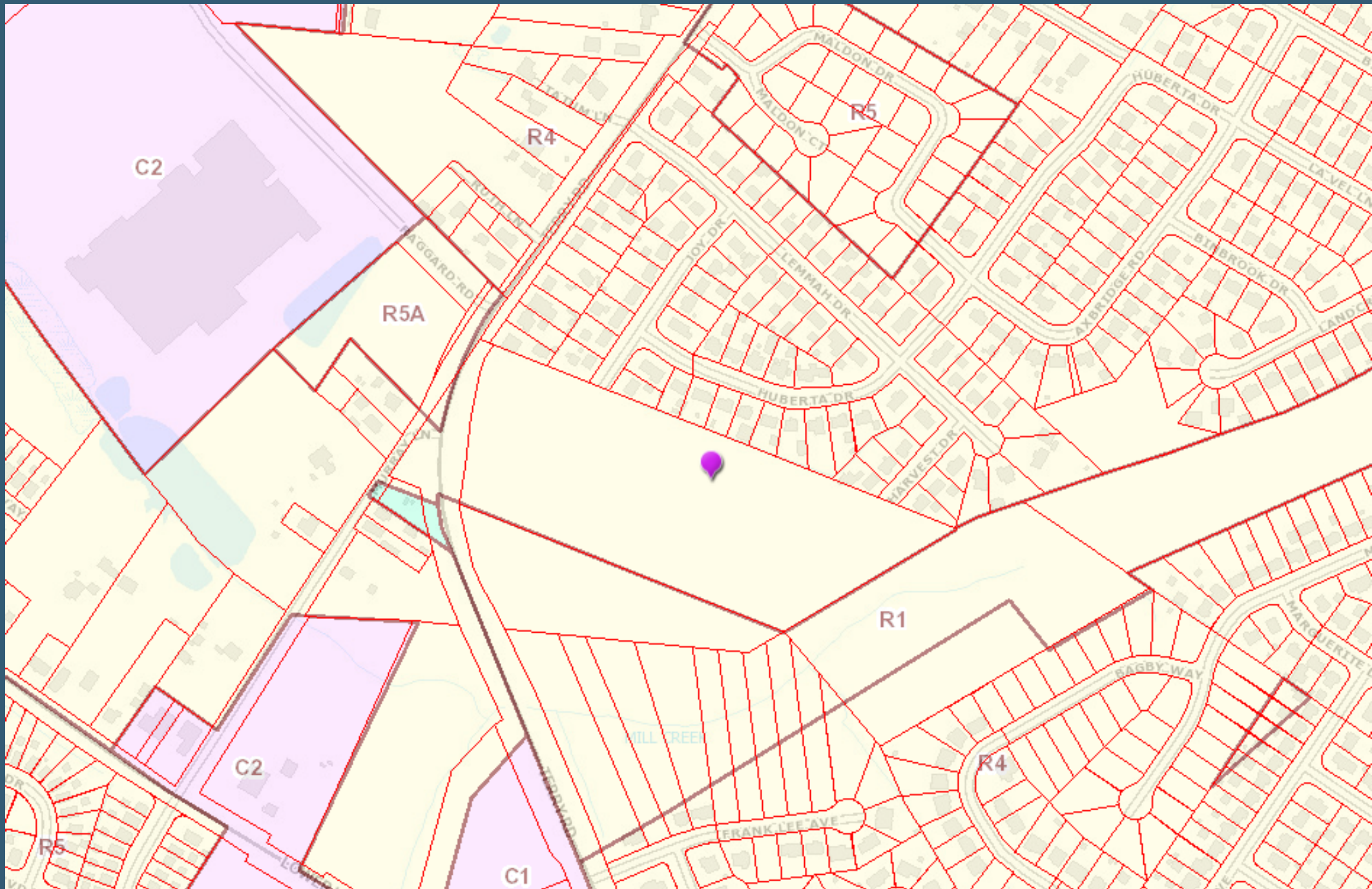


# TERRY ROAD APARTMENTS

Proposed Rezoning to R-6

LDG Development, LLC







1934

GREEN

DOVER AVE

RAGGARD RD

LA VEL LN

TATUM LN

MALDON DR

MALDON CT

RUTWEN

HUBERTA DR

AXBRIDGE RD

BING

JOY DR

LEMMAH DR

MARVEST DR

CHRISTIAN RIDGE CT

