



April 16, 2020

Ms. Lacey Gabbard  
Case Manager  
Louisville Metro Planning & Design Services  
444 S. 5th Street, 3rd Floor  
Louisville, KY 40202

Subject: Letter of Explanation  
Revised Detailed District Development Plan  
12965 Aiken Road, Middletown, KY

Ms. Gabbard:

This letter is intended to provide explanation for a Revised Detailed District Development Plan request, on behalf of the owner and applicant, Middletown Partners, LLC. A Detailed Development Plan was approved for this site on November 18, 2019 under docket number 19-DDDP-0024. As the project transitioned from the Development Plan stage to construction drawings, a number of minor modifications to the plan were needed, necessitating the need for this RDDDP request. Those modifications are summarized below and shown on the accompanying exhibit, attached to this letter.

1. Maintenance building and the 9 spaces to the left switched places.
2. Minor increases to each building do to adjustments between Dev Plan and construction documents. A 500 sf pool house was added. The total building footprint increased to 101,400 (difference of 5,818). No change in unit counts.
3. Building 4 was rotated slightly to move it out of the buffer area and a retaining wall was added
4. Data table was updated to reflect the minor changes, including:
  - a. FAR changed from 0.80 to 0.81
  - b. Gross floor area went from 392,342 to 396,000 or a 9.3% increase
5. Proposed parking increased from 551 to 558
  - a. accessible parking increased from 11 to 13
6. Article 12 data was tweaked to reflect construction plans including:
  - a. Total Tree Canopy required 98,051

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- b. Tree Canopy provided increased from 98,051 to 98,095
  - c. ILA provided increased from 15,165 to 25,718
7. retaining wall was added

We believe the revisions noted above are minimal, but sufficient enough to warrant submittal of a revised plan and a staff level review so that your records can accurately reflect what will be constructed.

Please contact me should you have any questions regarding this request. We look forward to a favorable staff review and approval.

Sincerely,

Jonathan D. Henney, PLA, AICP  
Principal/Senior Vice President