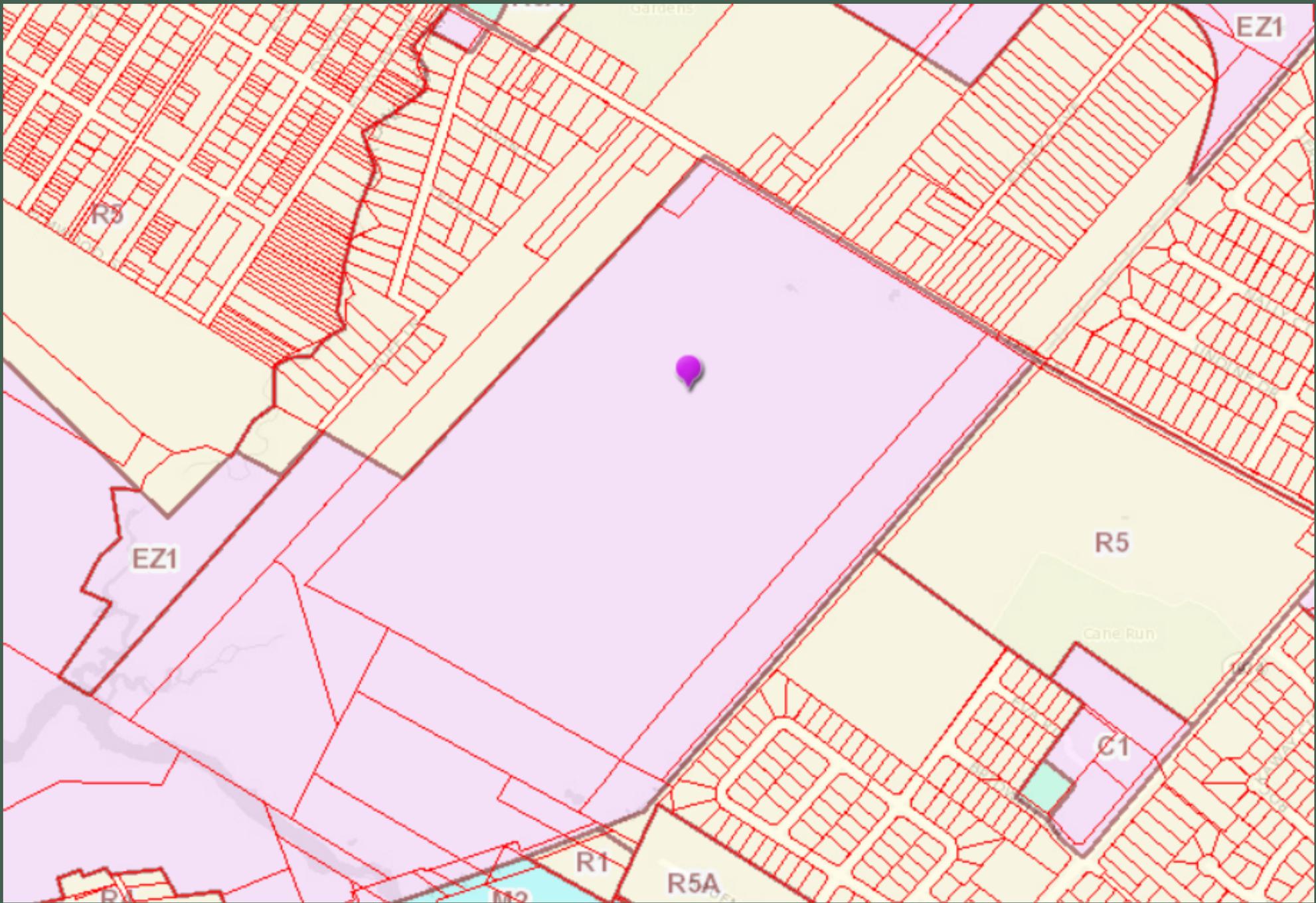


# LEES LANE RESIDENCES

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

LDG Development, LLC



# SUBJECT PROPERTY AND SURROUNDINGS



Riverside  
Gardens Park

Lighthouse  
Independent  
Baptist Church

Farnsley Middle School

Lees Lane Bus Compound

Farnsley Baseball Field

Cane Run Park

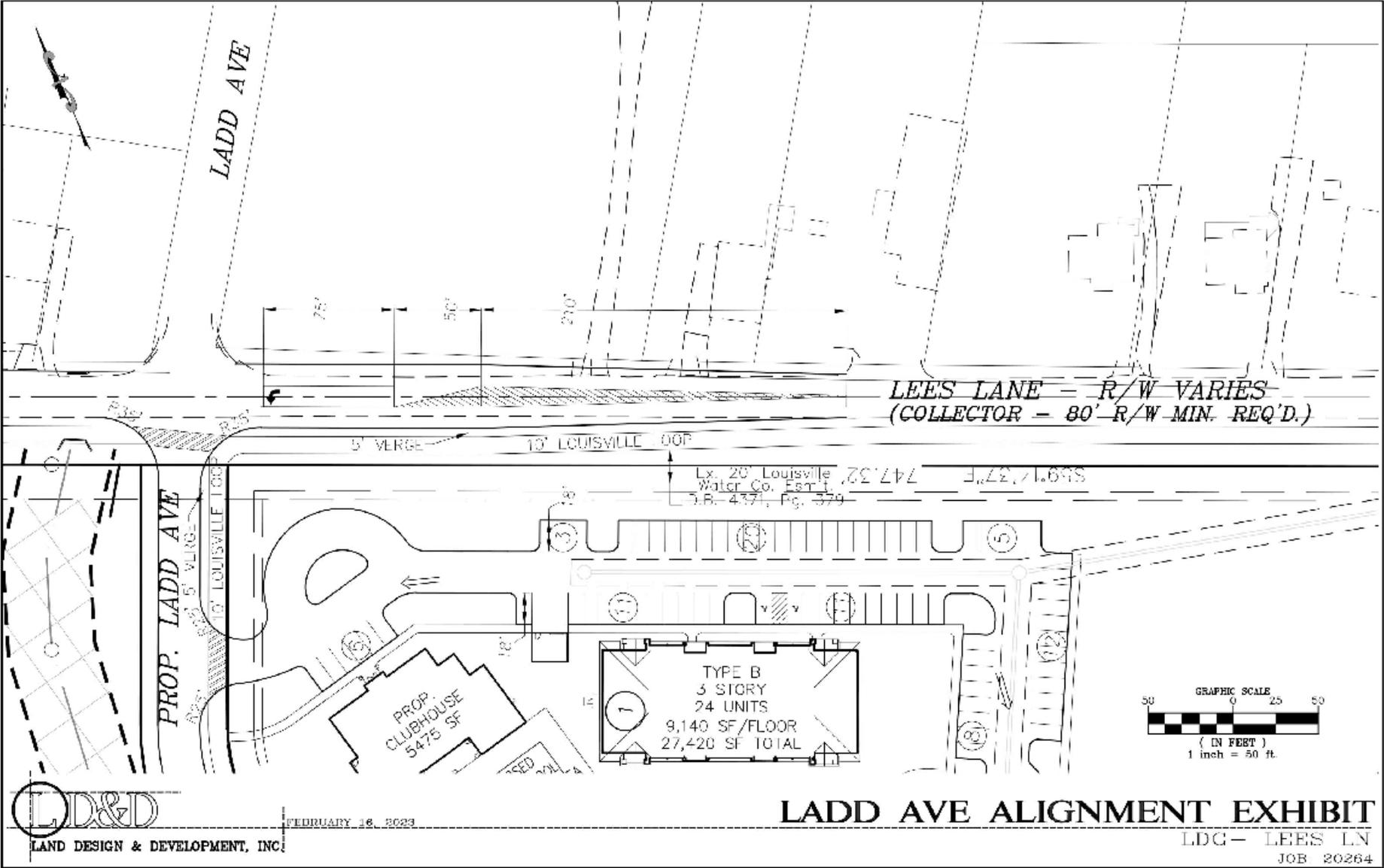
Wellington Elementary School

# PROPOSED DEVELOPMENT IN CONTEXT





# INTERSECTION OF LADD AVE AND LEES LANE



Government Survey: 1895-1896, 1897-1898, 1899-1900, 1901-1902, 1903-1904, 1905-1906, 1907-1908, 1909-1910, 1911-1912, 1913-1914, 1915-1916, 1917-1918, 1919-1920, 1921-1922, 1923-1924, 1925-1926, 1927-1928, 1929-1930, 1931-1932, 1933-1934, 1935-1936, 1937-1938, 1939-1940, 1941-1942, 1943-1944, 1945-1946, 1947-1948, 1949-1950, 1951-1952, 1953-1954, 1955-1956, 1957-1958, 