

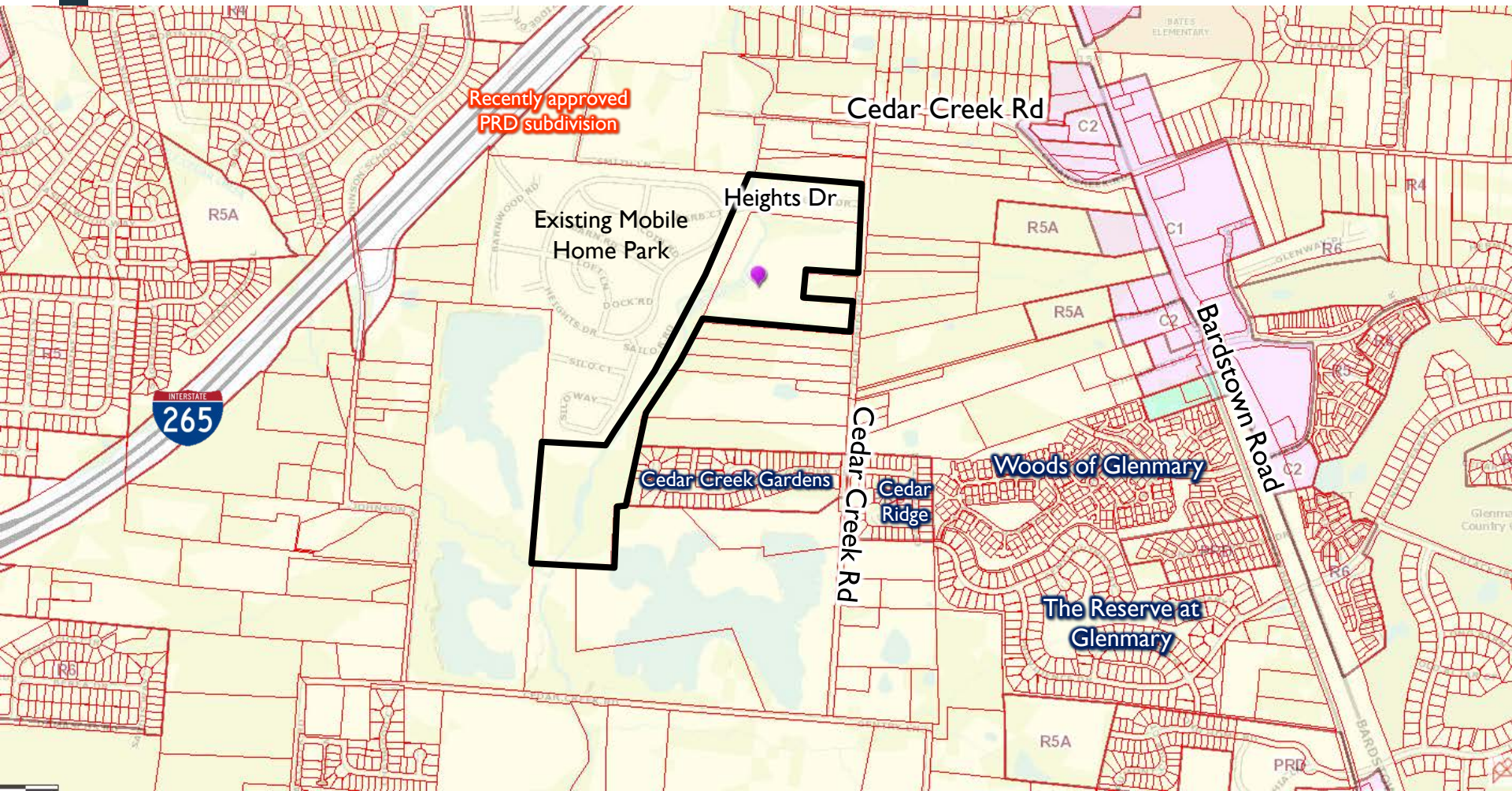
DOCKET NO. 19-MSUB-0007

Conservation Subdivision and related Waiver to allow an 88-lot conservation subdivision on approximately 40.85 acres at 7910 Cedar Creek Road and a portion of 7600 Heights Drive

