

May 21, 2025

Oldham County
Planning & Development services
100 West Jefferson Street
La Grange, KY 40031


Re: New Multi-Family Residential Development
Denton Floyd Real Estate Group

Letter of Explanation

Denton Floyd Real Estate Group is planning to utilize a portion (19.92 acres) of the appropriately zoned property (PUD / Residential High Density) located within Oldham Reserve to establish a new multi-family apartment complex. The development will incorporate full construction of twelve (12) new apartment buildings (288 units), a clubhouse with amenities to support the complex, a maintenance building with an attached dog park, two (2) playgrounds, several outdoor courtyard spaces, and parking/vehicular maneuvering areas. The total gross square footage of the new buildings being added to the site is 386,628 SF. It is not anticipated that this development will require modifications to zoning and should not require any need for waivers or variances.

The development plan is being submitted for TRC review as a prerequisite for submittal to the Oldham-LaGrange Development Authority (OLDA) Architectural Review Committee (ARC).

Sincerely,



Curtis R. Petty
Professional Landscape Architect

File: 2025.031