1959-1960, 1961-1962, 1963-1964, 1965-1966, 1967-1968, 1969-1970, 1971-1972, 1973-1974, 1975-1976, 1977-1978, 1979-1980, 1981-1982, 1983-1984, 1985-1986, 1987-1988, 1989-1990, 1991-1992, 1993-1994, 1995-1996, 1997-1998, 1999-2000, 2001-2002, 2003-2004, 2005-2006, 2007-2008, 2009-2010, 2011-2012, 2013-2014, 2015-2016, 2017-2018, 2019-2020, 2021-2022, 2023-2024, 2025-2026, 2027-2028, 2029-2030, 2031-2032, 2033-2034, 2035-2036, 2037-2038, 2039-2040, 2041-2042, 2043-2044, 2045-2046, 2047-2048, 2049-2050, 2051-2052, 2053-2054, 2055-2056, 2057-2058, 2059-2060, 2061-2062, 2063-2064, 2065-2066, 2067-2068, 2069-2070, 2071-2072, 2073-2074, 2075-2076, 2077-2078, 2079-2080, 2081-2082, 2083-2084, 2085-2086, 2087-2088, 2089-2090, 2091-2092, 2093-2094, 2095-2096, 2097-2098, 2099-2100, 2101-2102, 2103-2104, 2105-2106, 2107-2108, 2109-2110, 2111-2112, 2113-2114, 2115-2116, 2117-2118, 2119-2120, 2121-2122, 2123-2124, 2125-2126, 2127-2128, 2129-2130, 2131-2132, 2133-2134, 2135-2136, 2137-2138, 2139-2140, 2141-2142, 2143-2144, 2145-2146, 2147-2148, 2149-2150, 2151-2152, 2153-2154, 2155-2156, 2157-2158, 2159-2160, 2161-2162, 2163-2164, 2165-2166, 2167-2168, 2169-2170, 2171-2172, 2173-2174, 2175-2176, 2177-2178, 2179-2180, 2181-2182, 2183-2184, 2185-2186, 2187-2188, 2189-2190, 2191-2192, 2193-2194, 2195-2196, 2197-2198, 2199-2200, 2201-2202, 2203-2204, 2205-2206, 2207-2208, 2209-2210, 2211-2212, 2213-2214, 2215-2216, 2217-2218, 2219-2220, 2221-2222, 2223-2224, 2225-2226, 2227-2228, 2229-2230, 2231-2232, 2233-2234, 2235-2236, 2237-2238, 2239-2240, 2241-2242, 2243-2244, 2245-2246, 2247-2248, 2249-2250, 2251-2252, 2253-2254, 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# 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

