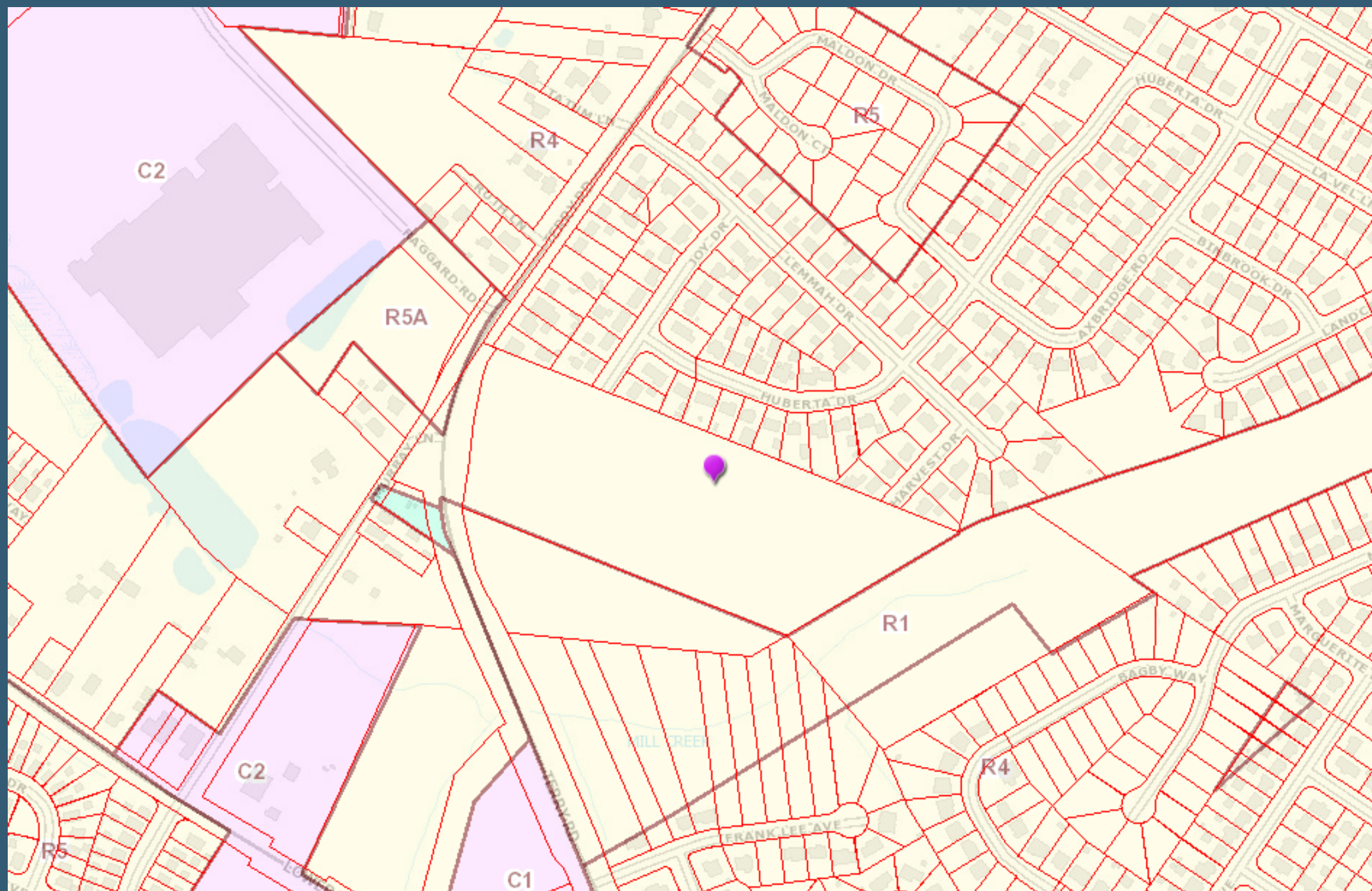


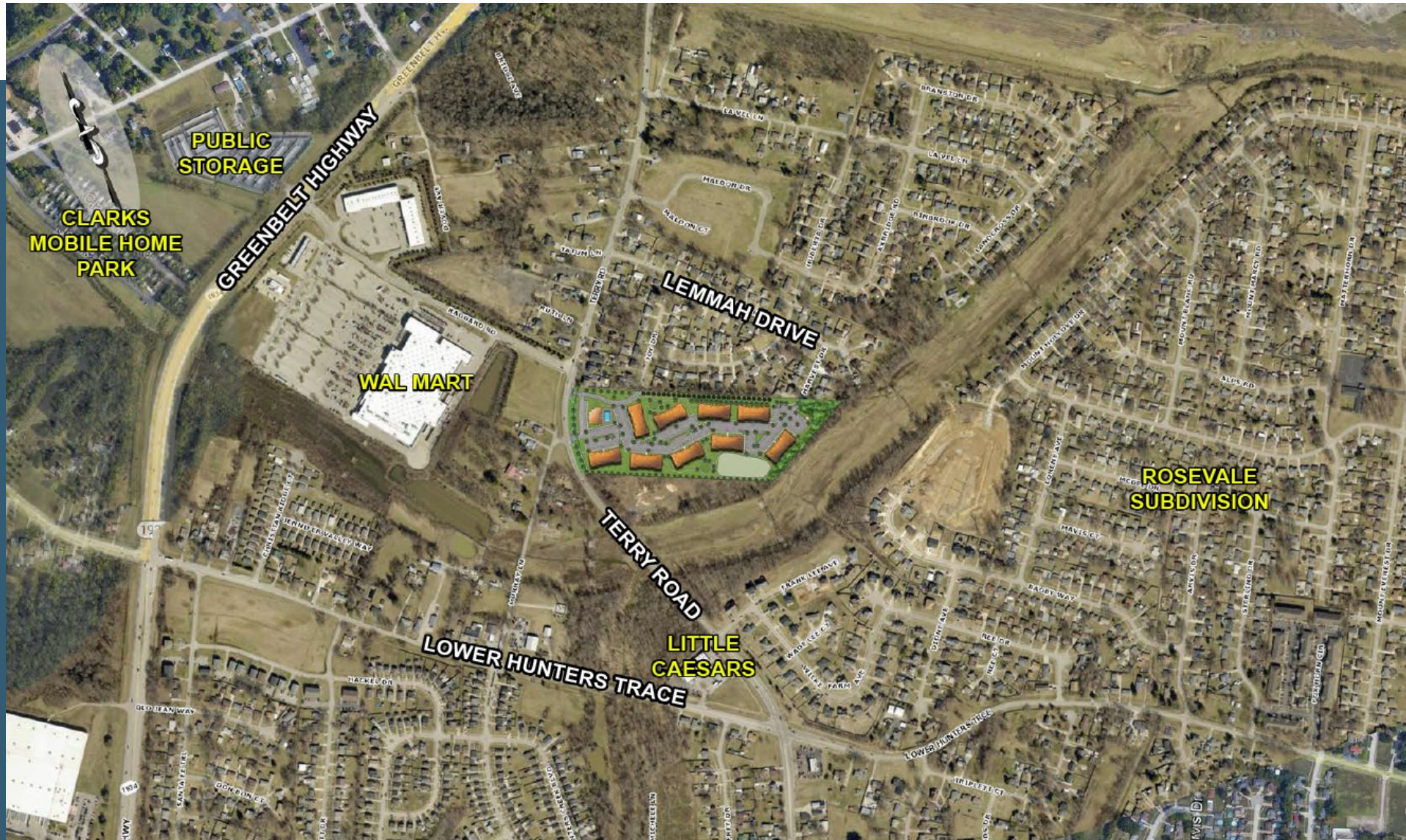
# TERRY ROAD APARTMENTS

Proposed Rezoning to R-6  
LDG Development, LLC





# PROPOSED DEVELOPMENT IN CONTEXT



## PROPOSED DEVELOPMENT

downstream ditch.

|                                  |              |
|----------------------------------|--------------|
| RECREATIONAL OPEN SPACE PROVIDED | = 133,826 SF |
| TOTAL VEHICULAR USE AREA         | = 133,050 SF |
| INTERIOR LANDSCAPE AREA REQUIRED | = 9,979 SF   |
| INTERIOR LANDSCAPE AREA PROVIDED | = 17,435 SF  |
| EXISTING IMPERVIOUS              | = 0 SF       |
| PROPOSED IMPERVIOUS              | = 246,930 SF |

WAIVER REQUEST:

A waiver is requested from section 5.9.2.A.1.a.ii of the Louisville Metro Land Development Code to not provide connectivity to the adjacent properties to the east and south.

VARIANCE REQUEST:

A variance is being requested from Table 5.3.1 of the Louisville Metro Land Development Code to allow the maximum building height to be 36' instead of the required 35' maximum height.