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6. Conservation Subdivision information

Tab I LOJIC Zoning Map



Recently approved
PRD subdivision

Cedar Creek Rd

Heights Dr

Existing Mobile
Home Park

INTERSTATE
265

Cedar Creek Gardens

Cedar
Creek Rd

Cedar
Ridge

Woods of Glenmary

Bardstown Road

The Reserve at
Glenmary

R5A

R5A

R5A

R5A

C2

C1

C2

R6

PRD

R4

Glenmary
Country

Tab 2

Aerial photograph of the site and
surrounding area

Recently approved PRD
zone change

INTERSTATE
265

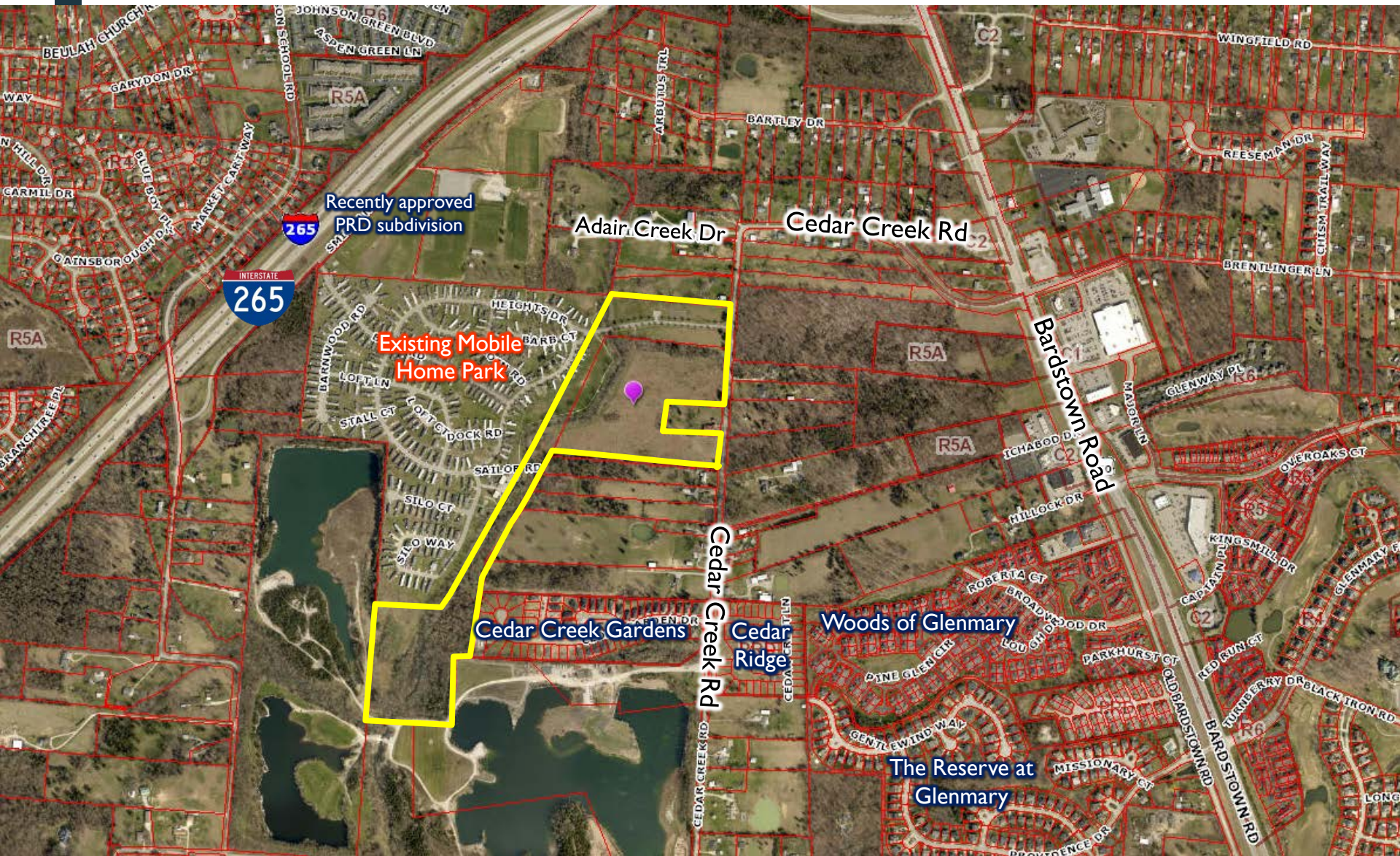
Cedar Creek Rd

Smith Ln

Existing Mobile
Home Park

Cedar Creek Rd





Recently approved
PRD subdivision

INTERSTATE
265

Existing Mobile
Home Park

Adair Creek Dr

Cedar Creek Rd

Cedar Creek Gardens

Cedar
Ridge

Woods of Glenmary

The Reserve at
Glenmary

Bardstown Road Pl

Cedar Creek Rd

BEULAH CHURCH

GARYDON DR

JOHNSON GREEN BLVD

ASPEN GREEN LN

R5A

ARBUNUS TRL

BARTLEY DR

WINGFIELD RD

REESEMAN DR

CHISM TRAIL WAY

BRENTLINGER LN

MARKET GANT WAY

BARNWOOD RD

HEIGHTS DR

BARB CT

LOFT LN

STALL CT

LOTT CT

DOCK RD

SATOP RD

SILLO CT

SILLO WAY

R5A

R5A

ICHABOD D

MILLOCK DR

GLENWAY PL

OVERROCKS CT

RINGSMILL DR

GLENMARY

ROBERTA CT

BROADWOOD DR

LOU CT

PARKHURST CT

CAPTAIN LN

RED RUN CT

PUNBERY DR

BLACK IRON RD

GENTLE WIND WAY

MISSIONARY CT

OLD BARDSTOWN RD

BARDSTOWN RD

LONG

Tab 3

Ground level photographs of the site
and surrounding area



Looking south down Cedar Creek Road heading towards the entrance of the proposed conservation subdivision.

7708 Cedar Creek Rd
Louisville, Kentucky
Google
Street View - Sep 2017



Looking further south down Cedar Creek Road towards the entrance of the proposed conservation subdivision at Heights Dr.



Entrance to Cedar Heights Mobile Park via Heights Drive which will be a part of the conservation subdivision.



