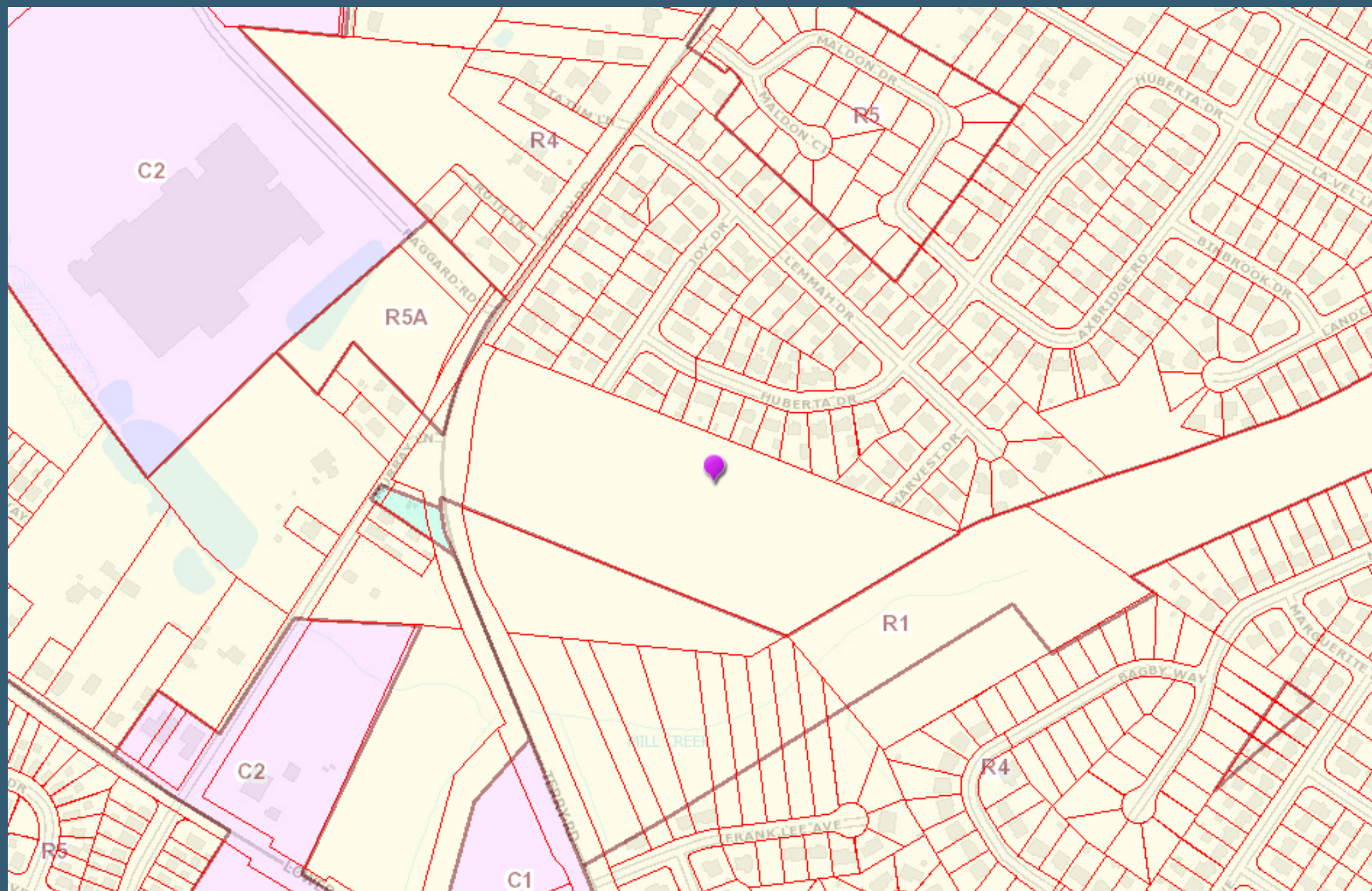


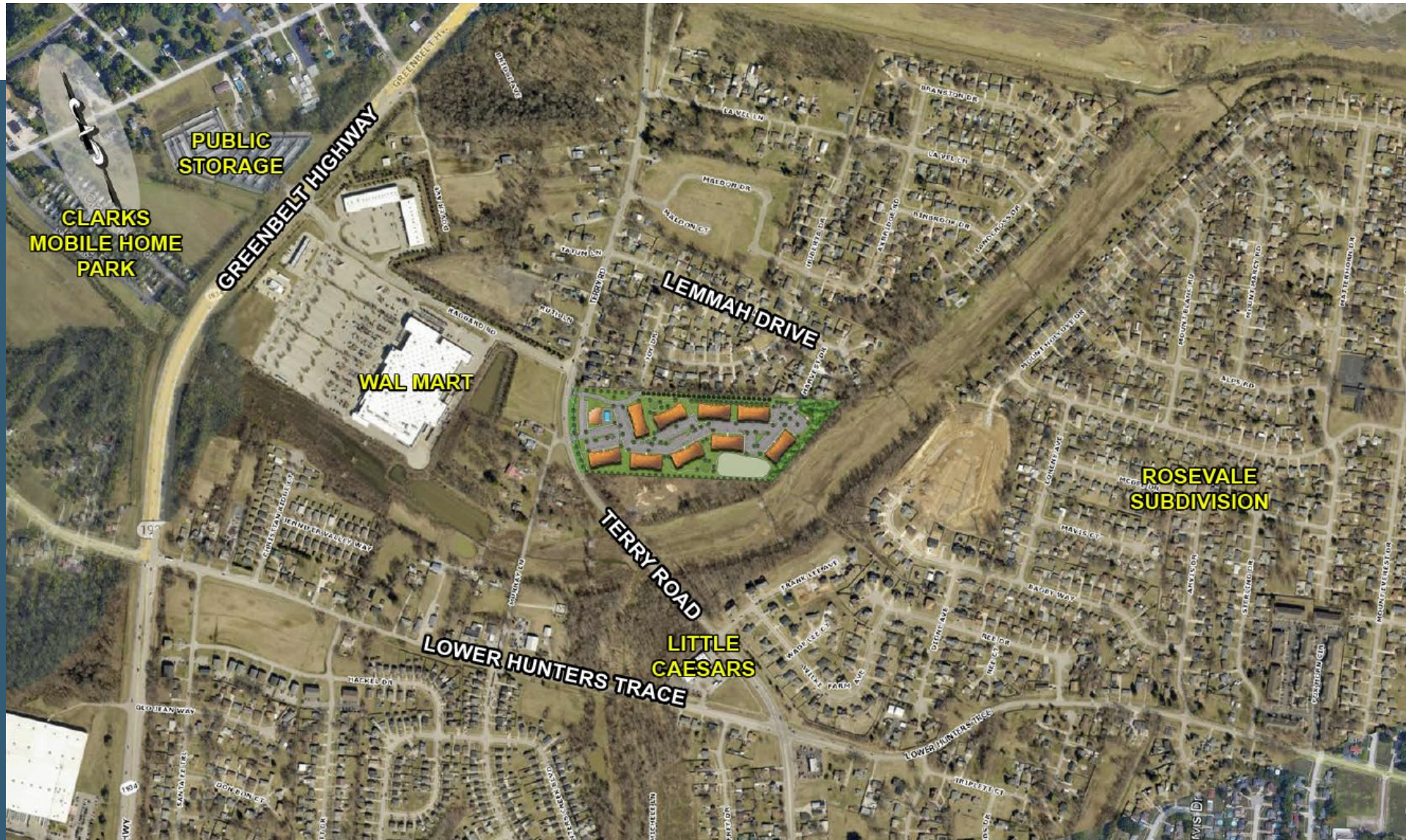
TERRY ROAD APARTMENTS

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

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RAGGARD RD

JOY DRIVE

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

PROPOSED CLUBHOUSE
5475 SF

PROPOSED SWIMMING POOL
RECREATIONAL AREA
5,950 SF

RECREATIONAL OPEN SPACE
28,207 SF

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

PROPOSED PLAYGROUND

MAIL KIOSK

DEDICATION

LOT 1001

LOT 1002

LOT 1003

LOT 1004

LOT 1005

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

RECREATIONAL OPEN SPACE
28,207 SF

PROP. CLUBHOUSE
5,475 SF

PROPOSED SWIMMING POOL
5,950 SF

TYPE A 3 STORY
3 UNITS
24 FLOOR
11,389 SF TOTAL
3,416 SF

PROPOSED PLAYGROUND

PROP. MAIL KIOSK

DEDICATION

PROP. 60' FROM ROAD E TO R

EX. 54' FROM ROAD E TO R

N32°01'33"E 50.17'

15' SETBACK & LBA

43' EX EP TO EX EP

12' 12'

16" W

ASPHALT

6" WOOD FENCE

6" CHAINLINK FENCE

CONCRETE HEADWALL

JOY DRIVE

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/N
Susan R & Michael
5115 Joy
Louisville, KY 40216
D.B. 11871 PG. 0254