JENNIFER VALLEY WAY

LOWER HUNTERS TRCE

HACKEL DR

CROCKETT DR

MURRAY LN

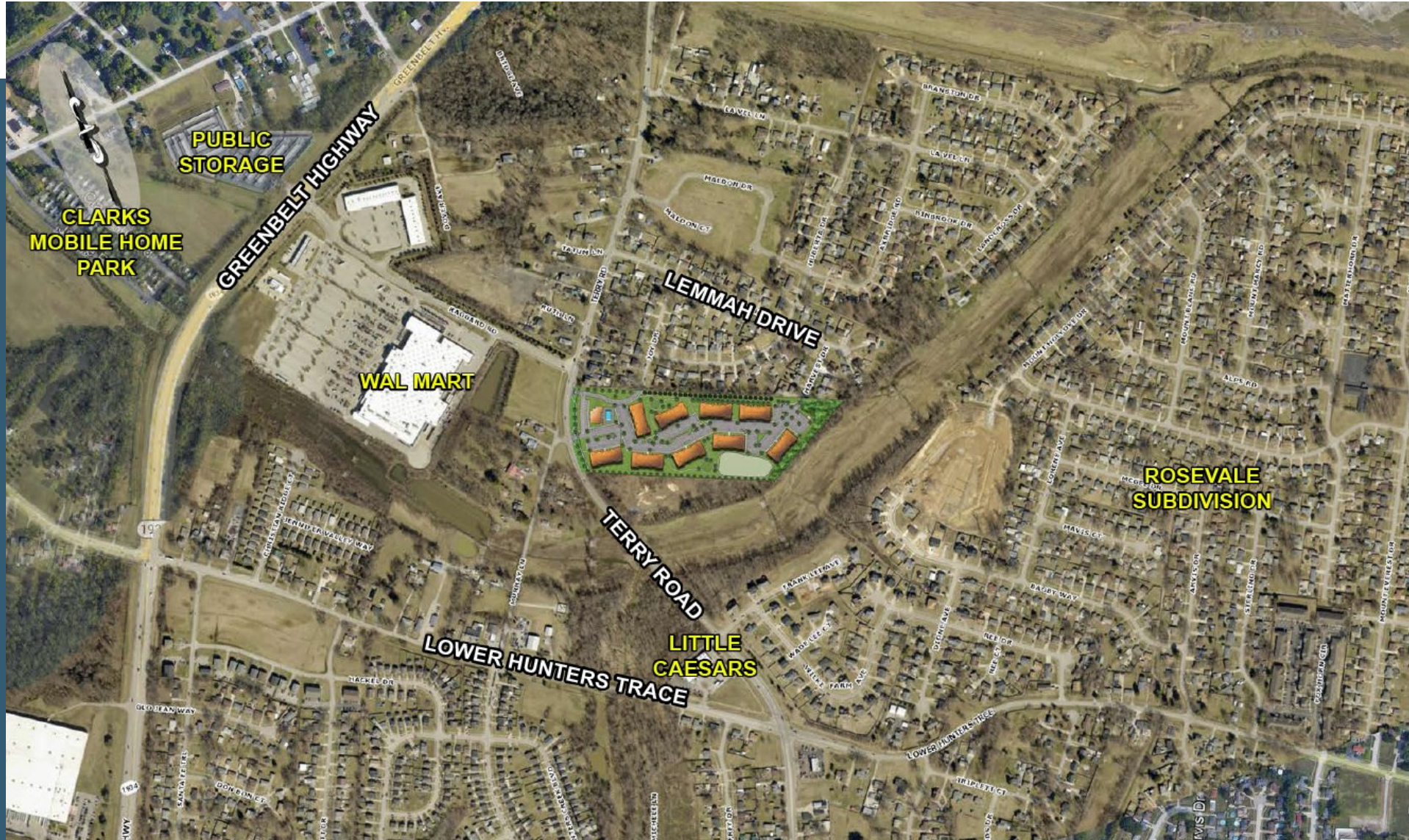
TERRY RD

BAGBY WAY

MOUNT HO



# PROPOSED DEVELOPMENT IN CONTEXT





# PROPOSED DEVELOPMENT

See drainage system notes and proposed structure sheet and downstream ditch.

