

September 20th, 2021

Develop Louisville
Department of Planning and Design Services
444 South 5th Street, Ste. 300
Louisville KY 40202

**Subject: Revised Detailed District Development Plan
Meadows Pointe
14714 Old Henry Road**

To Case Manager,

The application is for a revised development plan of Meadows Pointe approved under Docket #18ZONE1033. The revised plan is the result of requirements from MSD during the construction review process. Revisions were required to the drainage and corresponding easements resulting in shifts of the front and rear yards of specified units. There is a modified variance from the previously approved with the original rezoning that result in larger rear yards. There is a waiver for the required drainage easements to overlap the required yards by more than 15%. The overall revised plan balances out these requirements from MSD, the original binding elements and the needed transition from the adjacent Woodmont subdivision.

Below are the requested variances and waiver associated with this development:

- **Modified Variance from LDC Section 5.3.D.1.b.v to allow a 9' encroachment into the required 25' rear yard of Units 16-27**
- **New Variance from LDC Section 5.3.D.1.b.v to reduce the required 25' rear yard to 19' for Units 28-31**
- **New Variance from LDC Section 5.3.D.1.b.ii to reduce the 15' front yard to 11' for Units 7-31**
- **WAIVER FROM LDC SECTION 7.3.30.E TO ALLOW MORE THAN 15% OF THE REAR YARDS OF LOTS # 1 – 27 WITHIN MEADOWS POINTE TO BE OCCUPIED BY SEWER AND DRAINAGE EASEMENT**

Please do not hesitate to email me at cbrown@btmeng.com if you have any questions.

Sincerely,

Chris Brown, AICP
Planning Director/Project Manager