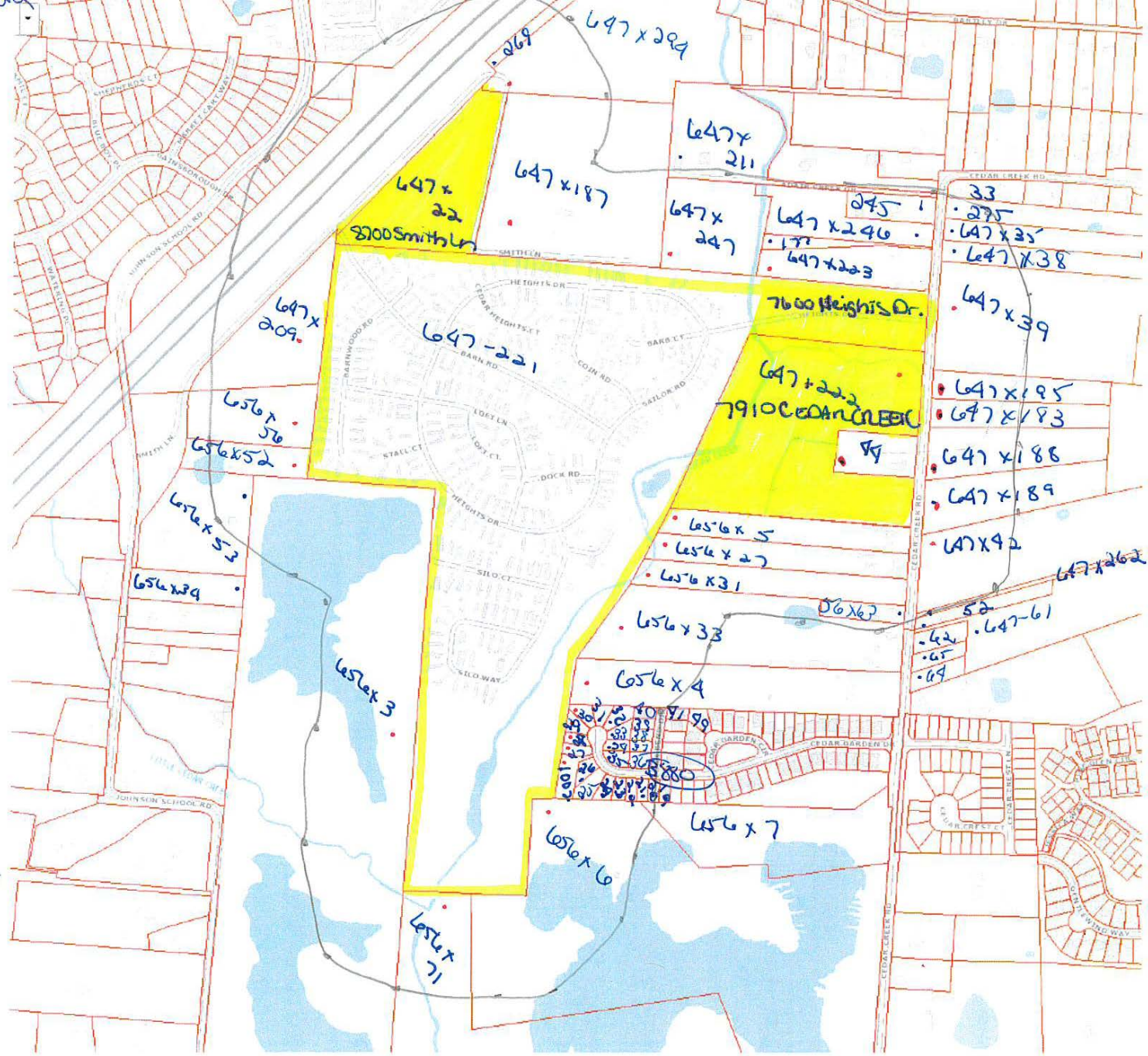
Existing residence across Cedar Creek Road from site.



Existing residence at front of proposed conservation subdivision at Cedar Creek Rd. Site to rear and either side of residence.

Tab 4

Neighborhood Meeting notice list
map, letter to neighbors inviting them
to the meeting and summary of
meeting



647 x 284

647 x 211

647 x 187

647 x 247

647 x 246
647 x 203

33
275
647 x 235
647 x 38

647 x 22
3700 Smith Ln

647 x 209

647-221

7600 Heights Dr.

647 x 222
7910 Cedar Creek

647 x 39

647 x 185
647 x 183

647 x 186
647 x 189

647 x 42

656 x 56

656 x 52

656 x 53

656 x 34

656 x 3

656 x 5
656 x 27
656 x 31

656 x 33

66 x 67

52
647-61
64
65

647 x 62

656 x 4

656 x 6

656 x 7

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656 x 55
656 x 56
656 x 57
656 x 58
656 x 59
656 x 60

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

John C. Talbott
Direct dial: 426-0388, ext. 133
Email: JOHN@BARDLAW.NET

June 5, 2019

Dear Neighbor,

RE: Proposed change in zoning from R-4 to PRD to allow a 38-lot single family home subdivision on approximately 7.93 acres on property located at 8700 Smith Lane and a Conservation Subdivision on approximately 40.85 acres at 7910 Cedar Creek Road and a portion of 7600 Heights Drive

We are writing to invite you to a meeting we have scheduled to present neighbors with our zone change plan to allow a 38-lot subdivision to be located at 8700 Smith Lane and our conservation subdivision plan to be located at 7910 Cedar Creek Road and a portion of 7600 Heights Drive.

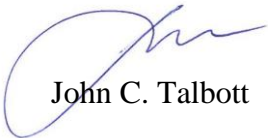
Accordingly, we have filed both a zone change plan and a conservation subdivision plan for pre-application review on Monday, June 3rd with the Division of Planning and Design Services (DPDS). The zone change plan at 8700 Smith Lane has been assigned case number **19ZONE1042** and the conservation subdivision plan at 7910 Cedar Creek Road has been assigned case number **19SUBDIV1009**. Both cases have been assigned case manager, **Dante St. Germain**. We would like to show and explain to neighbors this plan so that we might hear what thoughts, issues and perhaps even concerns you may have.

