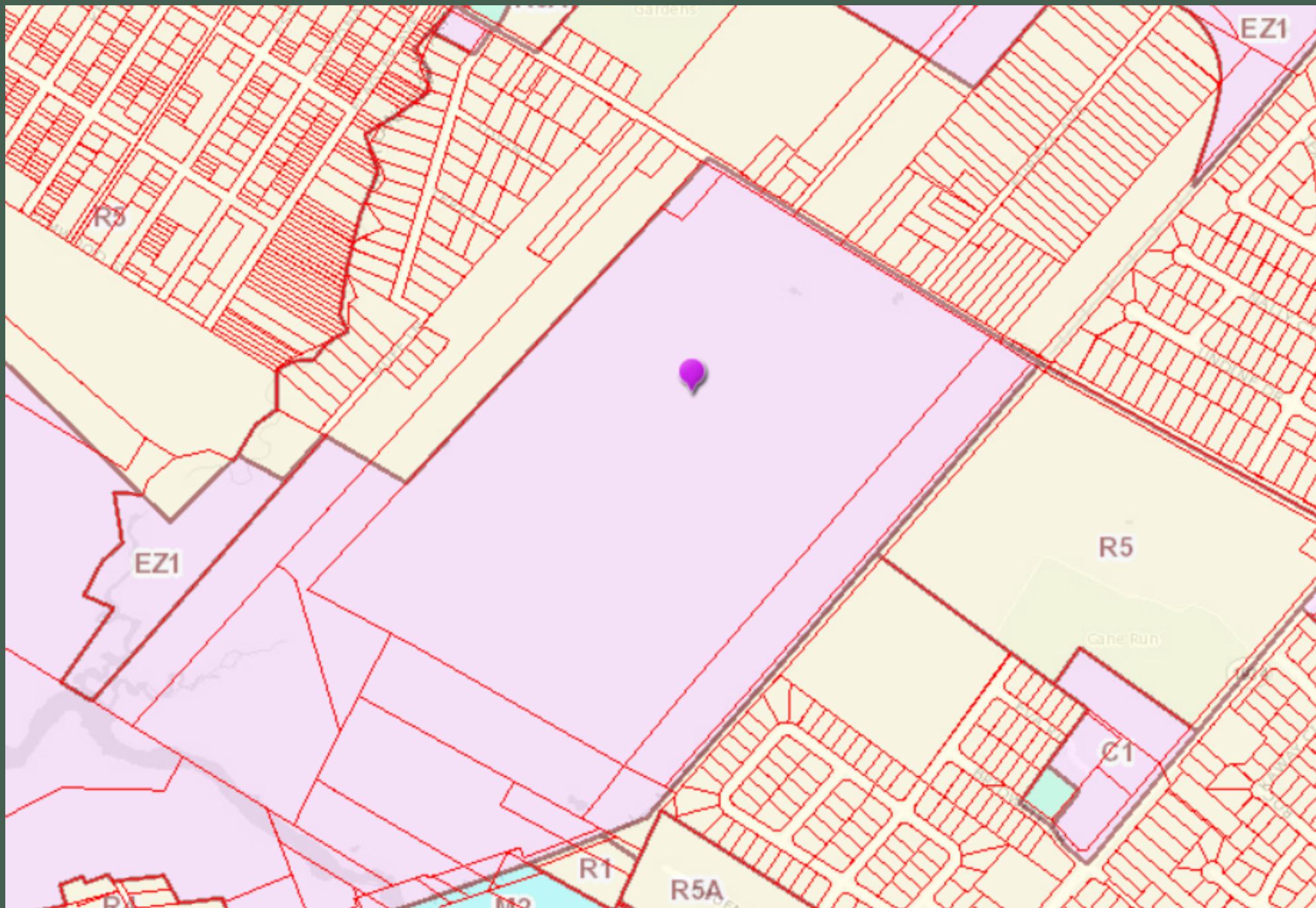


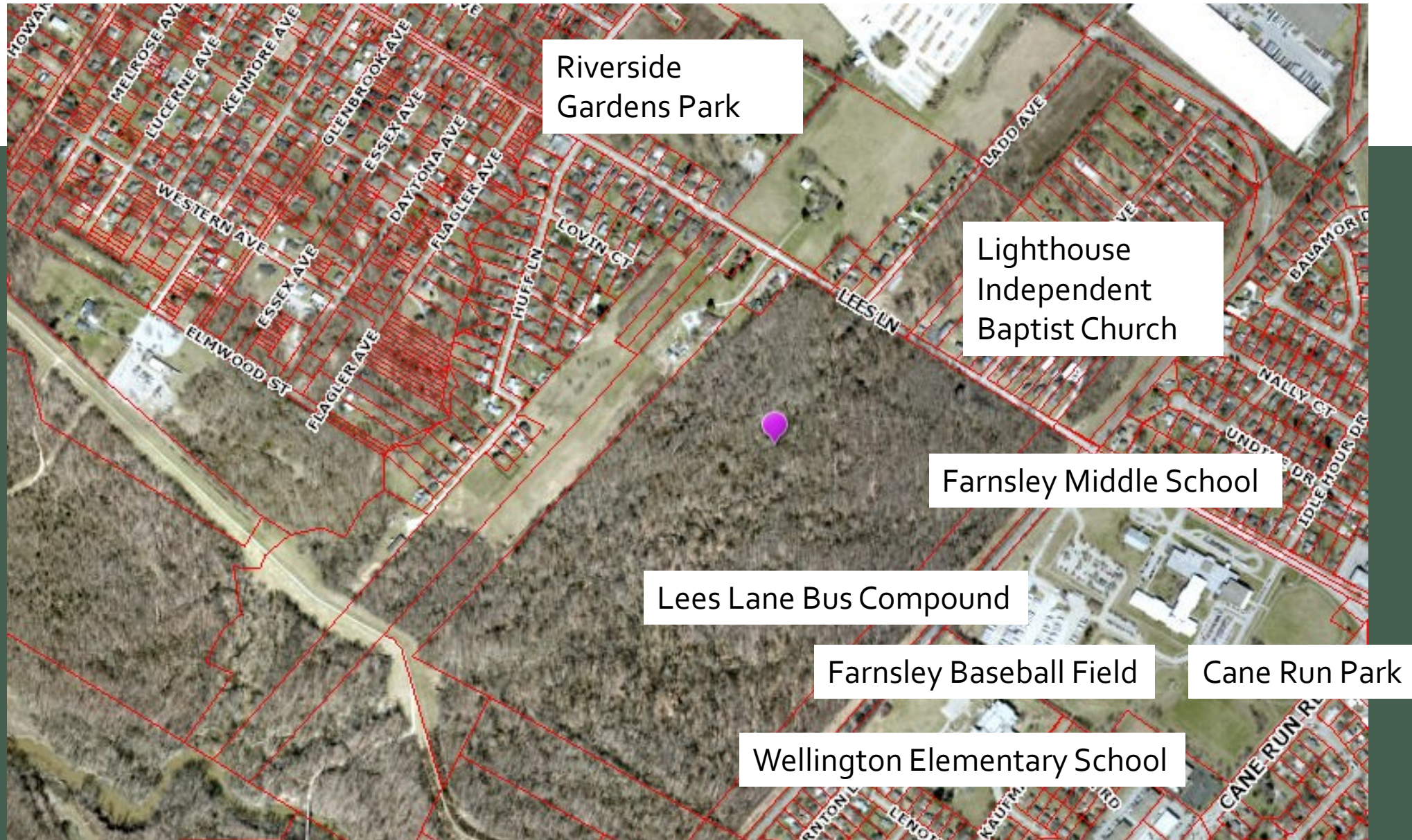
LEES LANE RESIDENCES

Proposed Rezoning to R-5A, R-6, R-7

LDG Development, LLC



SUBJECT PROPERTY AND SURROUNDINGS



PROPOSED DEVELOPMENT IN CONTEXT

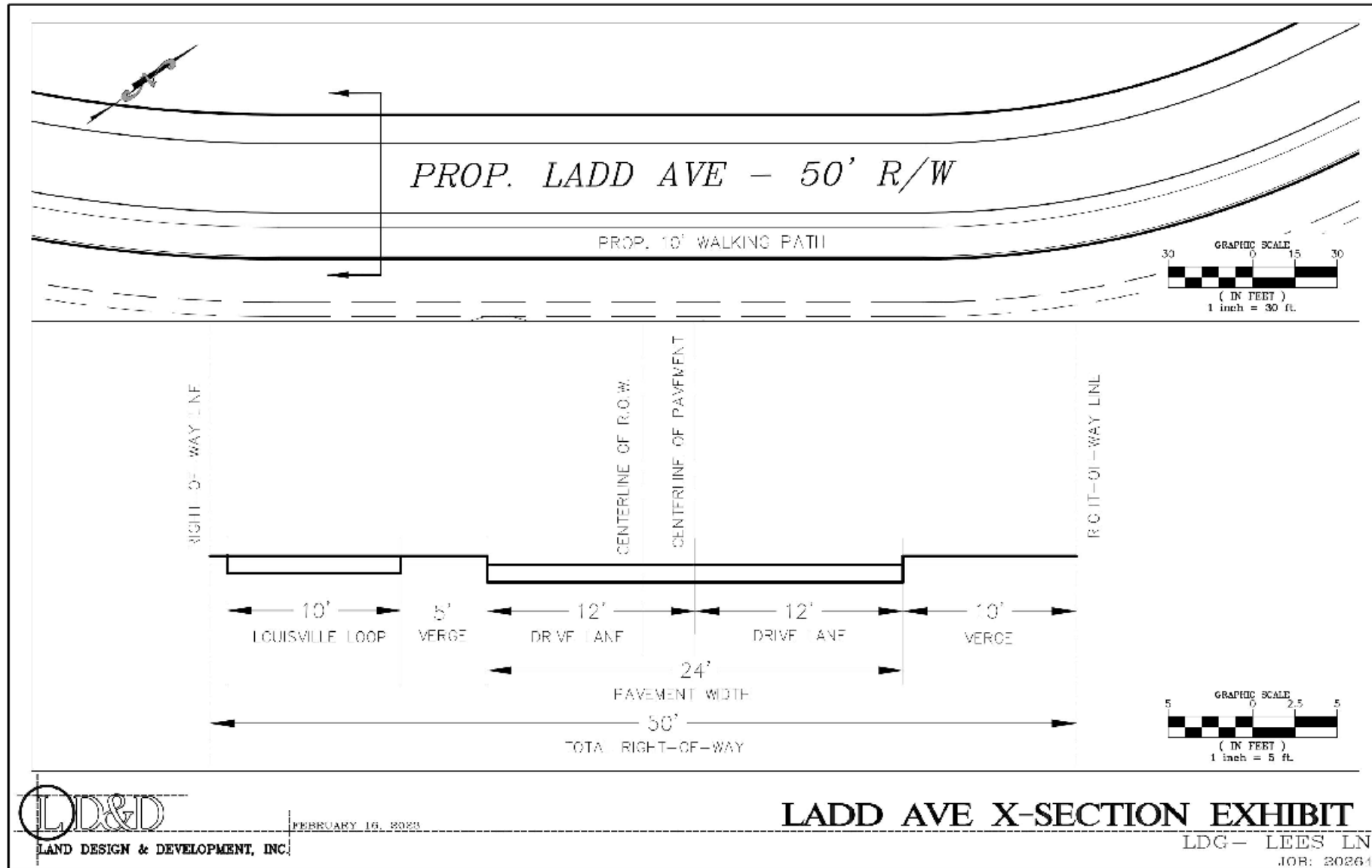


UPDATED DEVELOPMENT PLAN



[illegible]

PROPOSED LADD AVE



STATE IMPROVEMENTS PLANNED NEAR SITE WILL RESULT IN NO MATERIAL CHANGE

Table 2. Peak Hour Level of Service

Approach	A.M.			P.M.		
	2022 Existing	2025 No Build	2025 Build	2022 Existing	2025 No Build	2025 Build
Lees Lane at Ladd Avenue						
Lees Lane Westbound (left)			A 7.5			A 8.0
Ladd Avenue Northbound			A 9.8			B 11.6
Lees Lane at Entrance						
Lees Lane Westbound (left)			A 7.5			A 8.1
Entrance Northbound			A 9.4			B 11.1
Cane Run Road at Lees Lane	E 61.0	D 48.7	D 50.9	D 52.6	D 35.8	D 38.8
Lees Lane Eastbound	F 82.6	D 54.5	D 53.8	F 86.6	C 34.8	C 36.3
Rockford Lane Westbound	E 79.0	E 69.4	E 69.3	F 93.4	E 69.6	E 68.8
Cane Run Road Northbound	D 52.3	D 42.5	D 45.4	D 45.6	C 33.2	D 37.9
Cane Run Road Southbound	D 54.0	D 44.4	D 47.7	D 41.2	C 30.1	C 32.3

