

HERITAGE ENGINEERING, LLC

March 17, 2014

Chris Brown
Planning and Design Services
Metro Government
444 South Fourth Street
Louisville, Kentucky 40202

RECEIVED

MAR 24 2014
PLANNING &
DESIGN SERVICES

Re: Revised Detailed Development Plan and General Waiver – Letter of Explanation

Dear Mr. Brown:

On behalf of Old 3rd Properties, LLC we are submitting the attached Revised Detailed Development Plan for a proposed 8-unit Multi-Family Building on a 0.46 Acre parcel located at 7101 St. Anthony Church Road. The site is Tract 2 within in the St. Anthony's Landing Development Plan as approved per Docket # 9-15-00.

Improvements to the site include construction of a two story building with 8 total multi-family units. Parking will be provided onsite with a total of 7 spaces including 1 ADA accessible space as well as shared offsite within the St. Anthony's Landing development. A shared access and crossover agreement will be implemented prior to construction approval. The project will include construction of a 5-ft walk along the frontage of St. Anthony Church Road.

In addition to the improvements described, the applicant request the deletion of binding elements #2 and #3 as required per St. Anthony's Landing, Docket # 9-15-00. These binding elements are specific to the proposed office use for Lot 2 which is no longer proposed with this Revised District Development Plan for a multi-family residential building. Approval of this plan will also require an update to binding element #4 to reflect the density of this development specifically for lot two as shown on the original development plan.

Construction of the multi-family apartment building is subject to a waiver request from Chapter 10, Part 2, Sections 10.2.4 and 10.2.10 and Sections 10.2.5 and 10.2.11 of the Land Development Code. The requested waivers of the landscape buffer area and planting requirements will allow the proposed building and vehicle maneuvering areas to be integrated with the adjoining R-6 zoned multi-family project currently under construction.

Justifications for the requested waivers are:

- The requested waivers will not adversely affect adjacent property owners because granting of the waiver will allow for the proposed building and vehicle maneuvering areas to be integrated with the adjoining R-6 zoned multi-family project currently under construction. Landscaping will be provided along St. Anthony's Church Road to continue the established planting pattern of the adjoining R-6 zoned project.

HERITAGE ENGINEERING, LLC

- The waiver requested will not violate the Comprehensive Plan as it will not alter the essential character of the general vicinity as the proposed building and vehicle maneuvering areas will be compatible with the adjoining R-6 zoned multi-family project currently under construction and will continue the design established with the R-6 zoned multi-family development.
- Granting of the waivers is the minimum necessary to afford relief to the applicant as the integrated design of the proposed building and vehicle maneuvering areas will provide a better sense of community with the adjoining R-6 zoned multi-family project.
- The development as proposed with the requested waivers will allow for the property to be constructed with an enhanced design that exceeds the minimum necessary by allowing the OR-3 multi-family building to be incorporated into the design character already established with the R-6 zoned multi-family project currently under construction.

Thank you for your consideration; please advise us immediately if additional information is required.

Sincerely,



John D Campbell

Encl. Waiver Application
Development Plan

RECEIVED

MAR 24 2014
PLANNING &
DESIGN SERVICES