



Major Preliminary Subdivision Application

Louisville Metro Planning & Design Services

Case No.: 15SUBDIV¹⁰¹¹~~1013~~ Intake Staff: LM

Date: 9/4/15 Fee: 1025.50

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Project Name: Parkside at Mt. Washington

Primary Project Address: 11002 & 11002R Cedar Creek Rd, 7101 Mt Washington Rd,

Additional Address(es): 11100, 11103, 11105 & 11107 Sentimental Ln.

Primary Parcel ID: Tax Block 86 Lots 106, 140, 160, 199, 200, 201 and 204

Additional Parcel ID(s): _____

Total number of lots created: 254 The subject property contains 74.43 +/- acres.

Existing Zoning District: R-4 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: 9964 / 531 and 10388 / 856

Number of Adjoining Property Owners (APOs): 36

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Has the property been the subject of a previous development proposal (e.g., rezoning, variance, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 18528 Docket/Case #: 10-06-04

Docket/Case #: _____ Docket/Case #: _____

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Rocco Pigneri, Lou. Operations Mgr.

Name: _____

Company: Ball Homes, LLC

Company: _____

Address: 13301 Magisterial Drive

Address: _____

City: Louisville State: KY Zip: 40223

City: _____ State: _____ Zip: _____

Primary Phone: 502-429-6898

Primary Phone: _____

Alternate Phone: 502-429-6226 fax

Alternate Phone: _____

Email: rpigneri@ballhomes.com

Email: _____

Owner Signature (required): Rocco A. Pigneri for BH LLC

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Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Kathy M Linares

Company: _____

Company: Mindel Scott & Associates, Inc

Address: _____

Address: 5151 Jefferson Blvd, Ste 101

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40219

Primary Phone: _____

Primary Phone: 502 485-1508

Alternate Phone: _____

Alternate Phone: 502 485-1606

Email: _____

Email: klinares@mindelscott.com

Certification Statement: A certification statement must be submitted with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Rocco Pigneri, in my capacity as Representative, hereby
representative/authorized agent/other

certify that Ball Homes LLC is (are) the owner(s) of the property which
name of LLC / corporation / partnership / association / etc.

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: Rocco A. Pigneri for BH LLC Date: 8/27/15

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

15 SUBDIVISION



P.O. Box 12950
3609 Walden Drive
Lexington, KY 40583
859.268.1191
1.888.268.1101
859.268.9093: fax
www.ballhomes.com

July 20, 2015

Dear Neighbor,

Re: Mount Washington Road Property – Proposed R4 Conservation Subdivision; 11100, 11103, 11105 & 11107 Sentimental Ln and 11002 & 11010 Cedar Creek Rd

We are writing to invite neighbors, neighborhood group representatives and our metro council representatives to a neighborhood meeting to be held on Thursday August 6, 2015 regarding the proposal for a revised subdivision plan, a Conservation Subdivision, on the property identified above. The layout, though similar, has changed from the plan presented in 2012 with the addition of the 10 +/- acre lot with the large pond at the end of Sentimental Lane.

This meeting is required before formal filing of this request to Louisville Metro Planning and Design Services. This will be an informal meeting to give you the opportunity to review the proposed plan, discuss the proposal and identify any concerns you may have with this proposal. This meeting will be held in addition to the established public meeting procedures of the Planning Commission.

The meeting to discuss this proposal will be held on Thursday, August 6th at 6:30 PM at the Okolona Fire Protection District, 8501 Preston Highway (at the corner of Preston Highway and Trio Avenue).

If you cannot attend the meeting, but have questions or would like more information, please call me at (502) 429-6898 or our land planning and engineering firm representatives David Mindel or Kathy Linares at (502) 485-1508.

We look forward to seeing you.

Sincerely,

Rocco Pigneri
Ball Homes LLC

cc: Honorable James Peden, Metro Councilman District 23
Honorable Robin Engel, Metro Councilman District 22
~~Julia Williams~~, Planning and Design Services
David Wagner



Mindel, Scott & Associates, Inc.

Planning • Engineering • Surveying • Landscape Architecture

Utility Consulting • Property Management

July 13, 2015

Case Manager
Planning and Design Services
444 S. 5th Street, Suite 200
Louisville, KY 40202

**Re: Mount Washington Road Property – Conservation Subdivision
Pre-Application Plan Submittal
Previous Docket #10-16-04 and 18528**

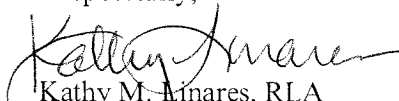
Dear Case Manager:

By this submittal we are filing a pre-application plan for a Conservation Subdivision. The property for this subdivision includes an additional lot beyond that included in the previous applications which adds about 10 acres to the proposed development. Per Chapter 7 of the LDC, a Resource and Site Analysis plan is required, but we have added, in grey, a concept layout shown overlaid on this plan.

The land is mostly gently rolling and is a combination of old fields, some densely forested areas, 3 ponds and a few small wetland areas. There are some steep slopes found on the site located around the ponds. A karst survey was performed and no karst features were identified. Areas of Kentucky Glade Crest, a federally listed plant species, have been identified on the site. The developer will work with an ecological service in the protection of several of these areas of plants, as well as, areas identified as potential habitat for same. An intermittent blueline stream is located adjacent to and just north of the larger pond. The concept layout shown preserves many of these features.

Please contact me if you have any questions or concerns regarding this proposal. As always we appreciate your assistance in processing this case.