RECREATIONAL OPEN SPACE PROVIDED	= 133,026 SF
TOTAL VEHICULAR USE AREA	= 133,059 SF
INTERIOR LANDSCAPE AREA REQUIRED	= 9,579 SF
INTERIOR LANDSCAPE AREA PROVIDED	= 17,435 SF
EXISTING IMPERVIOUS	= 0 SF
PROPOSED IMPERVIOUS	= 246,930 SF

### WAIVER REQUEST:

A waiver is requested from section 5.9.2.A.1.a) of the Louisville Metro Land Development Code not provide connectivity to the adjacent properties to the east and south.

### VARIANCE REQUEST:

A variance is being requested from Table 5.3.1 of the Louisville Metro Land Development Code allow the maximum building height to be 35' instead of the required 35' maximum height.





RAGGARD RD

R-4/N  
Laverne A Ferguson  
5123 Terry Road  
Louisville, KY 40216  
D.B. 7024 PG. 0170

R-4/N  
Leilani Kathleen Pugh  
5114 Joy Drive  
Louisville, KY 40216  
D.B. 6930 PG. 0254

R-4/  
Susan R & Mich  
5115 Joy  
Louisville, KY  
D.B. 11871 P

R-5A/N  
Ronald & Eric Wolz  
P.O. Box 72593  
Louisville, KY 40272  
D.B. 9208 PG. 0404

R-1/N  
Catherine Baker  
5134 Murray Lane  
Louisville, KY 40216  
D.B. 4039 PG. 0459

TERRY ROAD - R/W VARIES  
(MINOR ARTERIAL - 120' R/W MIN. REQ'D.)

JOY DRIVE  
Concrete Headwall

PROP. 60' FROM ROAD  
EX. 54' FROM ROAD  
N32°01'33"E  
50.17'

