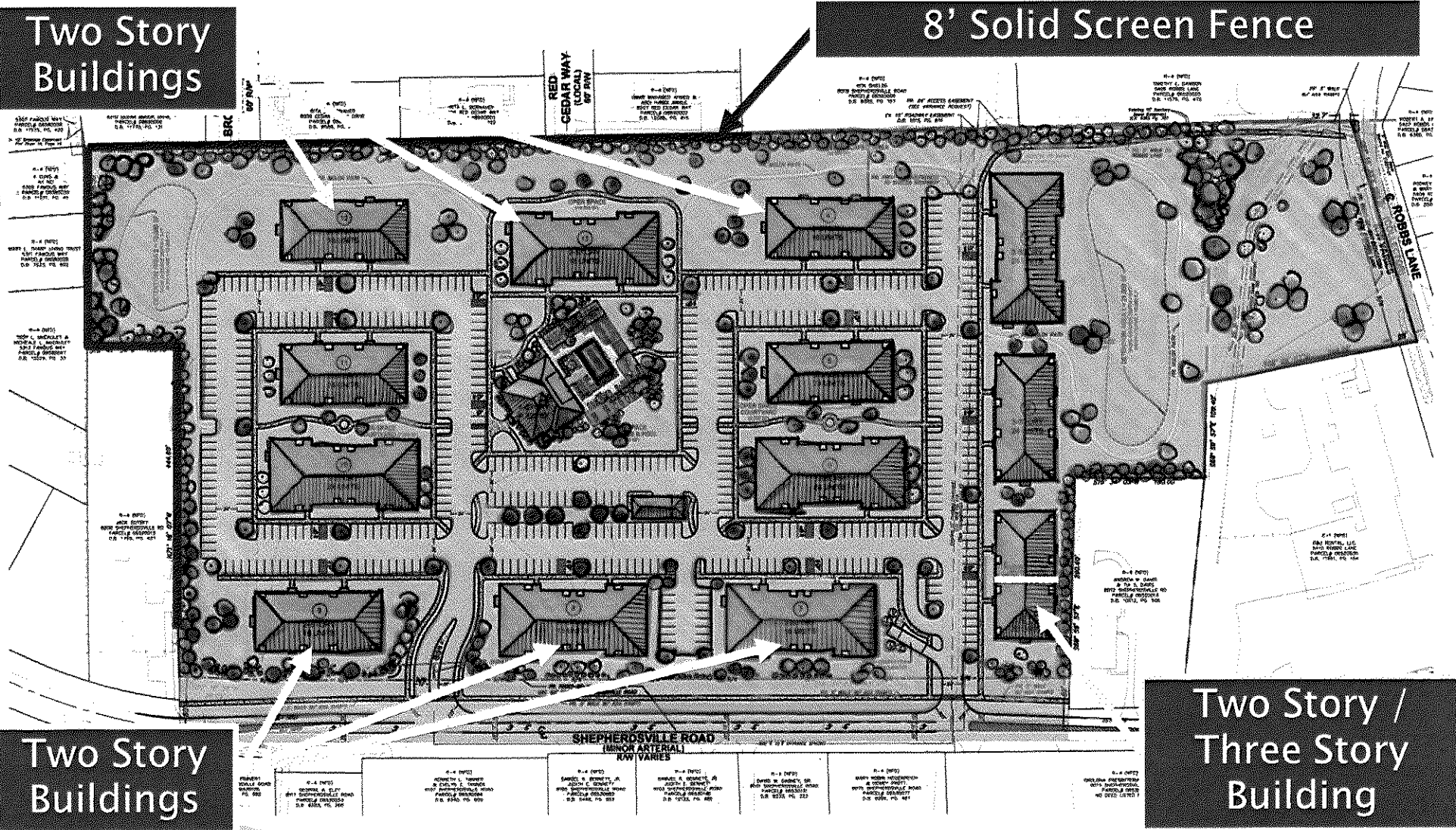
DATE: MARCH 27, 2010

CASE# 22-DOP-0001 RELATED CASE# 16CON1027 W/M# 11384

AMENITIES



PREVIOUSLY AGREED UPON SITE DESIGN COMMITMENTS



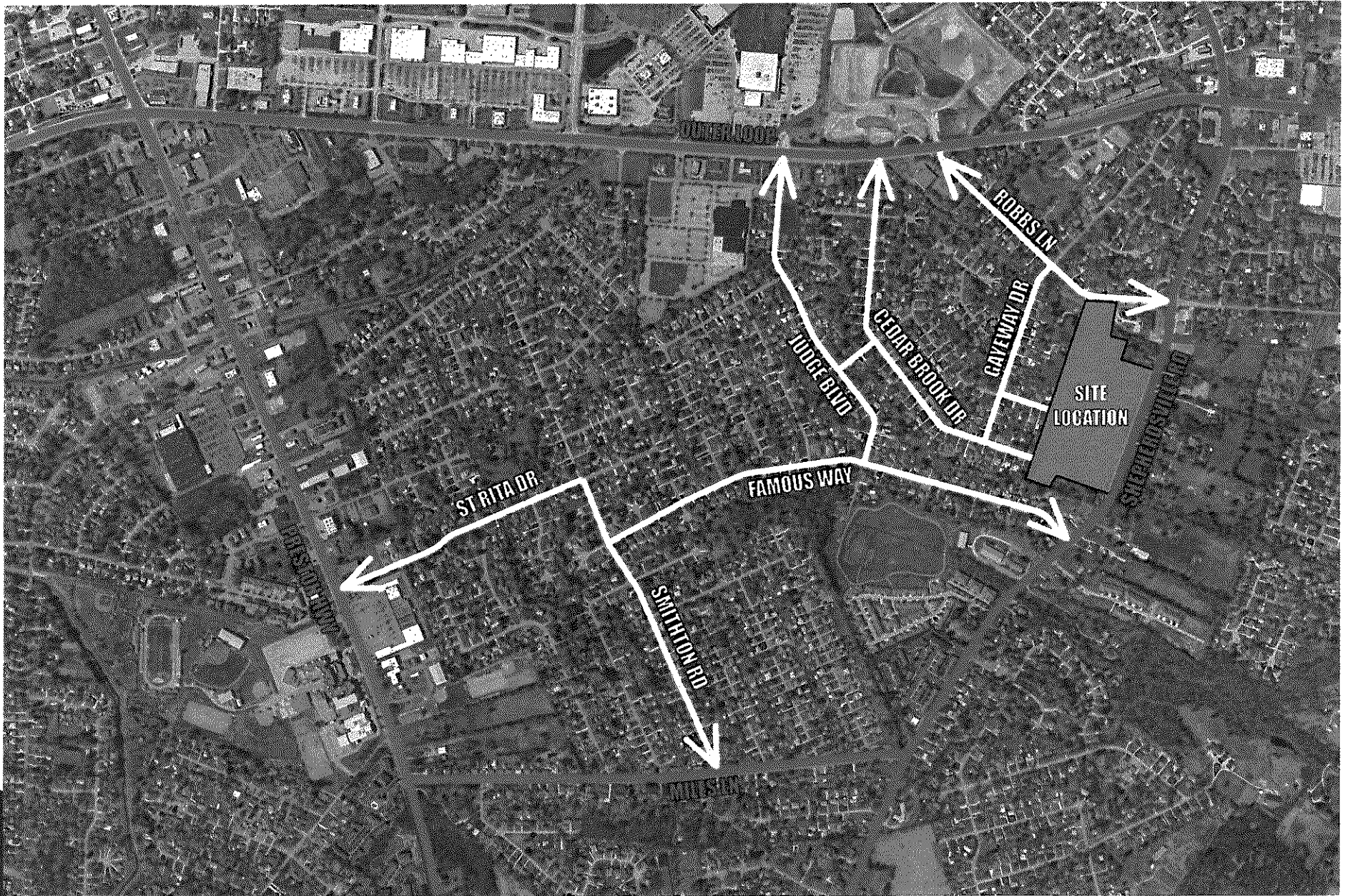
Two Story Buildings

