

# HERITAGE ENGINEERING, LLC

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February 10, 2022

Planning and Design Services  
Metro Government  
444 South Fifth Street  
Louisville, Kentucky 40202

**Re: Application to Amend Binding Element – Letter of Explanation  
Approved RDDP Docket # 19-DDP-0039**

Dear Staff:

On behalf of LDG Development, we are submitting the attached request for Amending the Binding Element 12 for the approved Revised District Development Plan, approved December 4, 2019 per Docket #19-DDP-0039. The previous General District Development Plan was approved October 3, 2002 per Docket# 9-59-01V. The approved Development Plan proposed an apartment community located at 6501 Old New Cut Road. We request that the original Binding Elements per Docket # 9-59-01V be updated based on this revised plan to eliminate 12.a.1, 12.b and c.

The Revised Plan reduced the overall intensity of the development with (2) 2-story/16-unit buildings as opposed to the (9) buildings previously proposed on Docket #9-59-01V. The Clubhouse was relocated to better position the proposed amenities to a common greenspace with apartments surrounding it. The primary entrance and 2<sup>nd</sup> access entrance remain as previously shown along Old New Cut Road. The previously proposed 3<sup>rd</sup> entrance to New Cut Road has been eliminated to minimize impacts to the blueline stream and floodplain.

While the previously approved plan was approved for a total of 420 apartment units with 717 parking spaces, the approved revised plan consists of 344 apartment units with 583 parking spaces, a reduction of 76 apartment units and 134 parking spaces. This minimizes the impact to the existing treed hillside as well as reduces overall impervious area.

Roadway improvements proposed with this approved plan consist of widening the existing Old New Cut Road roadway to include a dedicated center turn lane into the development at both entrances as well as a dedicated left turn lane from Old New Cut Road onto northbound New Cut Road.

Thank you for your consideration.

Sincerely,

Emily Estes