#### DETENTION BASIN CALCULATIONS

## BENCHMARK DESCRIPTIONS

RAGGARD RD

R-5A/N  
Ronald & Eric Wolz  
P.O. Box 72593  
Louisville, KY 40272  
D.B. 9208 PG. 0404

R-1/N  
Catherine Baker  
5134 Murray Lane  
Louisville, KY 40216  
D.B. 4039 PG. 0459

TERRY ROAD - R/W VARIES  
(MINOR ARTERIAL - 120' R/W MIN. REQ'D.)

R-4/N  
Laverne A Ferguson  
5123 Terry Road  
Louisville, KY 40216  
D.B. 7024 PG. 0170

R-4/N  
Leilani Kathleen Pugh  
5114 Joy Drive  
Louisville, KY 40216  
D.B. 6930 PG. 0254

R-4/  
Susan R & Mich  
5115 Joy  
Louisville, K  
D.B. 11871 P

JOY DRIVE

Concrete Headwall

Ex. 10' D  
P.B.

PROP. 60'  
FROM ROAD  
E TO R

EX. 54'  
FROM ROAD  
E TO R

N32°01'33"E  
50.17'

RECREATIONAL  
OPEN SPACE  
28,207 SF

PROP.  
CLUBHOUSE  
5475 SF

PROPOSED  
SWIMMING POOL  
RECREATIONAL AREA  
5,950 SF

PROPOSED  
PLAYGROUND

1  
11,389 SF/FLOOR  
34,167 SF TOTAL  
3 STORY  
TYPE A UNITS

PROP. 15' S&D ESMT.