RECREATIONAL OPEN SPACE  
28,207 SF

PROP. CLUBHOUSE  
5475 SF

PROPOSED SWIMMING POOL  
RECREATIONAL AREA  
5,950 SF

1  
3 STORIES  
111,389 SF/FLOOR  
34,167 SF TOTAL

PROPOSED PLAYGROUND

1617 SF  
15' S&D ESMT.

PROP. MAIL KIOSK

DEDICATED  
10872 SF  
609 SF

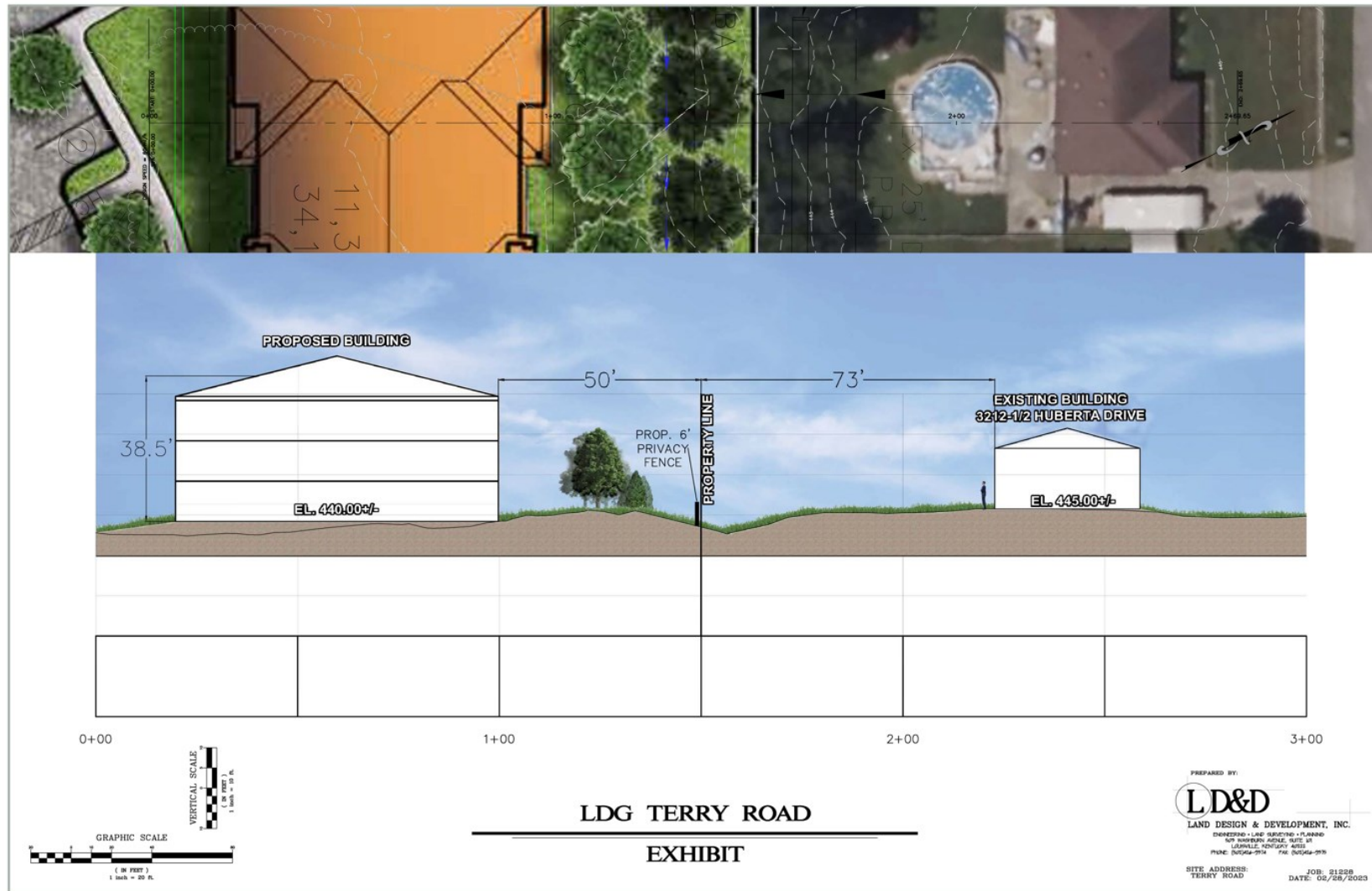




# ENHANCED SCREENING

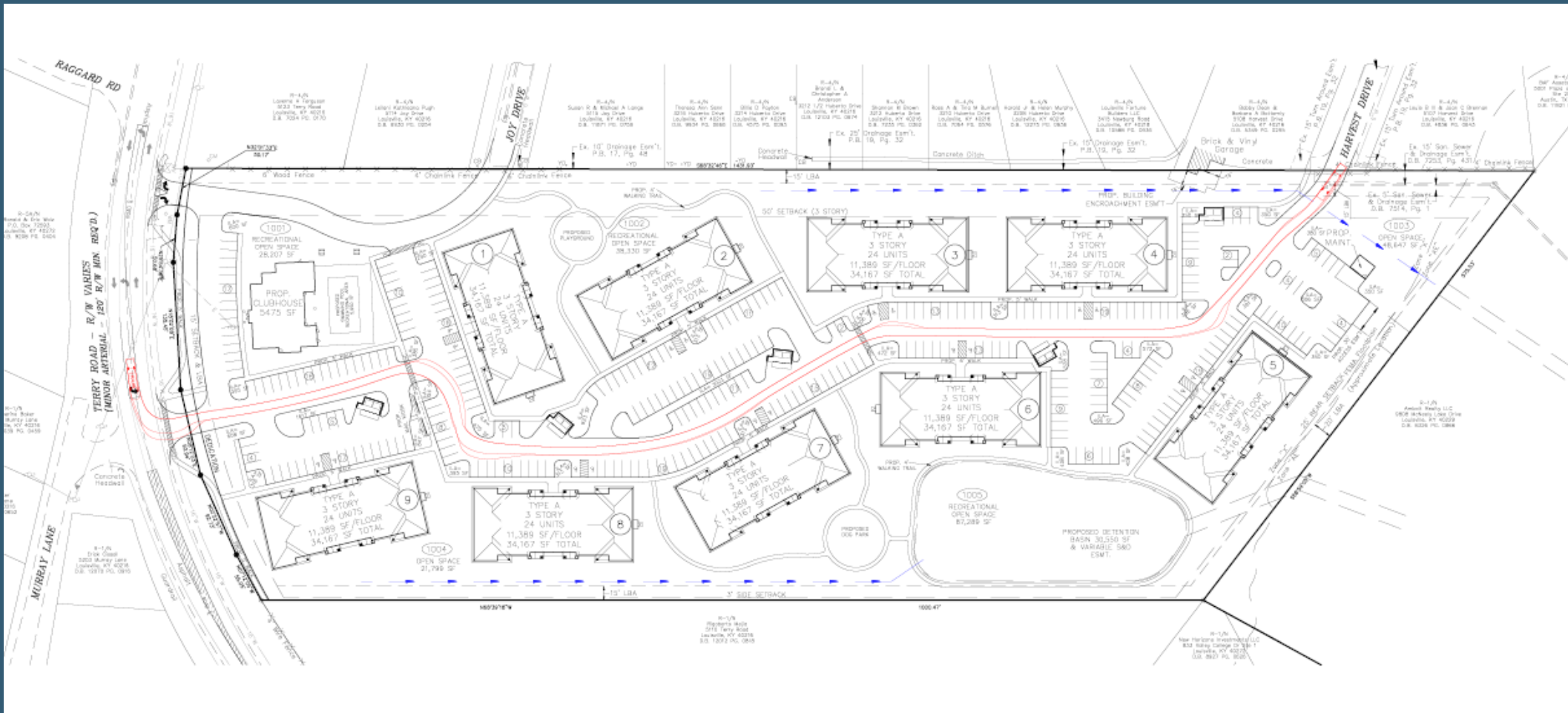


# THREE LAYER SCREENING NEAR HOMES





# FIRE ACCESS PROVIDED FOR ALL BUILDINGS





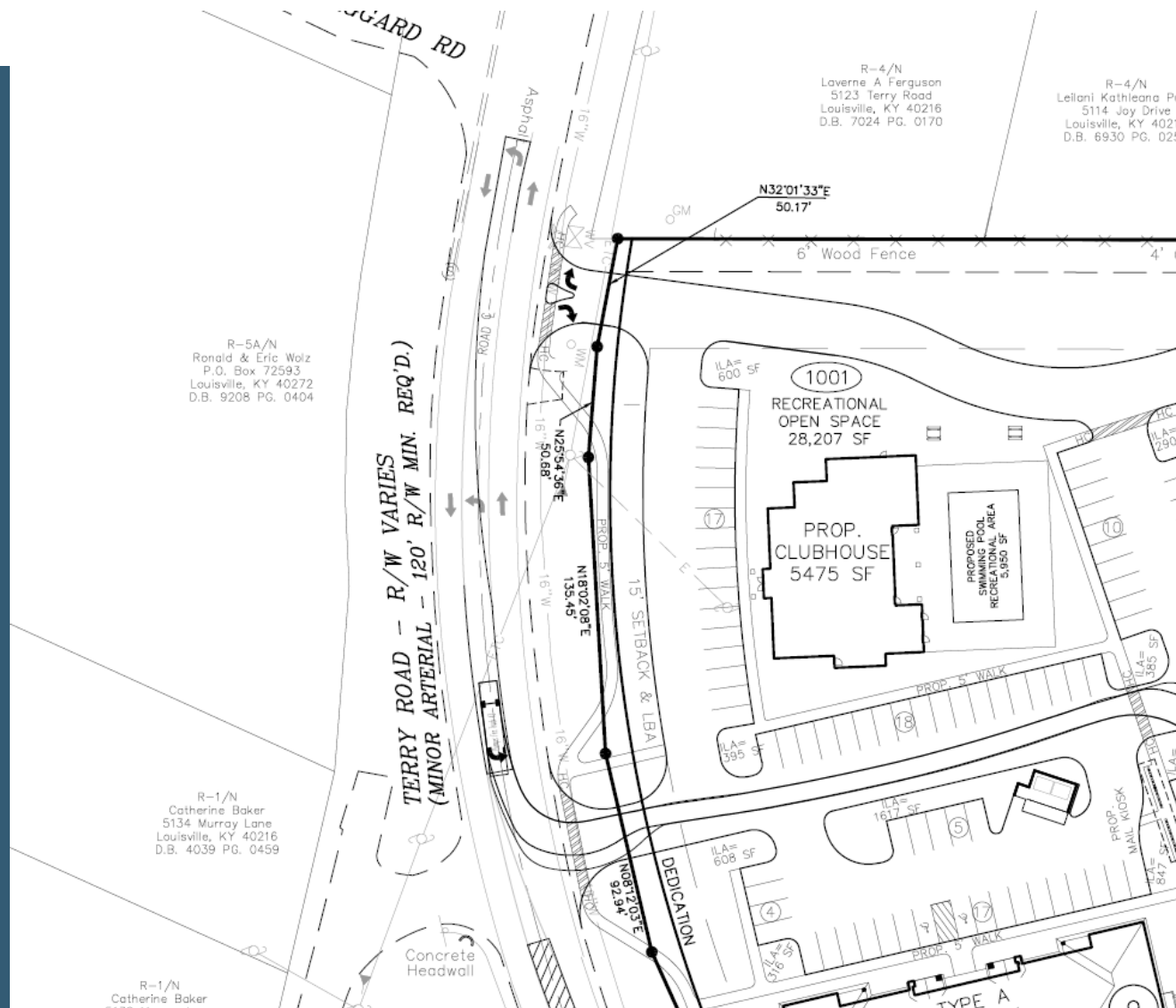
# SLIGHT IMPACT TO TRAFFIC

**Table 2. Peak Hour Level of Service**

Approach	A.M.			P.M.		