Key: Level of Service, Delay in seconds per vehicle

BUILDING ELEVATIONS

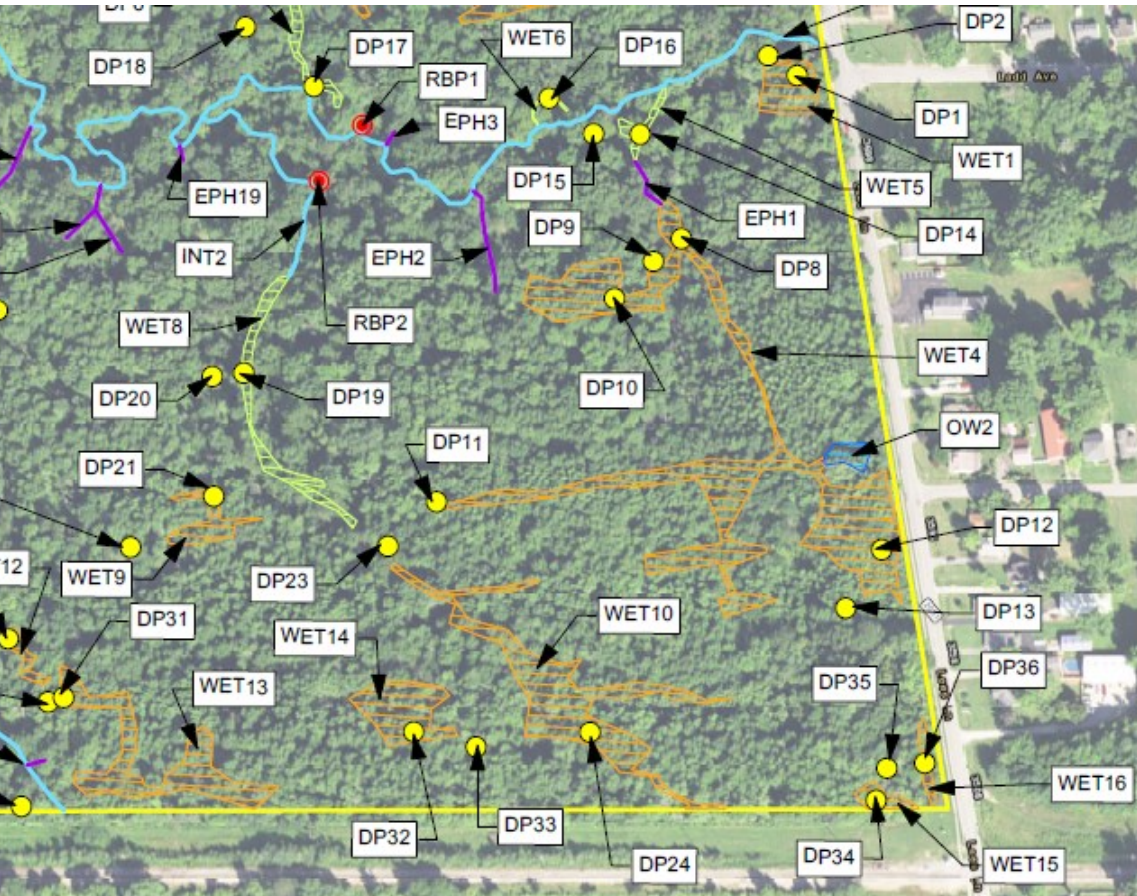


CHANGING DEFINITIONS RELATED TO WETLANDS

- Engaged RES in Spring 2021—Navigable Waters Protection Rule (NWPR) in effect. Delineation results in very limited jurisdictional wetlands on Lot 1, Approximately .172 acres
- NWPR—In effect until August 2021 when overturned by federal court, creating uncertainty about jurisdictional status for isolated wetlands
- Current Rule—All of the wetlands shown on the overall site, including Lot 1, are jurisdictional, approximately 7.4 acres over entire site; 2.5 acres on Lot 1