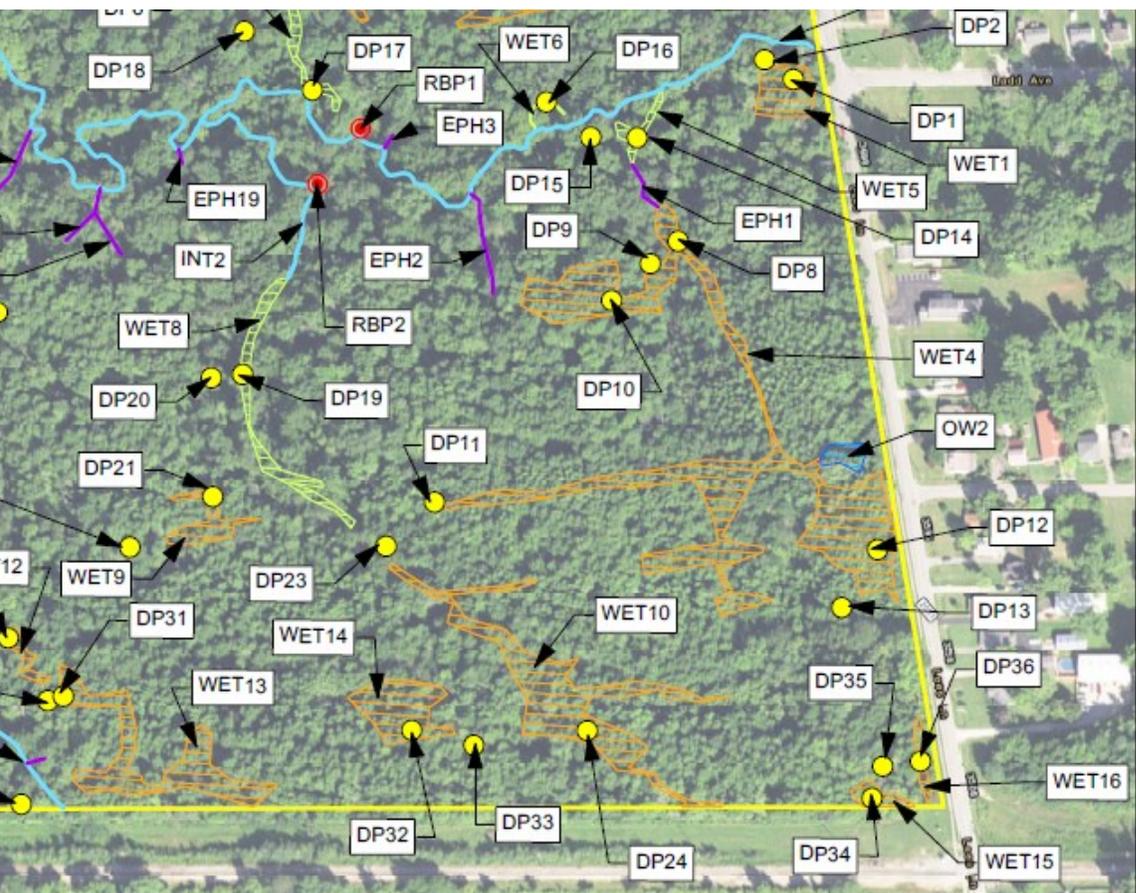


# CHANGING DEFINITIONS RELATED TO WETLANDS

- 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

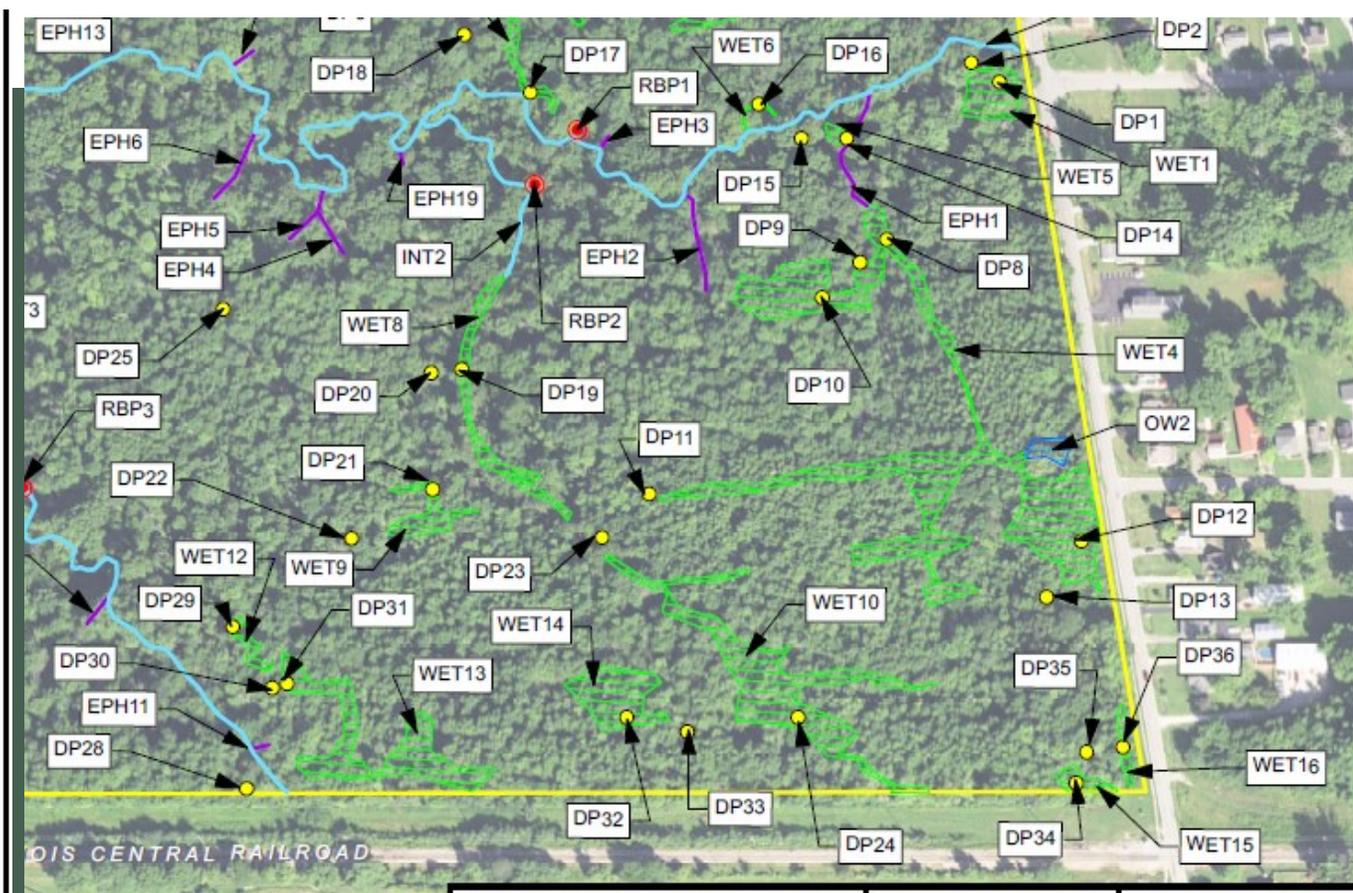


WATER/WETLAND  