8' Solid Screen Fence

Two Story Buildings

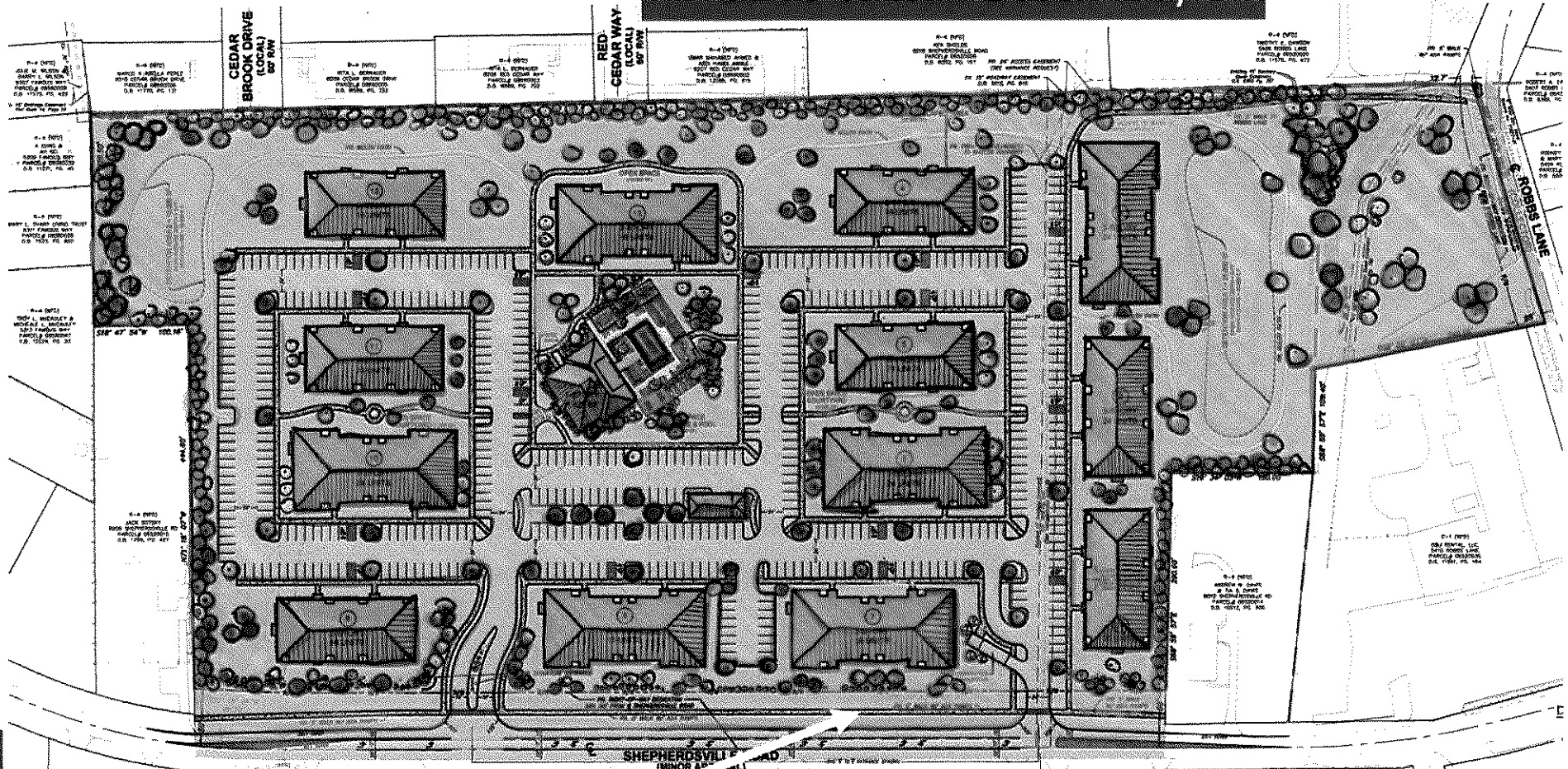
Two Story / Three Story Building

EXISTING NEIGHBORHOOD CONNECTIVITY



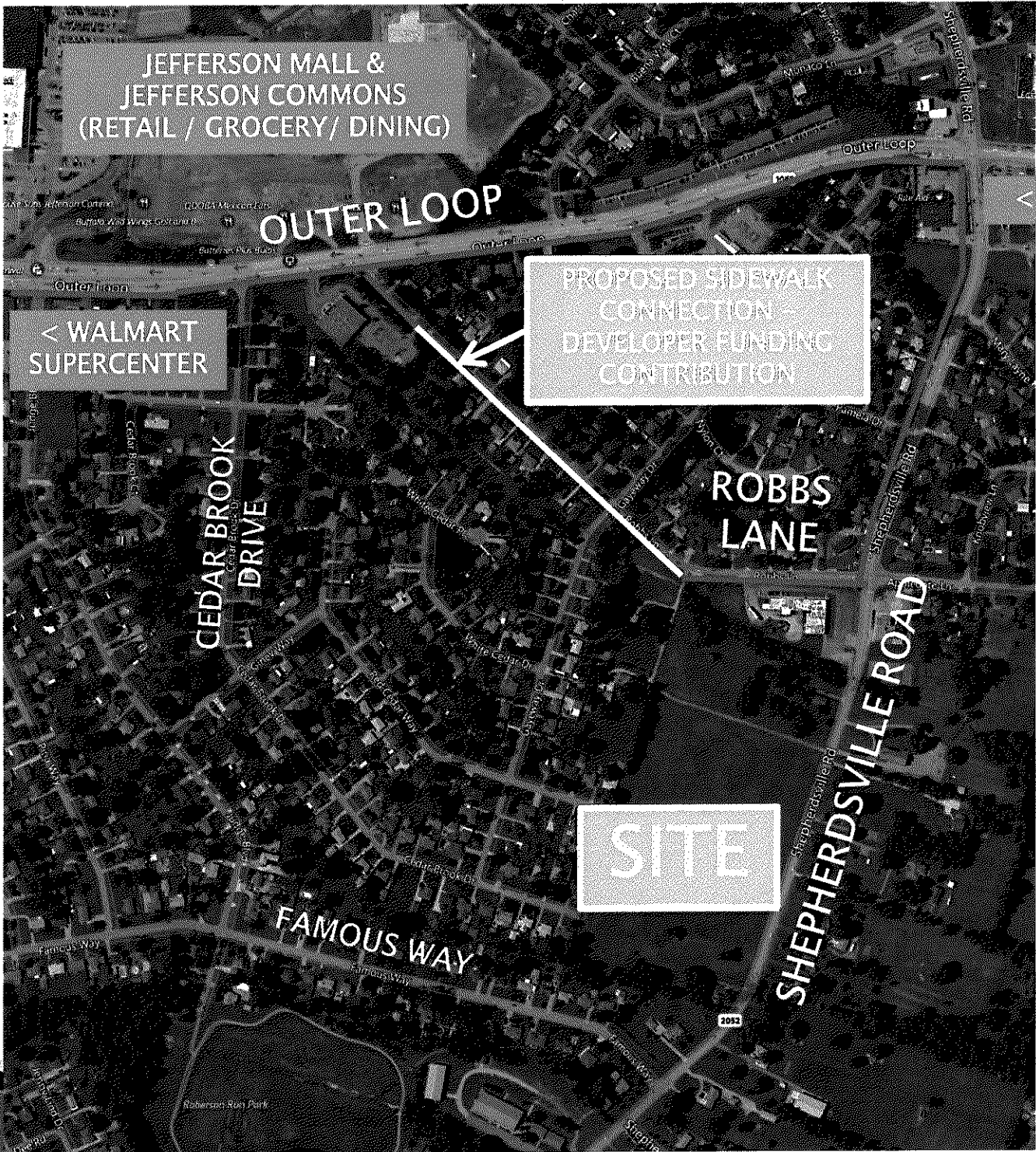
PEDESTRIAN CONNECTIVITY

Sidewalk to Outer Loop