JURISDICTIONAL COMPARISON

PREVIOUS



3500 LEES LANE PROPERTY
JEFFERSON COUNTY, KENTUCKY

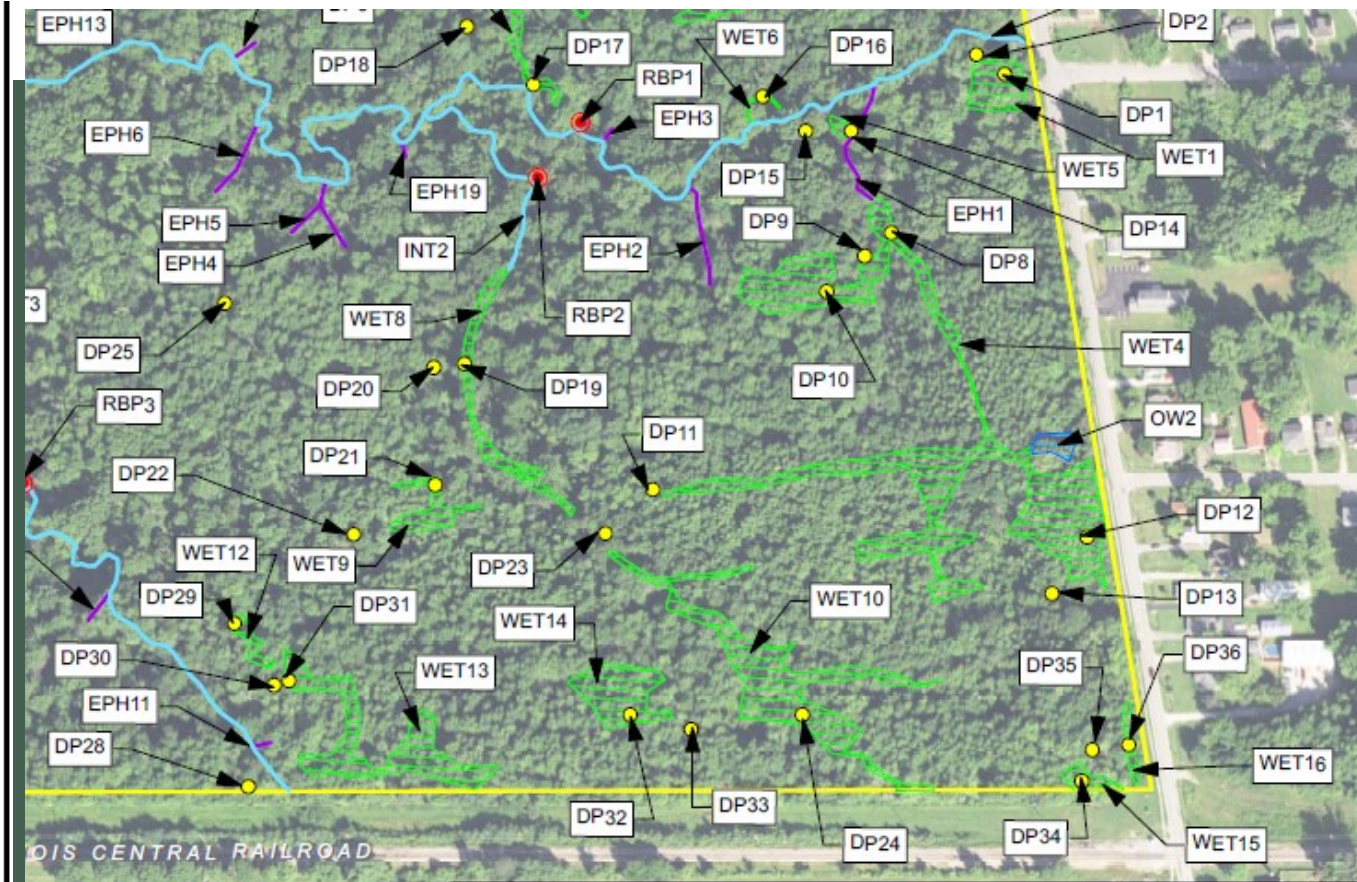


WATER/WETLAND
LOCATION MAP

FIGURE 2