1617 SF

609 SF

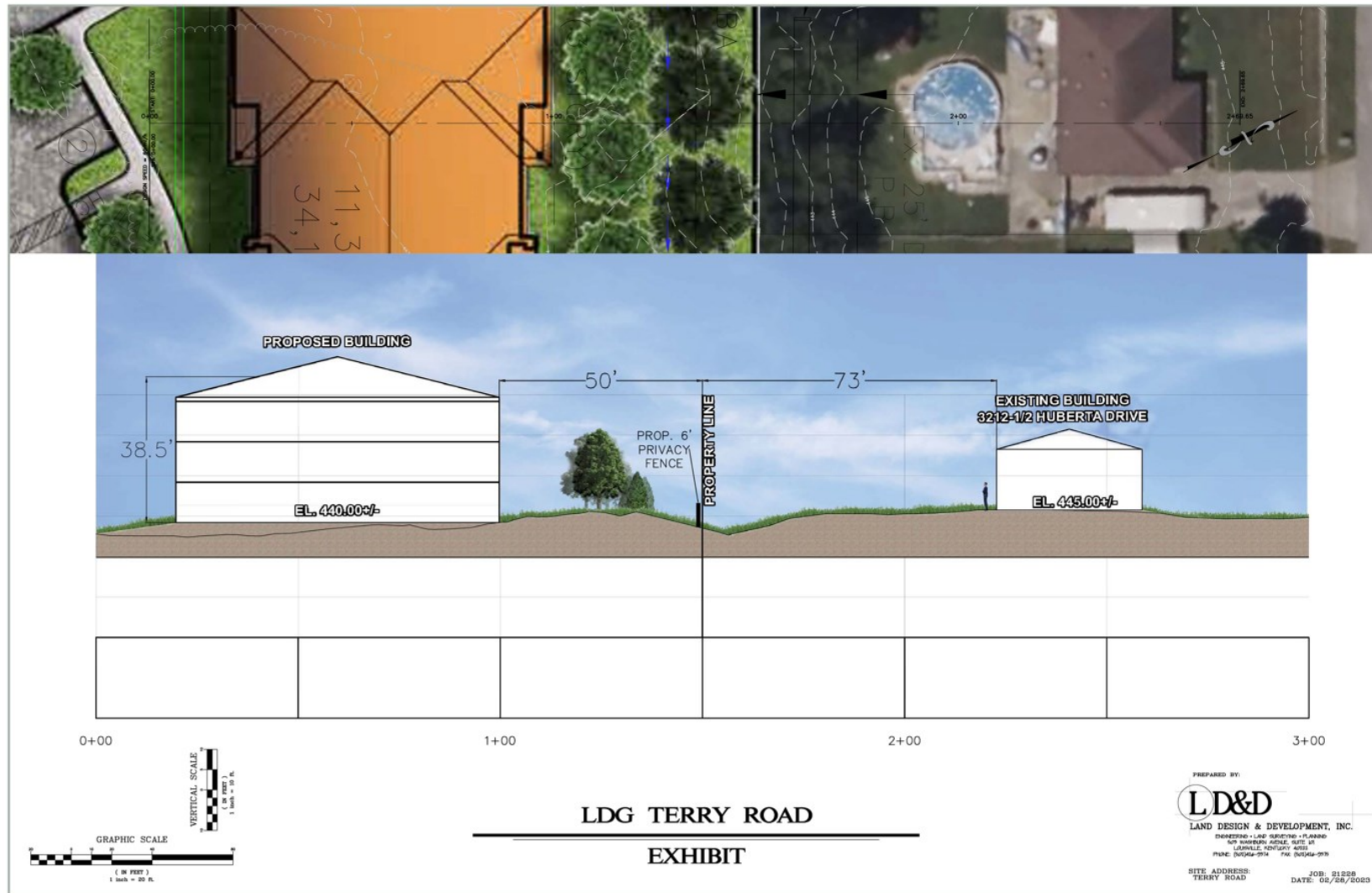
PROP. MAIL KIOSK

DEDICATION

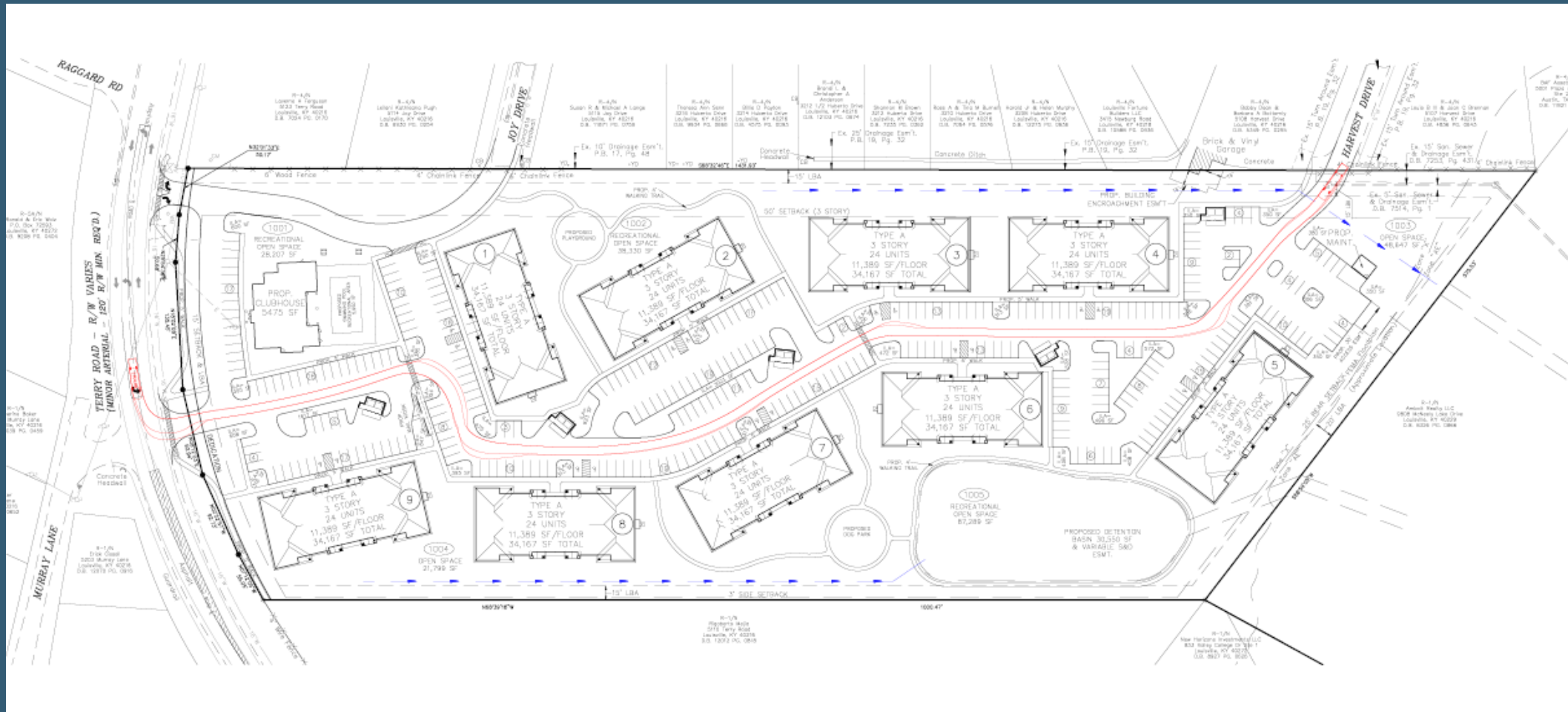
# ENHANCED SCREENING



# THREE LAYER SCREENING NEAR HOMES



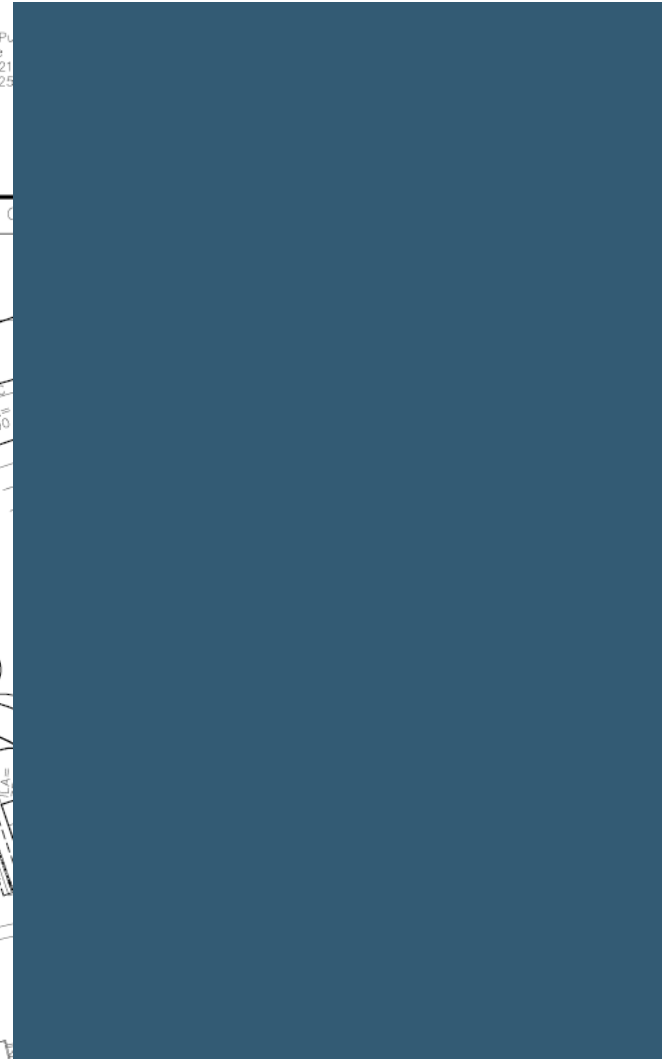
# FIRE ACCESS PROVIDED FOR ALL BUILDINGS



# SLIGHT IMPACT TO TRAFFIC

**Table 2. Peak Hour Level of Service**

|                                   | A.M.             |                  |               | P.M.             |                  |               |
|-----------------------------------|------------------|------------------|---------------|------------------|------------------|---------------|
| Approach                          | 2022<br>Existing | 2025<br>No Build | 2025<br>Build | 2022<br>Existing | 2025<br>No Build | 2025<br>Build |
| <b>Terry Road at Lemmah Drive</b> |                  |                  |               |                  |                  |               |
| Tatum Lane Eastbound              | NA               | NA               | NA            | NA               | NA               | NA            |
| Lemmah Drive Westbound            | C<br>16.5        | C<br>16.7        | C<br>17.5     | C<br>23.4        | C<br>23.9        | D<br>25.6     |