OR
Sidewalk to Cedar Brook Drive or Red Cedar Way

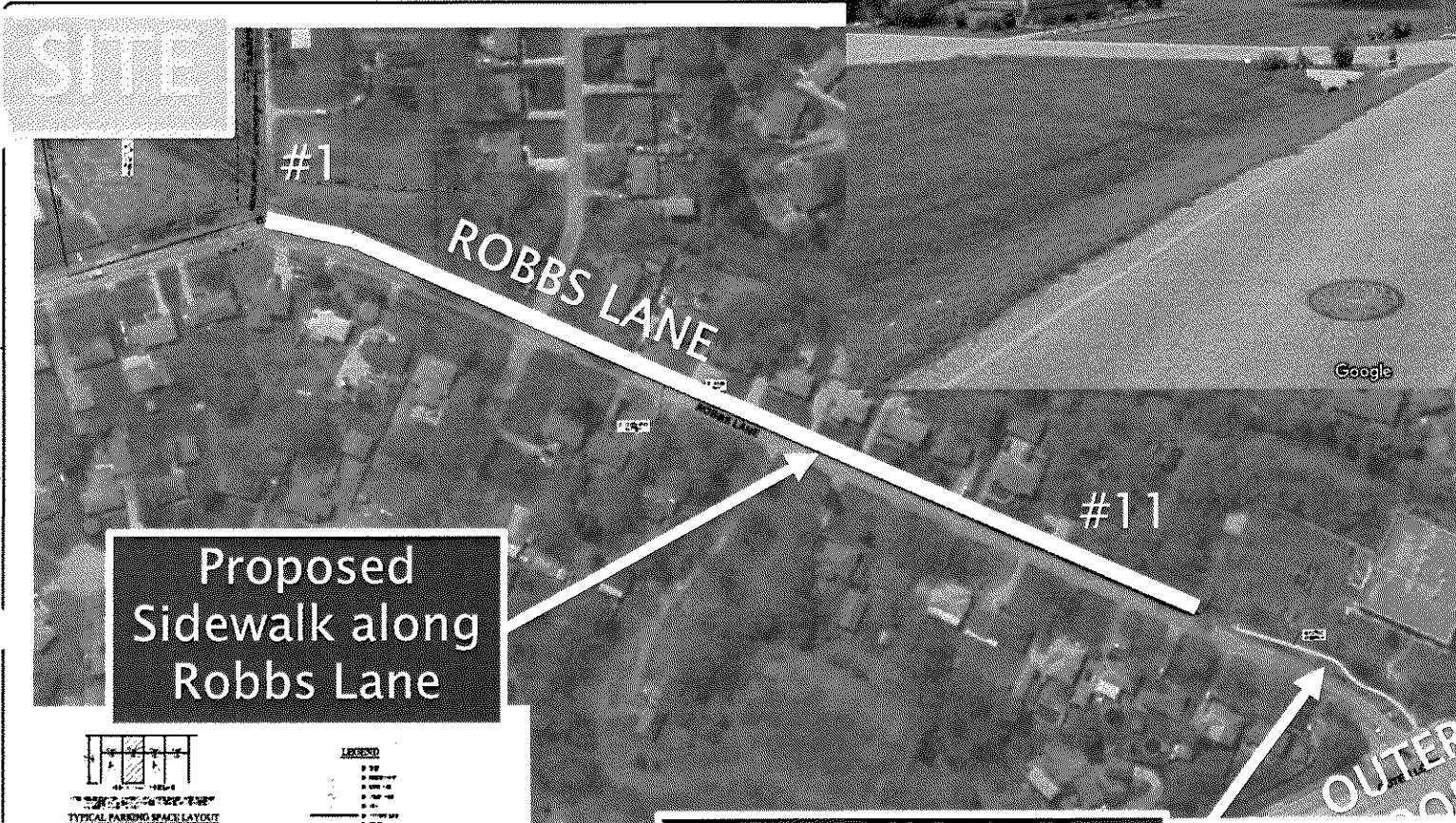


Sidewalk along Shepherdsville Road

PEDESTRIAN CONNECTIVITY



PED CONNECTIVITY Robbs Lane Sidewalk Feasibility Review



SITE

Proposed
Sidewalk along
Robbs Lane

Existing Sidewalk to
Outer Loop

DESIGNED BY
REAL PLACES
ARCHITECTS
1014 S. 3RD ST.
LOUISVILLE, KY 40203

DESIGNED BY
REAL PLACES
ARCHITECTS
1014 S. 3RD ST.
LOUISVILLE, KY 40203

DATE: 08/20/2018
SCALE: 1"=40'
PROJECT: ROBBS LANE
DRAWN BY: JAC
CHECKED BY: JAC
DATE: 08/20/2018

X01.1

LEGEND

- Proposed Sidewalk
- Existing Sidewalk
- Proposed Street
- Existing Street
- Proposed Utility
- Existing Utility
- Proposed Landscaping
- Existing Landscaping