REVISED DATE: 01-20-21 | DRAWN BY: EDB/KJI/BJD

CURRENT



3500 LEES LANE PROPERTY
JEFFERSON COUNTY, KENTUCKY



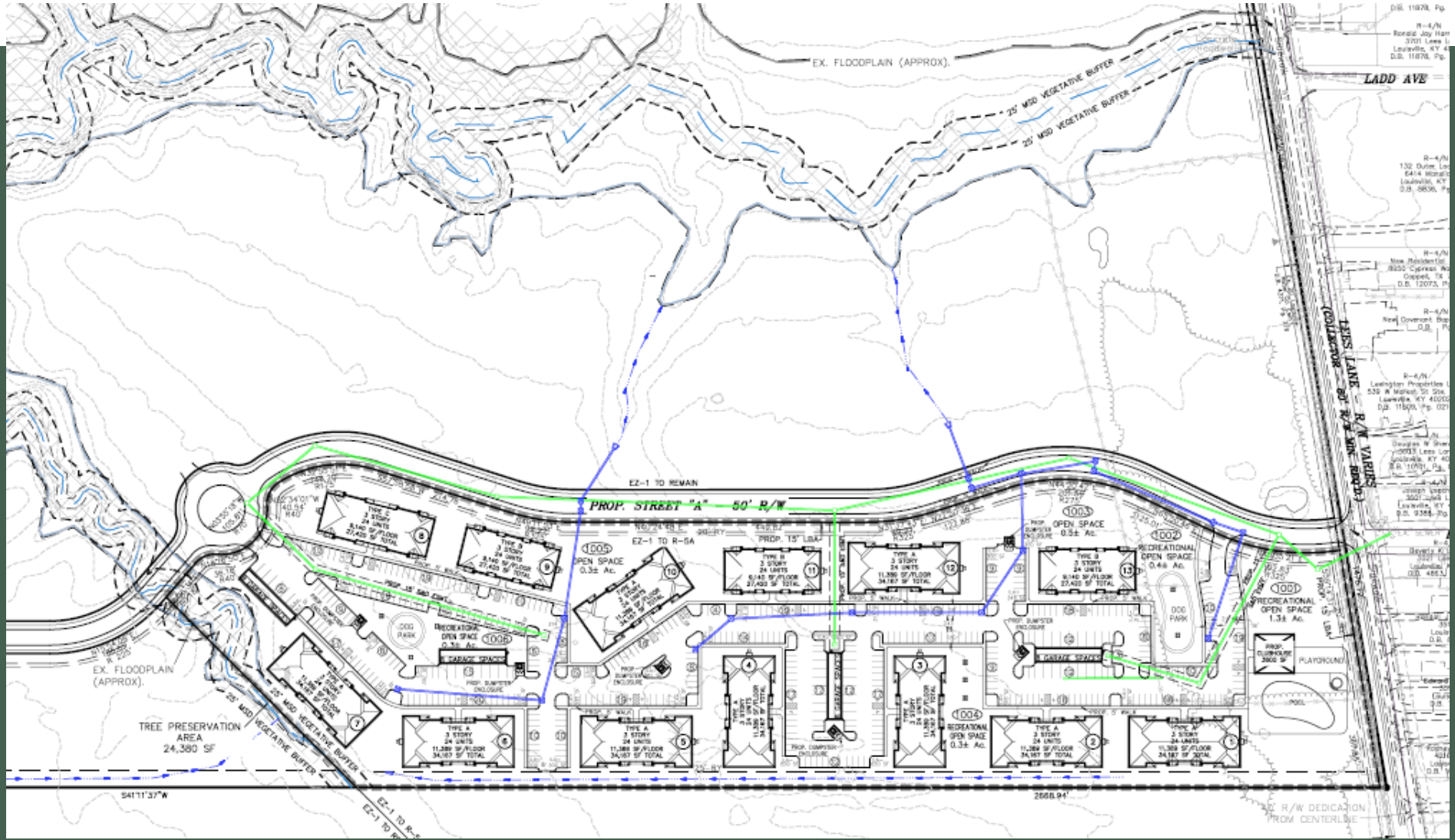
REVISED WATER/WETLAND
LOCATION MAP

FIGURE 2