In that regard, a meeting will be held on **Thursday, June 20th at 7:00 p.m.** at **The Fern Creek Community Association & Chamber of Commerce Annex room** located at **6104 Bardstown Road**.

If you cannot attend the meeting but have questions or concerns, please call me at 426-6688 or the land planning and engineering firm representative Kathy Linares at 485-1508.

We look forward to seeing you.

Sincerely,



John C. Talbott

cc: Hon. Robin Engel, Councilman, District 22
Dante St. Germain, case manager with Division of Planning & Design Services
Kathy Linares, land planners with Mindel, Scott & Associates, Inc.
Robert Allen, Applicant/Owner

Neighborhood Meeting Summary

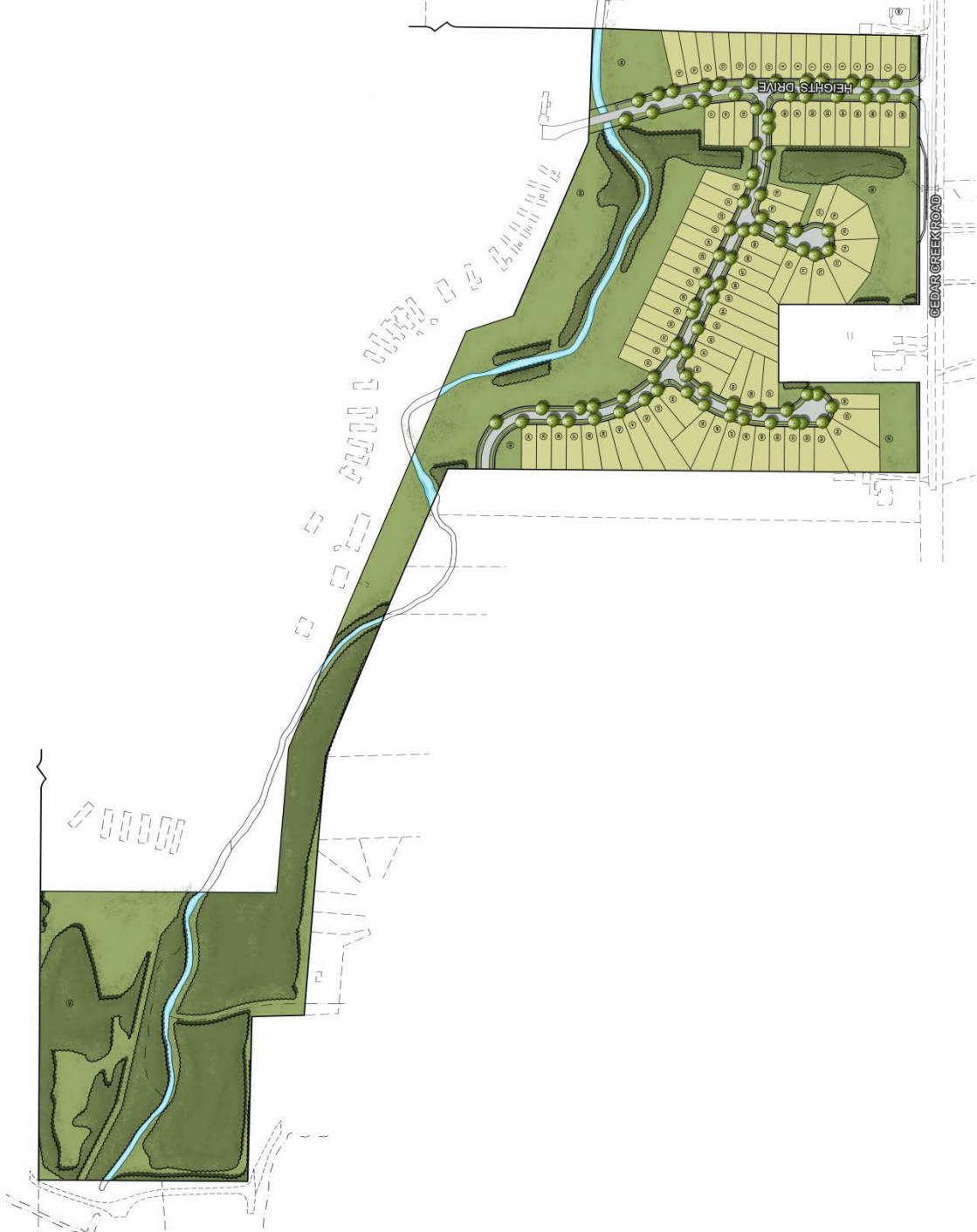
A neighborhood meeting was held on Thursday, June 20th at 7:00 p.m. at The Fern Creek Community Association & Chamber of Commerce Annex room located at 6104 Bardstown Road. Those in attendance included the applicant's representatives, John C. Talbott, attorney with Bardenwerper, Talbott & Roberts, and David Mindell and Curtis Mucci, land planner and engineer with Mindel Scott & Associates, as well as the applicant, Robert Allen.