TECHNICAL

UTILITY NOTE

BENCHMARK

TYPICAL PARKING SPACE LAYOUT

Kentucky 811



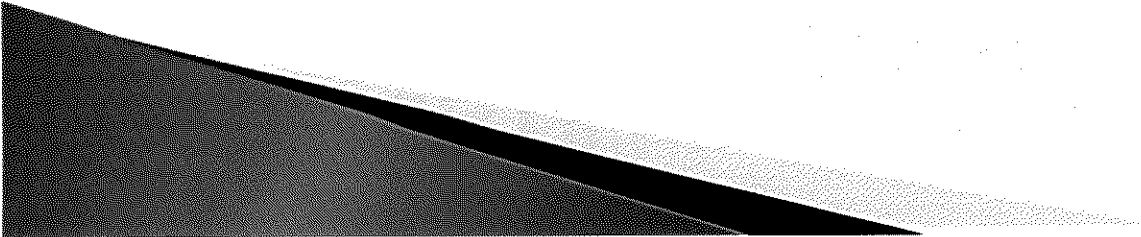
GRAPHIC SCALE

DATE: 08/20/2018 10:20AM 11:28AM

PROPOSED BINDING ELEMENT

Binding Element #11

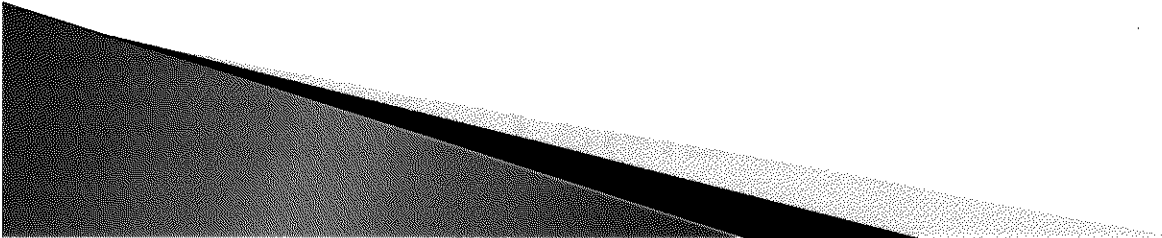
Construction plans, bond, and permit for a 5-foot sidewalk along either the East (between the C-1 zoned portion of the site and Outer Loop) or West (from Shepherdsville Road to Outer Loop) side of Robbs Ln shall be submitted prior to issuance of the first building permit. The ultimate location of the sidewalk will be determined in consultation with Public Works. Within ninety (90) calendar days from development plan approval, should the applicant sufficiently demonstrate to Public Works that construction of the sidewalk along Robbs Ln. is infeasible/impossible for reasons beyond the applicant's control, then the applicant may satisfy compliance of with Comprehensive Plan 2040 Policies applicable to providing sidewalk connectivity from/to the subject property either by A) providing the payment in lieu of sidewalk construction along Robbs Ln; or B) constructing a five-foot sidewalk connection on the subject property to the public right-of-way of either Cedar Brook Drive or Red Cedar Way, both which stub into the subject property.



PROPOSED BINDING ELEMENT

Binding Element #12

Turning lanes on Shepherdsville Rd. shall be installed and completed prior to issuance of certificate of occupancy. Also, prior to issuance of certificate of occupancy, the sidewalk along Robbs Ln. shall be installed and completed or, in accordance with Binding Element # 11, either the fee in lieu of construction of the Robbs Ln. sidewalk fully paid to Louisville Metro Public Works or the installation of a sidewalk connection on the subject property to the public right-of-way of Cedar Brook Drive or Red Cedar Way shall be completed. The amount of the fee in lieu of construction shall be calculated pursuant to Land Development Code Section 6.2.6.C.4.a.i.



