

St. Germain, Dante

From: Derek Triplett <triplett@ldd-inc.com>
Sent: Tuesday, June 7, 2022 1:43 PM
To: St. Germain, Dante
Subject: FW: 22-zone-0049
Attachments: 19138-DDDP-FILED-5-2-2022.pdf; 19234-RDDDP-FILED-3-8-21.pdf

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Dante,

We are seeking Alternative Connectivity on the attached Development Plan (19138-DDDP-FILED 5-2-2022) to not connect to the adjacent private stub street within the Landis Lakes Condominium development based on the following information:

- LD&D designed the attached RDDDP/zone change (19234-RDDDP-FILED-3-8-21.pdf) that was approved by Metro Council and currently under construction. The property is two parcels to the south of this subject site. The plan that was originally recommended for approval by the Planning Commission showed a connection to Crescent Cove Dr within the Landis Lakes Condos. At Metro Council, it was required that we remove that connection from the plan and submit a revised plan for approval. Therefore, its reasonable to believe that Metro Council would require the same for this development, so we've designed the plan to reflect that. These are private roads maintained by the condo regime and they do not want us to connect
- There is a significant grade change and drainage course that takes place in the area in which the road would be extended. The topography drops by about 10' from the terminus of that road and a significant bridge or culvert would have to be constructed to make that connection feasible.
- It does not appear that Ridge Point Dr was built to the property line so even if we built a roadway connection to our property line, it wouldn't connect to Ridge Point Dr. It is highly unlikely that the condo regime would allow the developer to construct on their property in order to make that connection since they don't want it in the first place.

Please consider this information and let us know if we're officially docketed for the 23st.

Thanks,

Derek Triplett R.L.A.

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