

LETTER OF EXPLANATION
WATTERSON CENTER CT REVISED DEVELOPMENT PLAN

March 28, 2024

Louisville Metro
Planning and Design Services
444 S 5th St #300
Louisville KY 40202

Dear Sir/Ma'am,

Brentwood Property Design and Investment LLC currently holds the development rights to 10619 Watterson Center Ct 40299. The development rights were purchased from the previous developer on March 20, 2023.

The development was approved in 2005. However, the previous developer did not proceed with the completion of the approved plans for two remaining sections, Lots 5 and 6 respectively.

Brentwood Property Design and Investment LLC wishes to build on these 2 lots, building structures with a purpose different from what was previously approved. Such purpose is still within the confines of the its PEC Zoning classification.

Eleven unit office buildings were previously approved for Lots 5 and 6 respectively. Given the shift in the market demand, we are now proposing to build Six unit contractor shop/office buildings on each Lot. Estimated vacancy rate for these types of units in the area is in the 1-2% range.

To be respectful to the existing structures, we are proposing an exterior design that adopts as much of the exterior features of the existing structures - brick siding, shingle roofing, vinyl windows. The only difference to the design would be the incorporation of garage doors that is necessary for the purpose or intended use of the building as already defined.

Four of the six units are single story while two middle units are two-story.

Attached with this Letter of Explanation are copies of our revised development plan proposal prepared by Miller Wihry, our elevation plan as designed by EC Design, and copies of the development Deed.

We look forward to hearing from you and to the approval of this revised development plan.

Sincerely,



Clarisa de Luna
Brentwood Property Design and Investment LLC