The meeting began with John Talbott showing a PowerPoint presentation of the area and nearby development. He did this so that everyone present was fully familiar with exactly the properties being considered and impacted. He described also the proposed plan for this site, its perimeter buffers and setbacks, the location of lots, and the proposal for points of access. Mr. Talbott also explained that this property will not abut any other current residences (aside from those owned by the applicant), as it is next to the Gene Snyder Freeway and soccer fields.

Major issues raised by neighbors included the cost point of the housing, since it will be intended to be homes which are affordable. This was especially concerning among the residents who reside on and around Cedar Creek. A couple of residents raised issues about drainage, complaining that they already had some drainage issues. Mr. Mindel and Mr. Mucci explained why the project would not add to any drainage issues because of the on-site detention basin assuring that post-development peak rates of runoff will not exceed pre-development conditions. They also explained how sewers would serve the properties. They also explained how the site was surrounded with significant buffers because the site is surrounded by the expressway and the soccer fields mitigating potential adverse impacts on neighbors.

Mr. Talbott also explained how the DPDS "Case Management Review Process" works, how agencies such as MSD and others, will review the submitted plan and how those agencies' preliminary stamps of approval are required prior to this application being docketed for public meetings and hearings. He said that those attending this meeting, and who have received notice thus far, will receive official notice of those meetings so that they can appear to comment on the application finally filed.

Tab 5 Development Plan



Tab 6

Conservation Subdivision Information

What is a Conservation Subdivision?

Important Elements of a Conservation Subdivision:

- *Preservation of environmental, aesthetic and cultural/historic assets.*
- *New residential development clusters.*
- *Building lot access to open space.*
- *Open space to be accessible and maintained.*
- *Open space to be owned either publicly or by the development community.*

Process for a Conservation Subdivision

- *Inventory all of the environmental and aesthetic assets, such as high quality forested areas and tree stands, perennial and intermittent streams, lakes, floodplains, steep slopes, historic/cultural sites and vistas.*
- *Protect as many of those assets as worthy and economically feasible.*
- *Determine access and connectivity points where required in consultation with transportation agencies, route utility lines where appropriate, and lay out roads principally along ridgetops.*
- *Divide the most developable land into buildable lots, trying to give as many lots as possible access to and/or viewsheds of the protected environmental and aesthetic assets for communal enjoyment.*



- LEGEND**
- PRIMARY ROAD
 - SECONDARY ROAD
 - EXISTING TREE MASS
 - EXISTING DRAINAGE FLOW/WATERSHED
 - EXISTING CREEK/STREAM
 - FEMA FLOODPLAIN
 - SLOPES 15-20%
 - SLOPES 20-30%
 - SLOPES 30% (+)
 - PICTURE POINT
 - POTENTIAL SINKHOLE/HARST FEATURE