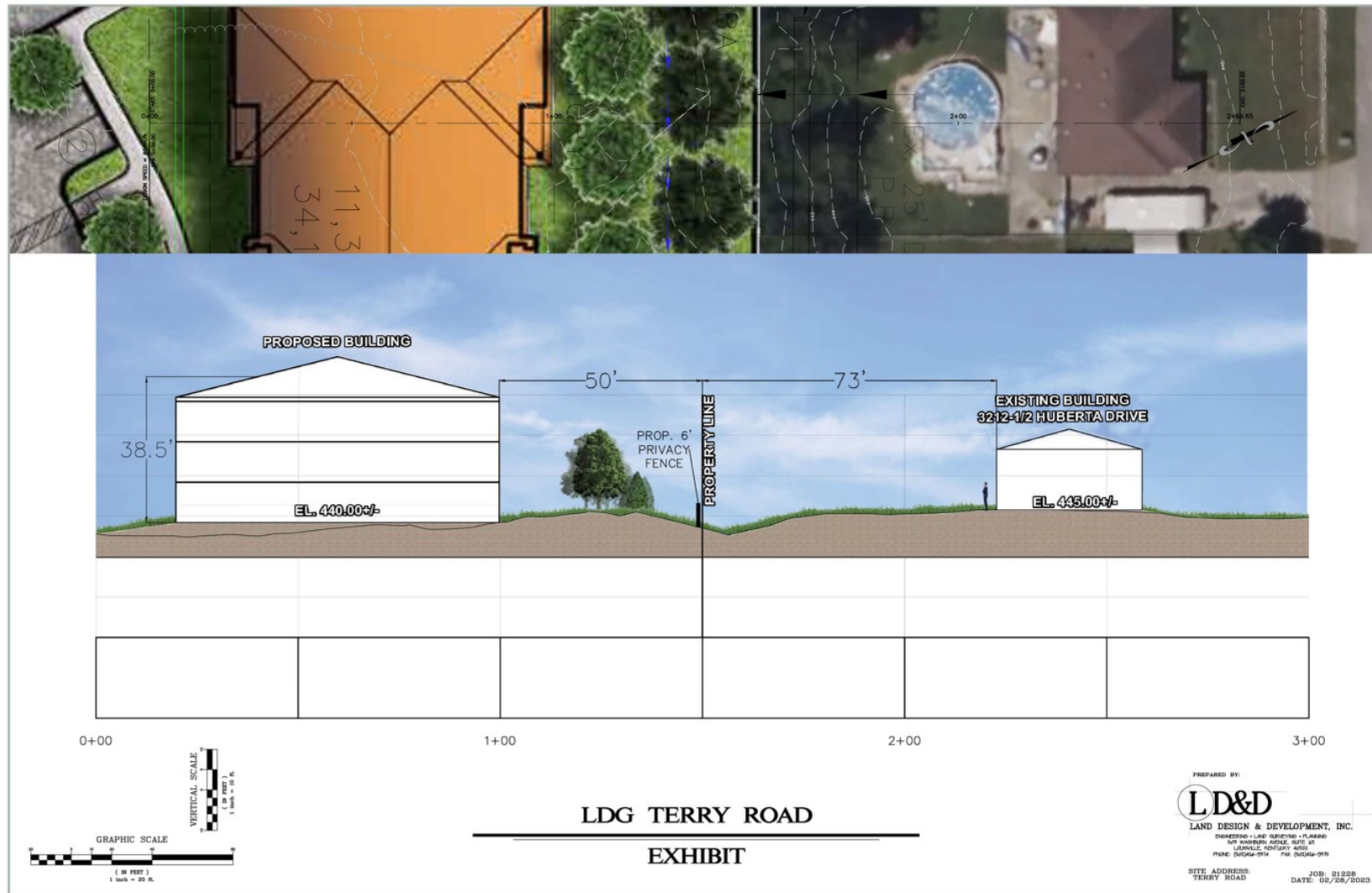
R-5A/N
Ronald & Eric Wolz
P.O. Box 72593
Louisville, KY 40272
D.B. 9208 PG. 0404

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

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THREE LAYER SCREENING NEAR HOMES



