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August 10, 2020

Dante St. Germain, Case Manager
Louisville Metro Planning & Design Services
444 S. 5th Street, 3rd Floor
Louisville, KY 40202

Re: Proposed apartment community located at 700 Stone Creek Parkway, in the City of
Jeffersontown, #20-DDP-0030

Dear Dante:

Per your request, we are herewith filing an Amendment to Binding Element application for the General Development Plan associated with this site under docket no. 9-65-82.

This binding Element limits the height of any structures on the overall development to 3-stories. The tallest building within this proposed apartment community is 49.6 ft tall/4-stories.

The subject site is located within the Suburban Marketplace Corridor Form District which allows a height limit of 60, but because the subject site is in a transition zone with a 45 ft maximum height, a height variance was needed. On July 8, 2020 the Jeffersontown Board of Adjustment found the requested 5 ft height variance justified and approved the applicants request for a height Variance.

There are no natural resources on the property, such as trees, steep slopes, water courses, flood plains, scenic views, or historic structures to be preserved.

There are safe and efficient vehicular and pedestrian transportation provided both within the development and the community because this is the last remaining undeveloped tract in this center log ago developed with cross-access and pedestrian connection provided.

There is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided as shown on the development plan for this upscale apartment community.

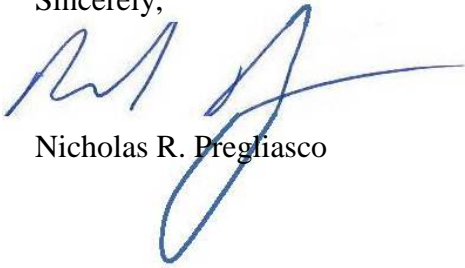
There are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community because excess detention is being provided over what is required as shown on the face of the plan.

The overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and projected future development of the area because this property is zoned OR-3 and was anticipated as an office complex but proposed as an upscale apartment community to serve the adjoining rental development.

The proposal in conformance with the Land Development Code as shown on the development plan.

Many thanks.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Nicholas R. Pregliasco', with a long horizontal flourish extending to the right.

Nicholas R. Pregliasco