

# HERITAGE ENGINEERING, LLC

---

June 17, 2021

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

## **Re: Revised General/Detailed District Development Plan and Waiver – Letter of Explanation**

Dear Staff:

On behalf of Liberty Financial we are submitting the attached Revised/Detailed District Development Plan for proposed design changes to the previously approved development proposed at 10030 Forest Green Blvd.

Changes to the previously approved plan (Case #s 16DEVPLAN1241 & 16VARIANCE1102) consist of removal of the proposed office building and reconfiguration of the onsite parking lot. The parking proposed with this revised plan is for overflow parking for the nearby Liberty Financial offices. A shelter structure is proposed to provide a pick-up/drop-off point for a shuttle van that will transport employees between this remote parking facility to the Liberty Financial offices.

Construction of the proposed parking is subject to a waiver request from Chapter 10, Part 2, Sections 10.2.4 & 10.2.10 of the City of Lyndon Land Development Code to reduce the required property perimeter and vehicle use area landscape buffer areas along the southern and eastern property line and waive entirely the 6/8-ft screening requirement along the entirety of the southern and eastern property lines adjoining the OR-3 Office and R-7 Forest Green Greenway properties to allow for encroachment of parking areas. Tree plantings as required by code along these property lines will be provided to ensure tree canopy is provided.

Justifications for the requested waivers are:

- The requested waivers will not adversely affect adjacent property owners because granting of the waiver will allow the additional parking to be constructed while providing the necessary tree landscape plantings to ensure a visual buffer to adjoining properties as required by code.
- The waiver requested will not violate the Comprehensive Plan as it will not alter the essential character of the general vicinity as the proposed parking area will have a setback that allows for tree plantings to ensure a visual buffer to adjoining property while implementing the high standards of design typical of the Forest Green office developments.
- Granting of the waivers is the minimum necessary to afford relief to the applicant as the proposed parking area encroachment will still allow for the property to be enhanced with other on-site landscape planting as required for the subject property.

# HERITAGE ENGINEERING, LLC

---

- The development as proposed with the requested waivers will allow for the parking area that would otherwise not occur due to the general location of the property as part of the original Forest Green development with adjacent large office use that always planned for a cross access connection and layout as shown. In addition, strict application of the provisions would fail to recognize that the location of the lot and layout with request waiver was always part of the 120-acre Forest Green master plan which included about 50% dedicated open space.

The plan is consistent with the design intent of the previously approved General/Detailed District Development Plan with requested waivers and previously approved variances, all other portions of the plan follow the requirements of the Land Development Code.

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

Sincerely,

John D. Campbell

Encl. Application  
Development Plan