LOCATION MAP

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

FIGURE 2

## CURRENT



3500 LEES LANE PROPERTY  
JEFFERSON COUNTY, KENTUCKY



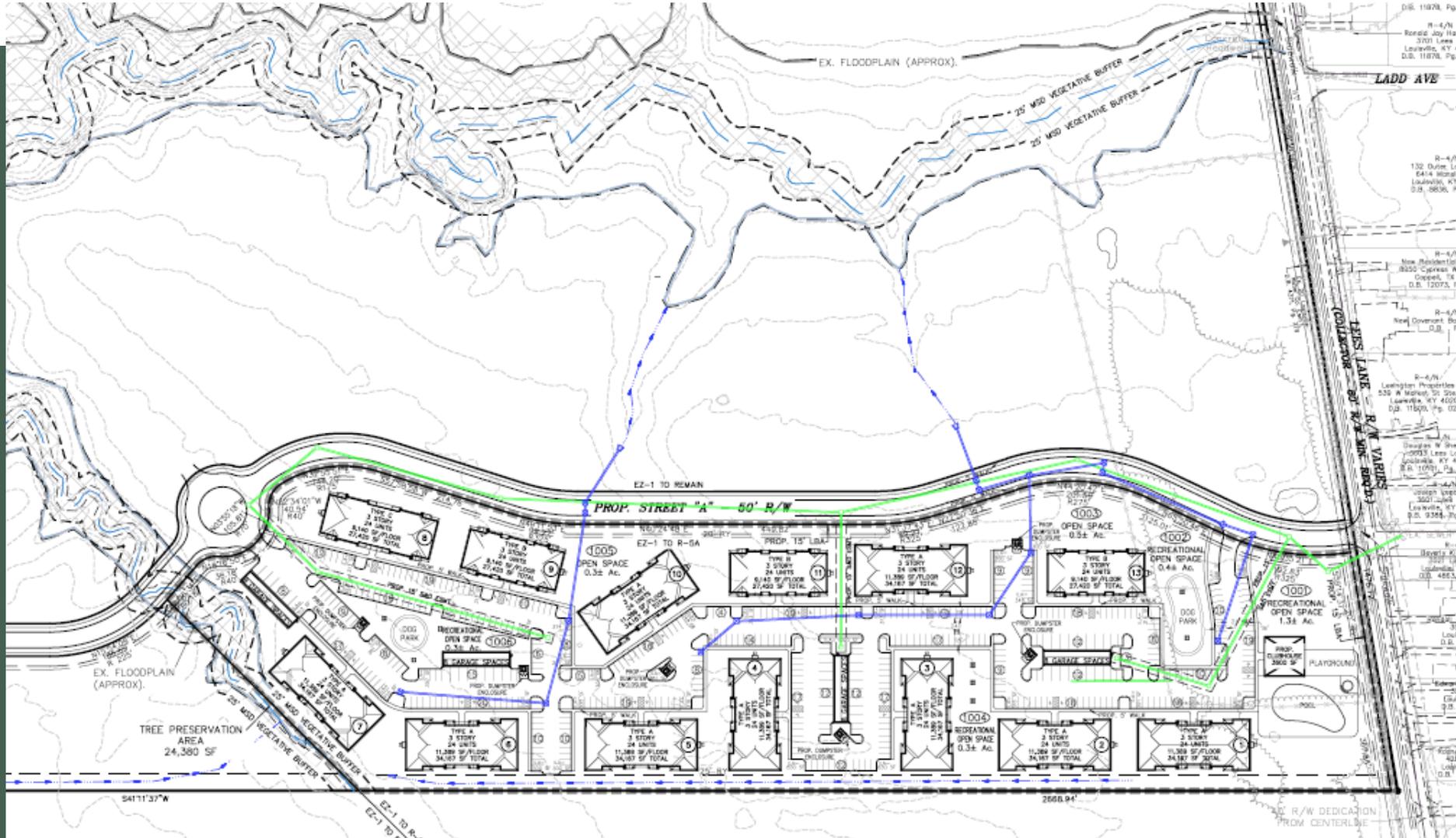
REVISED WATER/WETLAND  