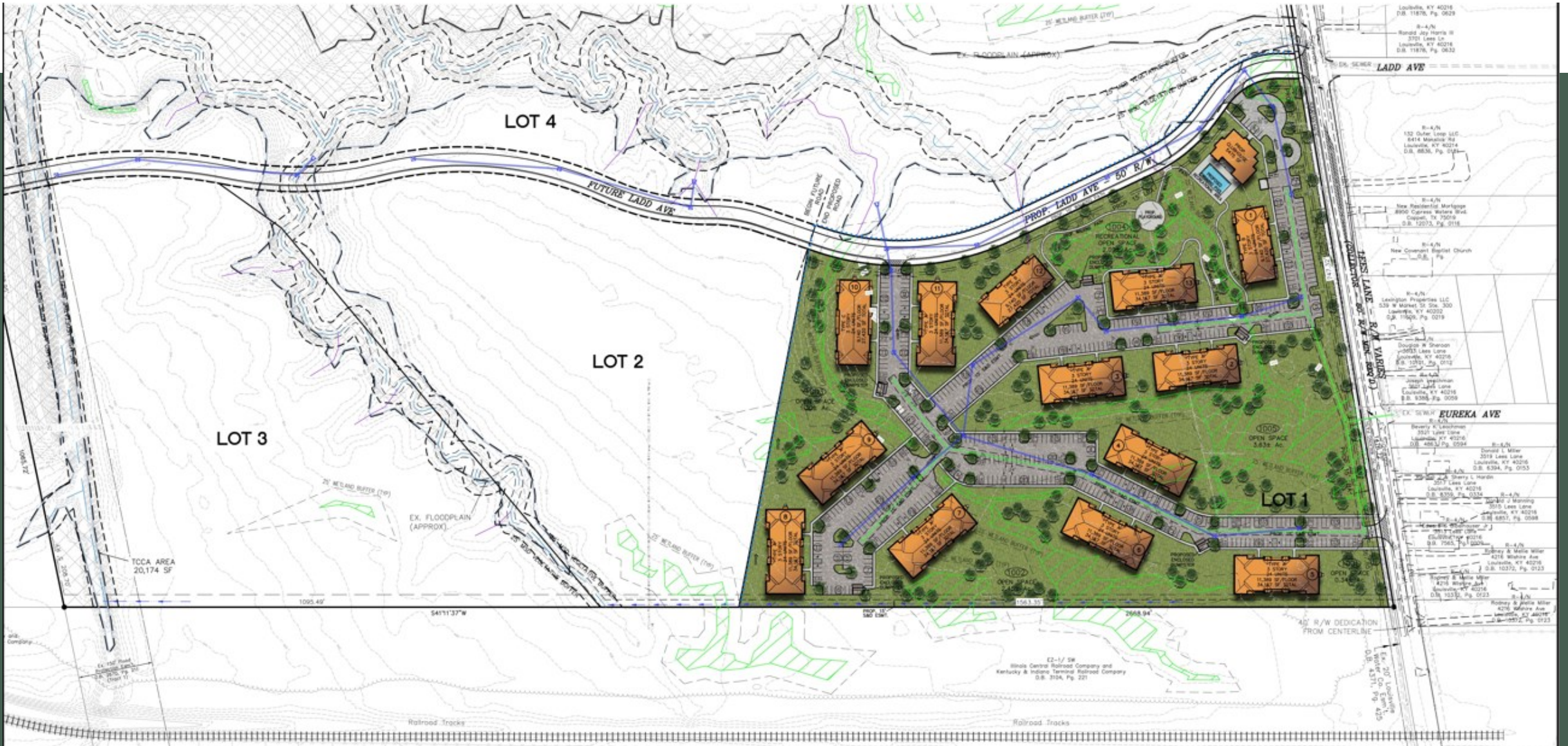
WETLAND BOUNDARIES WERE
REVISITED BY WETLAND SCIENTISTS ON
THE BOUNDARIES WERE VERIFIED
ENGINEERS ON APRIL 11, 2022. USE
FOR PLANNING PURPOSES ONLY.

