

Elite Built Homes, LLC
11333 Bardstown Creek Road

Revised Detailed District Development Plan Justification
For Section 2 of Oakland Hills Development

Case No. 19DEVPLAN_____

Elite Built Homes, LLC proposes to revise the approved preliminary subdivision/detailed district development plan for the Oakland Hills neighborhood in southern Louisville Metro. The subject property was originally planned as a single-family subdivision and was approved in Case No. 10-43-02 and 9-106-02 (the “Original Plan”). In 2018, the 21st Century Parks Endowment, Inc. obtained the Planning Commission’s approval to revise the approved preliminary subdivision and district development plan for the subject property (the “Revised Master Plan”) and to rezone 20 acres of the subject property. Elite Built Homes now seeks to revise the approved Revised Master Plan to develop Section 2 of the Oakland Hills development (the “Section 2 Revised Plan”), which will consist of a total of 125 lots between the end of Oakland Hills Trail and the planned bridge across Old Man’s Run. The area will be developed into traditional single-family homes along Oakland Hills Trail with slightly larger lots compared to the Revised Master Plan, and will include two clusters of garden home units with smaller lots compared to the Revised Master Plan. The Section 2 Revised Plan will also move the planned clubhouse and grounds to a new location on Oakland Hills Trail.

The proposed development complies with the Land Development Code (“LDC”) Requirements for modification of an approved plan. Chapter 11.4.7.F sets out six topics to be considered by the Planning Commission when faced with an application to modify an approved plan. They include: (a) conservation of natural resources; (b) the safety and efficiency of the proposed and existing roads in and around the proposal; (c) the provision of open space; (d) the adequacy of the existing and proposed drainage systems in and around the proposal; (e) the compatibility of the proposal with the existing and planned development in the area; and (f) conformance of the proposal with the Comprehensive Plan and the LDC.

A. The Revised Master Plan also included a significant buffer along Old Man’s Run and combination floodplain compensation/water quality features to ensure that water entering the stream will be cleaned of solids and oils running off the proposed streets. The Section 2 Revised Plan will retain these elements of the Revised Master Plan, and includes significant open space between Old Man’s Run and the proposed lots to the north.

B. The Section 2 Revised Plan will be connected to the rest of the Oakland Hills development by the existing Oakland Hills Trail, and will include connections to the surrounding properties to the north, east, and west. Oakland Hills Trail will eventually provide access to Broad Run Parkway, which includes a signal that will provide a safe way to access Bardstown Road, a main artery between Louisville Metro and the communities nearby in Bullitt County. In

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addition, the 21st Century Parks Endowment has begun construction on the right turn deceleration lane required as part of the Revised Master Plan.

C. The Section 2 Revised Plan retains open space from the approved Revised Plan. In addition to providing open space, the Section 2 Revised Plan retains plans for hiking and biking trails that will allow residents to enjoy the open space and venture into the adjacent Parklands.

D. The Section 2 Revised Plan retains the planned drainage systems that will address the floodplain impacts of the Revised Master Plan, water quantity from new impervious surfaces, and water quality. The Section 2 Revised Plan also retains the significant buffer along Old Man's Run.

E. The Section 2 Revised Plan is compatible with the existing lots and homes within Oakland Hills, the surrounding properties and the planned pattern of development in the area. The Section 2 Revised Plan contains a variety of lot sizes but maintains lot sizes similar to those in Sections 1A and 1B from the Revised Master Plan. The Section 2 Revised Plan will be developed into traditional single-family homes along Oakland Hills Trail with slightly larger lots compared to the Revised Master Plan, and will include two clusters of garden home units with smaller lots compared to the Revised Master Plan. The Section 2 Revised Plan will also be compatible with future development in the area. The pattern of development in the area is likely to include garden or patio homes similar to those being proposed as part of the Section 2 Revised Plan, in addition to the traditional single-family lots that are being retained.

F. The Section 2 Revised Plan complies with the Plan 2040 Comprehensive Plan and the LDC for the same reasons the Revised Master Plan complied with the Cornerstone 2020 Comprehensive Plan. The Section 2 Revised Plan retains the open space approved in the Revised Master Plan while adding 22 additional residential lots to this portion of the overall neighborhood. The addition of garden homes brings a much-needed variety of housing options to the Oakland Hills and surrounding area.