PREVIOUSLY APPROVED ELEVATIONS



ELEVATIONS

Club House



2-Story Building



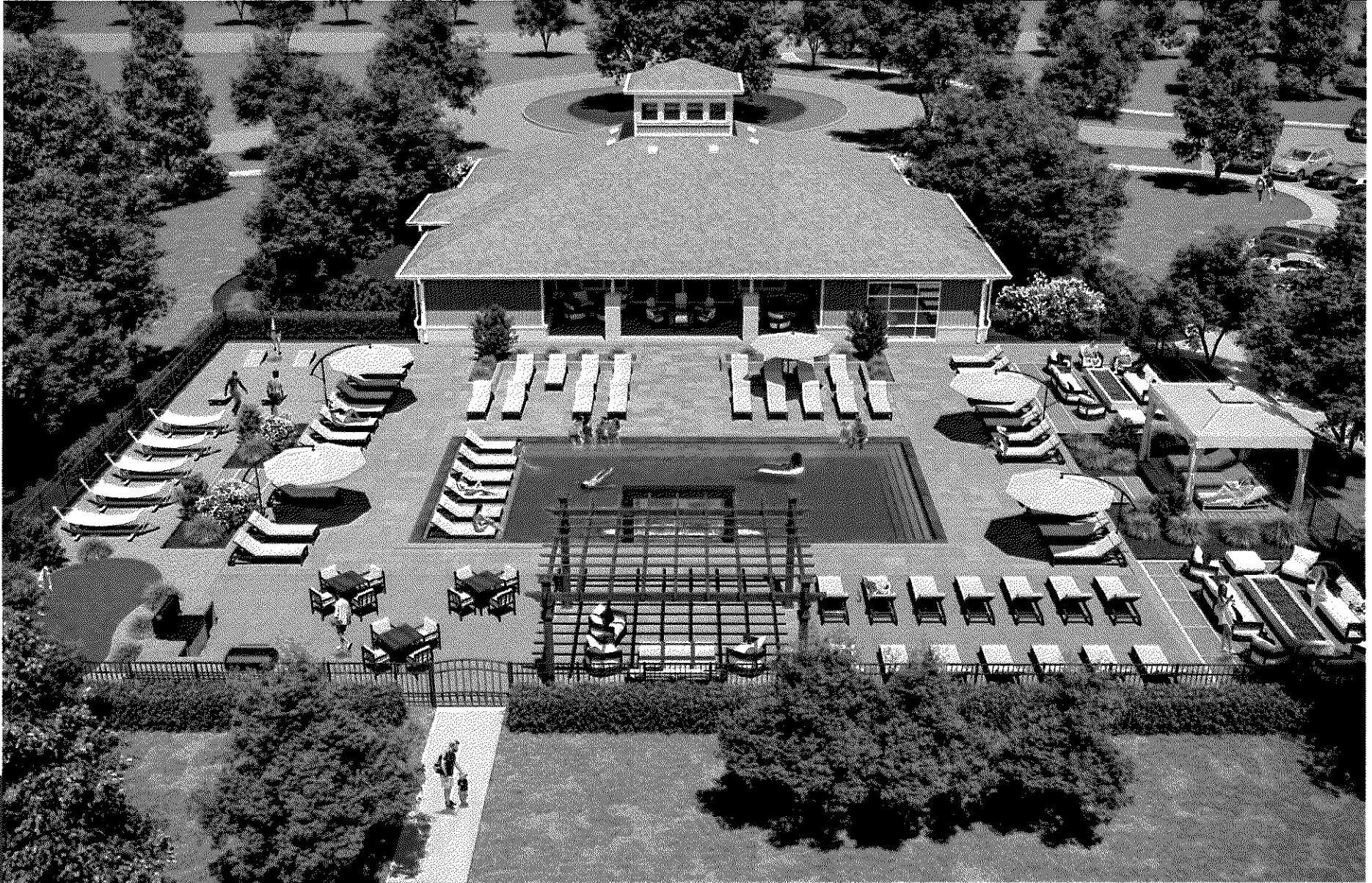
ELEVATIONS

**Combination
2-Story / 3-Story
Building**



3-Story Building

AMENITIES



THANK YOU

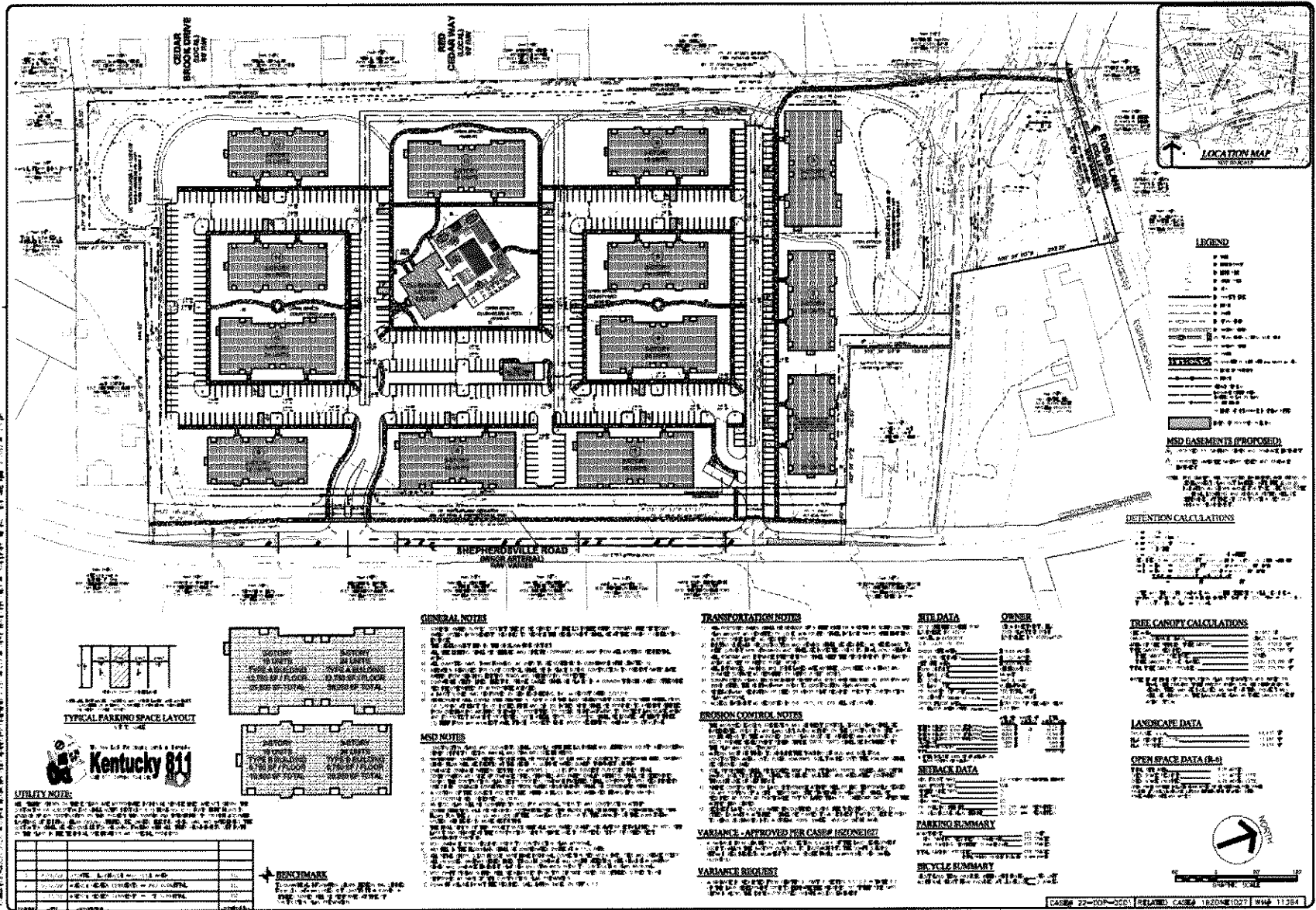
DENTON FLOYD
REAL ESTATE GROUP

WYATT

Louisville | Lexington | Memphis | Nashville | New Albany | www.wyattfirm.com

HERITAGE ENGINEERING, LLC

DETAILED DEVELOPMENT



DATE: 11/11/2019
HERITAGE ENGINEERING, LLC
 1000 W. MAIN ST. SUITE 200
 SHEPHERDSPRINGS, MO 64489
 PH: 660-221-1111
 FAX: 660-221-1112
 WWW.HERITAGEENR.COM

PROJECT: DENTON FLOYD
 REAL ESTATE GROUP
 1000 W. MAIN ST. SUITE 200
 SHEPHERDSPRINGS, MO 64489

CLIENT: HERITAGE DEVELOPMENT PARTNERS
 INVESTMENT GROUP
 1000 W. MAIN ST. SUITE 200
 SHEPHERDSPRINGS, MO 64489

DATE	11/11/2019
BY	JMM
CHK	JMM
DATE	11/11/2019
BY	JMM
CHK	JMM
DATE	11/11/2019
BY	JMM
CHK	JMM

C02