REVISED DATE: 04-14-22 | DRAWN BY: EDB/BJD/KJI

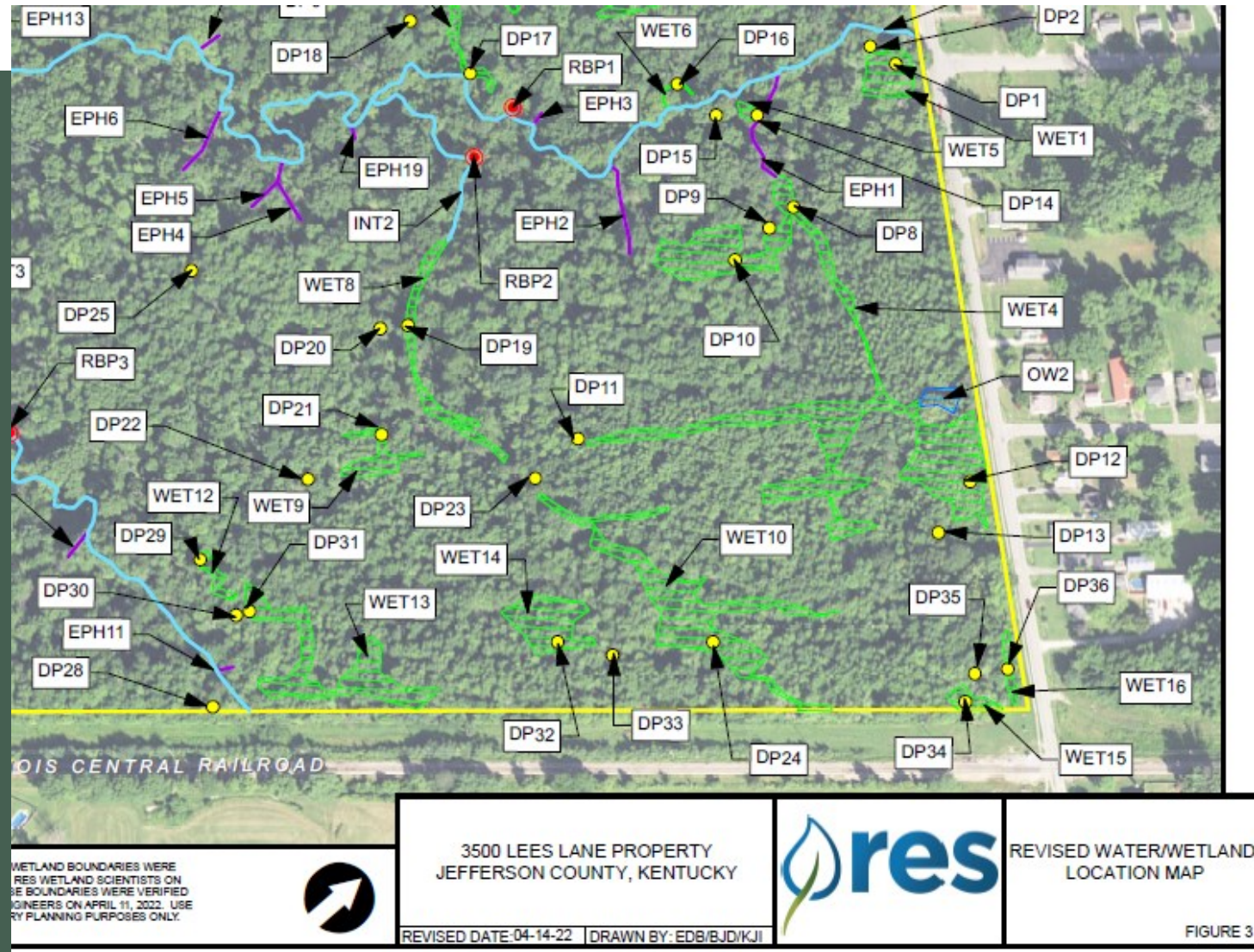
Site plan for a residential development. The plan shows a central road labeled "PROP. STREET 'A' 50' R/W". To the left of the road is a "TREE PRESERVATION AREA 24,380 SF". To the right of the road is a "25' MID VEGETATIVE BUFFER". The plan also shows "EX. FLOODPLAIN (APPROX.)" and "25' MID VEGETATIVE BUFFER" zones. Various building footprints are labeled with unit counts and floor areas, such as "TYPE 2 3 STORY 24 UNITS 8,140 SF/FLOOR 27,420 SF TOTAL". The plan is overlaid with a grid and includes a north arrow.



PROPOSED DEVELOPMENT PLAN-LD&T VERSION USING THE PRE-2015 RULE



WETLAND DELINEATION ON LOT 1



PROPOSED WETLAND IMPACT

EXISTING WETLAND AREAS (LOT 1)
0.46 AC DISTURBANCE

- TO REMAIN
- TO BE REMOVED



SILT AND TREE PROTECTION FENCING



DESIGN/MITIGATION EFFORTS

- Engaged RES in early 2021 to examine site, delineate wetlands
- Upon reversion to the pre-2015 rule from NWPR, site was redesigned to avoid wetlands
- RES and LDG consult with Army Corps of Engineers who advise that only a Nationwide Permit (less than .5 acres of impact) will be approved
- LDG further refines plan and will pay for mitigation at ratio of 2:1, at a cost of nearly \$90,000 per acre
- LDG using fencing and enhanced silt fencing to prevent disturbance

PLAN 2040 COMPLIANCE

- Neighborhood Form District Appropriate
- Provision of fair and affordable housing throughout community--Mayor Greenberg seeking 15,000 new affordable housing units
- Provision of open space within development (3x on Lot 1)
- Wetlands being preserved through mix of design and mitigation