| Terry Road Northbound (left)      | A<br>7.9         | A<br>7.9         | A<br>7.9      | A<br>8.5         | A<br>8.5         | A<br>8.6      |
| Terry Road Southbound (left)      | A<br>9.0         | A<br>9.0         | A<br>9.1      | A<br>8.6         | A<br>8.6         | A<br>8.7      |
| <b>Terry Road at Raggard Road</b> |                  |                  |               |                  |                  |               |
| Raggard Road Eastbound            | B<br>11.3        | B<br>11.4        | B<br>11.5     | B<br>14.3        | B<br>14.4        | B<br>14.9     |
| Terry Road Northbound (left)      | A<br>7.9         | A<br>8.0         | A<br>8.0      | A<br>8.9         | A<br>8.9         | A<br>9.0      |



# BUILDING RENDERINGS



# BUILDING RENDERINGS



# AMENITIES

- Fitness Center
- Connected Business Center
- Playground
- Dog Park
- Package Lockers
- Outdoor Pool
- Picnic Area
- On-site Maintenance and Management

# PLAN 2040 COMPLIANCE

- Provides additional housing options in the area
- Applicant providing road improvements to offset impact
- Access from Terry Road and providing second (and third) access to adjoining neighborhood
- Applicant providing landscaping/screening in excess of requirement
- Site will have significantly more tree canopy post development