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July 29, 2019

Emily Liu, Director
Division of Planning and Design Services
444 South Fifth Street
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**Re: *Oakland Hills - Letter of Explanation for Floyd’s Fork Review Overlay (FFRO)
Application for Revised Plan for Section 2 of Oakland Hills Development***

Dear Emily:

Please accept this letter as an explanation for the Floyd’s Fork Review Overlay (“FFRO”) application of Elite Built Homes, LLC (“Elite”) for the portion of the Revised Plan for Section 2 of the Oakland Hills development (the “Section 2 Revised Plan”), 11333 Bardstown Creek Road, Case No. 17ZONE1081, that sits within the FFRO. Approximately 80 acres of Sections 1A and 1B of the Oakland Hills development—which were part of the original plan that was approved in Case No. 10-43-02 and 9-106-02 (the “Original Plan”)—sit within the FFRO. A small portion of the remaining approximately 486 acres of Oakland Hills included in the revised preliminary subdivision and district development plan (the “Revised Master Plan”) approved in 17ZONE1081 are within the FFRO. This area includes a portion of the Section 2 Revised Plan, which will consist of a total of 125 lots (a 22 lot increase from the approved Revised Master Plan) between the end of Oakland Hills Trail and the bridge across Old Man’s Run. The area will be developed into traditional single-family homes along Oakland Hills Trail with slightly larger lots compared to the Revised Plan, and will include two clusters of garden home units with smaller lots compared to the Revised Plan.

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As set forth in this letter, and as previously approved by the Planning Commission in the Original Plan and Revised Master Plan, the portion of the Section 2 Revised Plan for Oakland Hills that sits within the FFRO complies with all aspects of the Floyd’s Fork DRO Guidelines.

First, the portion of the Section 2 Revised Plan within the FFRO will comply with Design Guideline 1 - Stream Corridors. The Section 2 Revised Plan retains the significant buffer along Old Man’s Run and combination floodplain compensation/water quality features that were contained in the Revised Master Plan. The Section 2 Revised Plan contains ample open space between the lots on the north side of the proposed development and Old Man’s Run.

19-DDP-0037

Emily Liu, Director

July 29, 2019

Page 2

Second, the portion of the Section 2 Revised Plan within the FFRO will comply with the Design Guideline 2 - Trees and Vegetation. The Section 2 Revised Plan retains the design concepts set forth in the Revised Plan, which was designed to blend in with the Parklands, including buffers to screen views and trails to allow access. The Section 2 Revised Plan will comply with the existing approved tree preservation plan, and construction fencing will be erected prior to any grading or construction activities and shall remain in place until all construction activity is complete.

Third, the portion of the Section 2 Revised Plan within the FFRO will comply with Design Guideline 3 - Drainage and Water Quality guidelines. The Section 2 Revised Plan contains adequate planned drainage systems that will address the floodplain impacts of the Section 2 Revised Plan, water quantity from new impervious surfaces, and water quality. The Section 2 Revised Plan retains the ample buffers along Old Man's Run from the Revised Plan.

Fourth, the portion of the Section 2 Revised Plan within the FFRO will comply with Design Guideline 4 - Hillsides. The Section 2 Revised Plan does not require any further variances from the required yards other than those approved in the Revised Plan.

Fifth, the portion of the Section 2 Revised Plan within the FFRO will comply with Design Guideline 5 - Clustering of Residential Use. The Section 2 Revised Plan contains a variety of lot sizes, including single-family homes along Oakland Hills Trail with slightly larger lots compared to the Revised Plan, and two clusters of garden home units with smaller lots compared to the Revised Plan.

Finally, the portion of the Section 2 Revised Plan within the FFRO will comply with Design Guideline 7 - Appearance. As stated above, the Section 2 Revised Plan will retain the design of the Revised Plan, which was designed to blend with the Parklands after consultation with a naturalist and an environmental firm. The proposed garden home developments will be maintained uniformly by the homeowner's association.

For the foregoing reasons, and as previously approved by the Planning Commission in the Original Plan and Revised Plan, the portion of the Section 2 Revised Plan for Oakland Hills within the FFRO complies with the Floyd's Fork DRO Guidelines. Please docket this case for consideration by the appropriate Planning Commission committee at your earliest convenience. Thank you for your consideration.

Sincerely,



Clifford H. Ashburner

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