	2022 Existing	2025 No Build	2025 Build	2022 Existing	2025 No Build	2025 Build
<b>Terry Road at Lemmah Drive</b>						
Tatum Lane Eastbound	NA	NA	NA	NA	NA	NA
Lemmah Drive Westbound	C 16.5	C 16.7	C 17.5	C 23.4	C 23.9	D 25.6
Terry Road Northbound (left)	A 7.9	A 7.9	A 7.9	A 8.5	A 8.5	A 8.6
Terry Road Southbound (left)	A 9.0	A 9.0	A 9.1	A 8.6	A 8.6	A 8.7
<b>Terry Road at Raggard Road</b>						
Raggard Road Eastbound	B 11.3	B 11.4	B 11.5	B 14.3	B 14.4	B 14.9
Terry Road Northbound (left)	A 7.9	A 8.0	A 8.0	A 8.9	A 8.9	A 9.0



# LEFT TURN LANE WARRANTED





# BUILDING RENDERINGS





# BUILDING RENDERINGS





# AMENITIES

- Fitness Center
- Connected Business Center
- Playground
- Dog Park
- Package Lockers
- Outdoor Pool
- Picnic Area
- On-site Maintenance and Management

# PLAN 2040 COMPLIANCE

- Provides additional housing options in the area
- Applicant providing road improvements to offset impact
- Access from Terry Road and providing second (and third) access to adjoining neighborhood
- Applicant providing landscaping/screening in excess of requirement
- Site will have significantly more tree canopy post development