LOCATION MAP

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

FIGURE 3

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

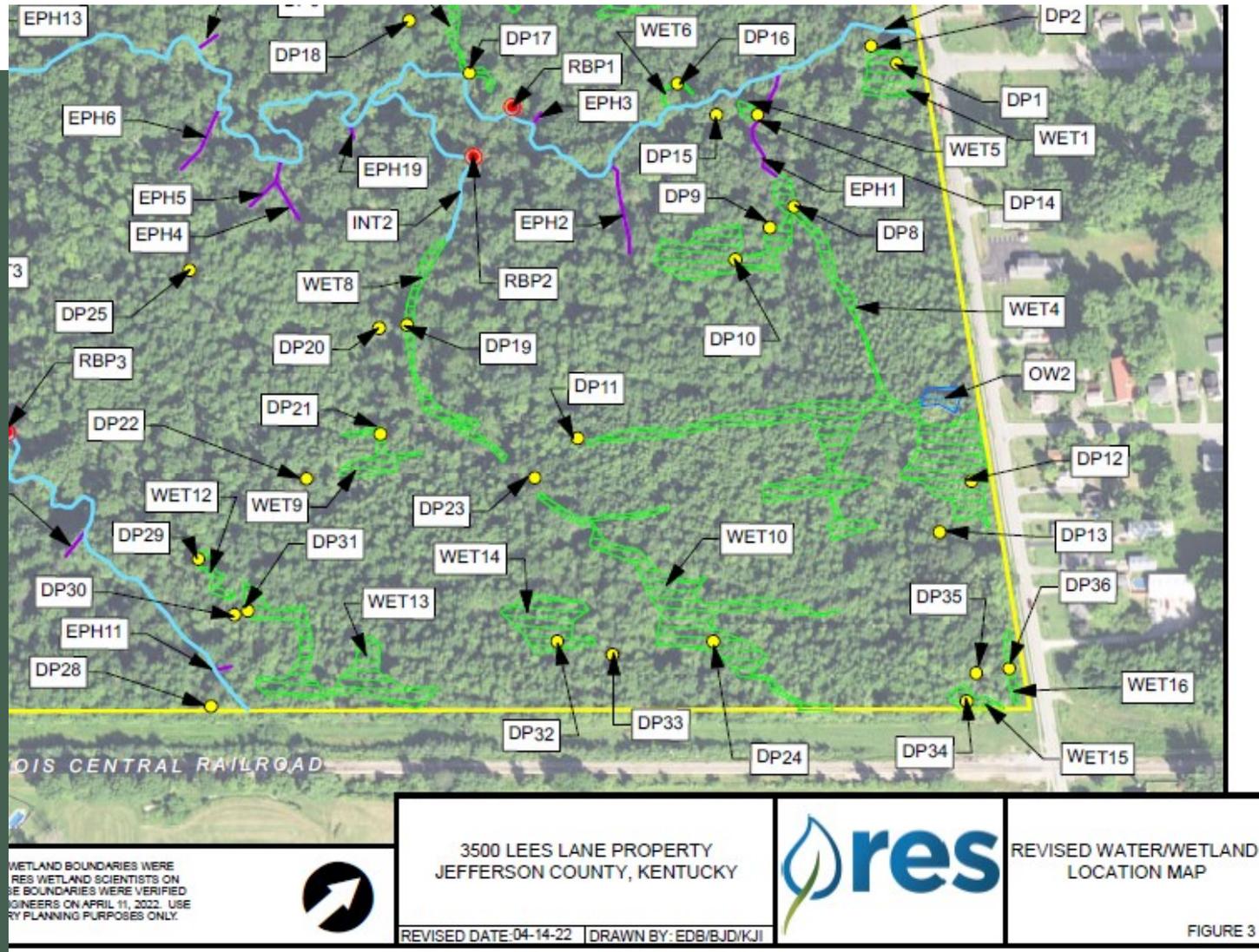
# INITIAL FILING-12-13-21 DEVELOPED UNDER NAVIGABLE WATERS PROTECTION RULE



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



# WETLAND DELINEATION ON LOT 1





# 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