Respectfully,


Kathy M. Linares, RLA
cc: Rocco Pigneri

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5151 Jefferson Blvd., Suite 101, Louisville, KY 40219
Phone: (502) 485-1508 • Fax: (502) 485-1606

www.mindelscott.com



Sidewalk Waiver Application

Louisville Metro Planning & Design Services

Case No.: 15Waiver 1034 Intake Staff: SL

Date: 10/26/15 Fee: _____

Applications are due on Mondays at 2:00 p.m. in order to be processed that week. Once complete, please bring the application and supporting documentation to: Planning and Design Services, located at 444 South 5th Street, Suite 300. For more information, call (502) 574-6230 or visit <http://www.louisvilleky.gov/PlanningDesign>.

Project Information:

Explanation of Waiver: To omit the sidewalk required by Chapter 5.8.1 and 6.2.6 of the LDC to be provided along the sites frontage of Sentimental Lane and along lots .

Primary Project Address: 11002 & 11002R Cedar Creek Rd, 7101 Mt Washington Rd,

Additional Address(es): 11100, 11103, 11105 & 11107 Sentimental Ln

Primary Parcel ID: Tax Block 86 Lots 106, 140, 160, 199, 200, 201 and 204

Additional Parcel ID(s): _____

Proposed Use: Single family residential Existing Use: Single family residential

Existing Zoning District: R-4 Existing Form District: Neighborhood

Deed Book(s) / Page Numbers²: 9964 / 531, 10388 / 856 and 10262 / 924

The subject property contains 74.4+/- acres. Number of Adjoining Property Owners: 36

Has the property been the subject of a previous development proposal (e.g., rezoning, variance, appeal, conditional use permit, minor plat, etc.)? *This information can be found in the Land Development Report (Related Cases)*¹ Yes No

If yes, please list the docket/case numbers:

Docket/Case #: 15subdiv1011 Docket/Case #: 10-06-04

Docket/Case #: _____ Docket/Case #: 18528

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Sidewalk Waiver Justification:

In order to justify approval of any waiver, the Planning Commission or Board of Zoning Adjustment considers the following criteria. Please answer all of the following questions. Use additional sheets if needed. **A response of yes, no, or N/A is not acceptable.**

1. How does the proposed waiver conform to the Comprehensive Plan and the intent of the Land Development Code?

With the proposed reconfiguration of the roads with the Parkside at Mt Washington subdivision design, Sentimental Lane will act more like a private driveway serving the 2 existing lots than as a typical public road (or at the very least like a cul-de-sac with less than 20 lots). As such, the provision of a sidewalk is not needed. Sidewalks are proposed along all other existing and proposed road frontages as required by the Land Development Code (LDC).

2. Why is compliance with the regulations not appropriate, and will granting of the waiver result in a development more in keeping with the Comprehensive Plan and the overall intent of the Land Development Code?

Compliance with the regulation is not appropriate since the remaining Sentimental Lane will serve just 5 lots and be the only access for 2 of these lots. As such, it is more similar to a shared driveway along which a sidewalk is not required and therefore omitting the sidewalk is more in keeping with the requirements of the LDC.

3. What impacts will granting of the waiver have on adjacent property owners?

Since sidewalks will be provided on all other road frontages and proposed roads in the subdivision as required by the LDC the granting of the waiver will have no impact on the adjacent property owners.

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4. Why would strict application of the provision of the regulations deprive you of reasonable use of the land or create an unnecessary hardship for you?

Strict application of this regulation would create an unnecessary hardship on the applicant in constructing a sidewalk that would not be required in other similar situations and which, due to the location of the existing road being on the far east side of the right of way, to provide the sidewalk it would need to be in an easement on the adjoining lots.

ISW 10 or 10 34

Contact Information:

Owner: Check if primary contact

Applicant: Check if primary contact

Name: Rocco Pigneri, Lou. Operations Mgr.

Name: (same as owner)

Company: Ball Homes, LLC

Company: _____

Address: 13301 Magesterial Drive

Address: _____

City: Louisville State: KY Zip: 40223

City: _____ State: _____ Zip: _____

Primary Phone: 502-429-6898

Primary Phone: _____

Alternate Phone: 502-429-6226 fax

Alternate Phone: _____

Email: rpigneri@ballhomes.com

Email: _____

Owner Signature (required): *Rocco A. Pigneri for BALLC*

Attorney: Check if primary contact

Plan prepared by: Check if primary contact

Name: _____

Name: Kathy M Linares

Company: _____

Company: Mindel Scott & Associates, Inc.

Address: _____

Address: 5151 Jefferson Blvd, Suite 101

City: _____ State: _____ Zip: _____

City: Louisville State: KY Zip: 40219

Primary Phone: _____

Primary Phone: (502) 485-1508

Alternate Phone: _____

Alternate Phone: (502) 485-1606

Email: _____

Email: klinares@mindelscott.com

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Certification Statement: A certification statement **must be submitted** with any application in which the owner(s) of the subject property is (are) a limited liability company, corporation, partnership, association, trustee, etc., or if someone other than the owner(s) of record sign(s) the application.

I, Rocco Pigneri, in my capacity as Representative, hereby *representative/authorized agent/other*

certify that Ball Homes LLC is (are) the owner(s) of the property which *name of LLC / corporation / partnership / association / etc.*

is the subject of this application and that I am authorized to sign this application on behalf of the owner(s).

Signature: *Rocco A. Pigneri for BALLC* Date: 10/23/15

I understand that knowingly providing false information on this application may result in any action taken hereon being declared null and void. I further understand that pursuant to KRS 523.010, et seq. knowingly making a material false statement, or otherwise providing false information with the intent to mislead a public servant in the performance of his/her duty is punishable as a Class B misdemeanor.

15W 1034