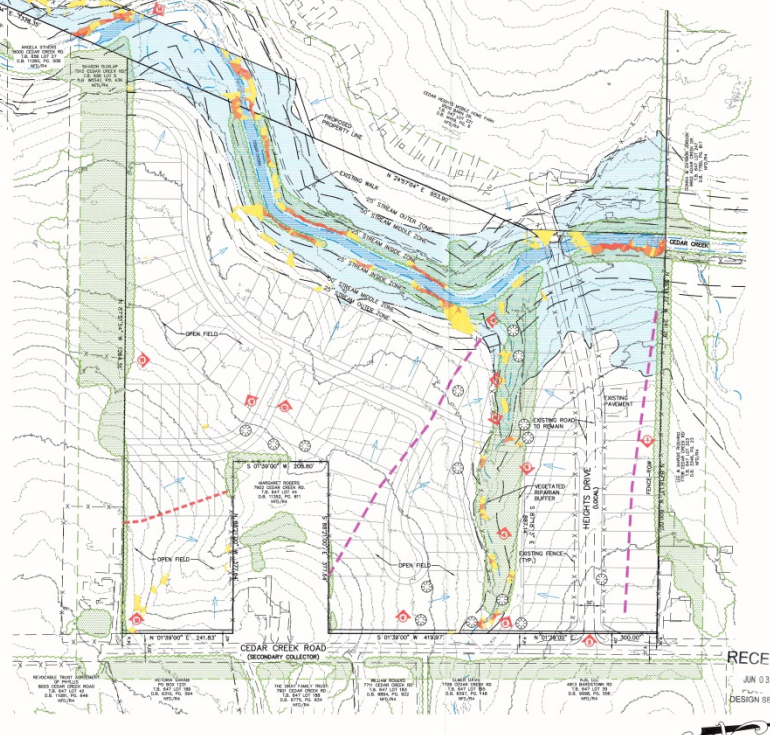


SITE DATA

FORM DISTRICT: NEIGHBORHOOD FORM DISTRICT
 EXISTING TREES: VACANT AGRICULTURAL/AGRIE HOME PARK
 EXISTING LAND USE: DENSE-FAMILY RESIDENTIAL
 PROPOSED LAND USE: 40.00 AC
 GROSS LAND AREA: 40.00 AC



Map Unit Symbol	Map Unit Name	Area in A-C	Percent of A-C
SO	Open Space	0.8	1.2%
SR	Residential	2.4	3.6%
SC	Open Space	1.4	2.1%
OS	Open Space	1.0	1.5%
OC	Open Space	1.1	1.7%
OD	Open Space	1.3	2.0%
OE	Open Space	1.2	1.8%
OF	Open Space	1.1	1.7%
OG	Open Space	1.0	1.5%
OH	Open Space	1.1	1.7%
OI	Open Space	1.0	1.5%
OJ	Open Space	1.0	1.5%
OK	Open Space	1.0	1.5%
OL	Open Space	1.0	1.5%
OM	Open Space	1.0	1.5%
ON	Open Space	1.0	1.5%
OO	Open Space	1.0	1.5%
OP	Open Space	1.0	1.5%
OQ	Open Space	1.0	1.5%
OR	Open Space	1.0	1.5%
OS	Open Space	1.0	1.5%
OT	Open Space	1.0	1.5%
OU	Open Space	1.0	1.5%
OV	Open Space	1.0	1.5%
OW	Open Space	1.0	1.5%
OX	Open Space	1.0	1.5%
OY	Open Space	1.0	1.5%
OZ	Open Space	1.0	1.5%



OWNER
 ROBERT & JUDY ALLEN
 9498 BARN ROAD
 LOUISVILLE, KY 40291

DEVELOPER
 CEDAR HEIGHTS MOBILE HOME PARK, LLC
 9500 BARN ROAD
 LOUISVILLE, KY 40291

RESOURCE & ANALYSIS PLAN
 CEDAR SPRINGS
 CONSERVATION SUBDIVISION
 7910 CEDAR CREEK ROAD & 7600 HEIGHTS DRIVE
 LOUISVILLE, KY 40222 & PART OF 221
 TAX BLOCK 047, PC 288, D.B. 7376, PC 991

Version: N/A
 Horizontal Scale: 1"=100'
 Date: 6/3/19
 Job Number: 3015

RECEIVED JUN 03 2019
 DESIGN SERVICES
 SHEET 1

Conservation Subdivision

Number of Lots	89 lots
Acres	40.85 acres
Open Space	26.01 acres 63% preserved