1001 RECREATIONAL OPEN SPACE 28,207 SF

1002 RECREATIONAL OPEN SPACE 35,330 SF

1003 PROP. CLUBHOUSE 3475 SF

1004 OPEN SPACE 21,798 SF

1005 RECREATIONAL OPEN SPACE 67,289 SF

1006 PROPOSED DETENTION BASIN 30,350 SF & VARIABLE 580 ESMT.

TYPE A 3 STORY 24 UNITS

11,389 SF/FLOOR
34,167 SF TOTAL

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1007 PROP. BUILDING ENCROACHMENT ESMT

1008 PROP. SIDEWALK

1009 PROP. SIDEWALK

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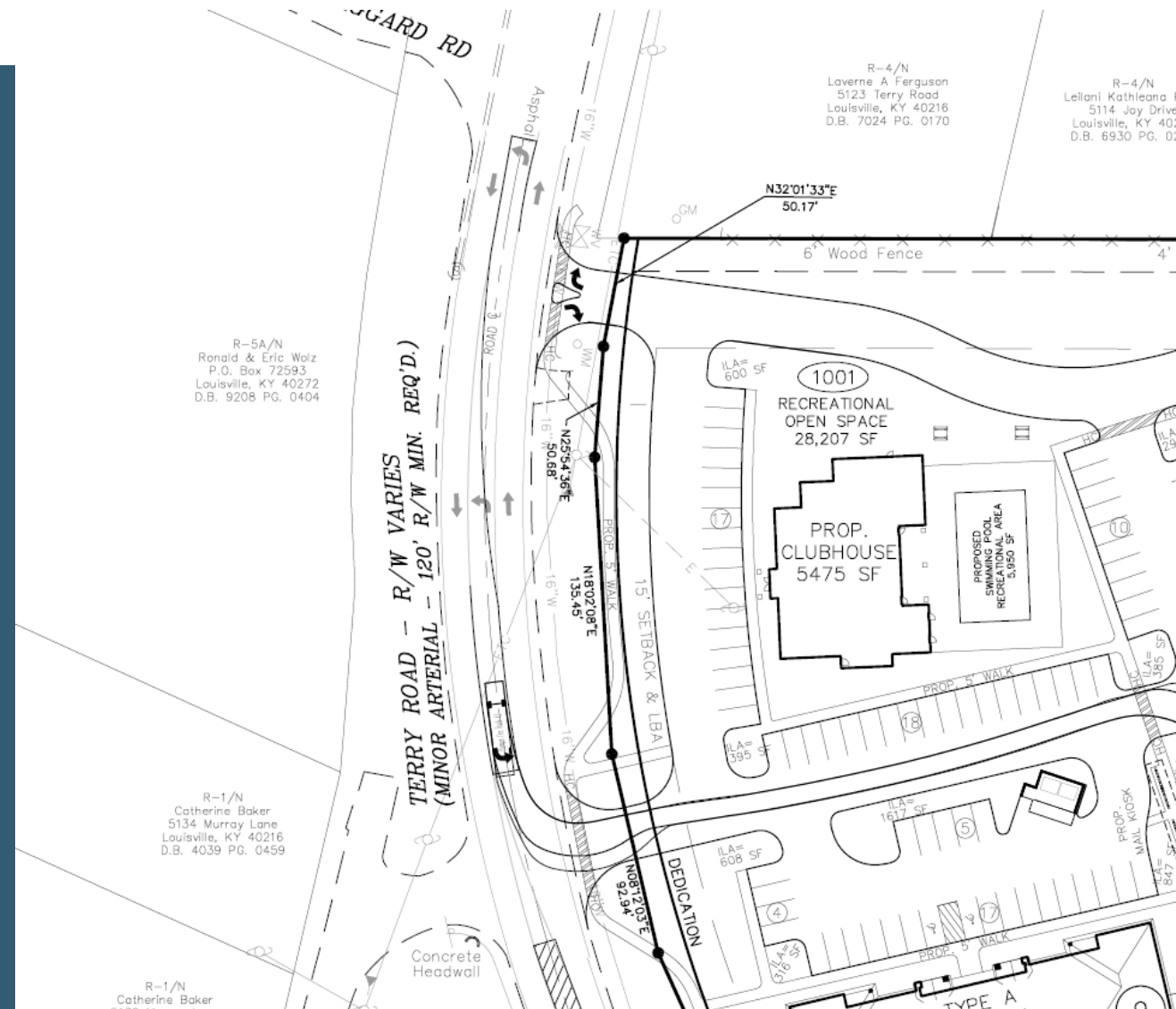
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SLIGHT IMPACT TO TRAFFIC

Table 2. Peak Hour Level of Service

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

LEFT TURN LANE WARRANTED



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